

ORDINANCE 457.102

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 457 RELATING TO THE BUILDING REQUIREMENTS AND ADOPTING THE 1997 EDITION OF THE UNIFORM ADMINISTRATIVE CODE ADOPTED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS; THE 2001 CALIFORNIA BUILDING CODE INCLUDING THE APPENDIX AND STANDARDS ADOPTED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION; THE 1997 EDITION OF THE UNIFORM HOUSING CODE ADOPTED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS; THE 1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS ADOPTED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS; THE 2001 CALIFORNIA PLUMBING CODE, INCLUDING THE APPENDIX AND STANDARDS ADOPTED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION; THE 2001 CALIFORNIA MECHANICAL CODE, INCLUDING THE APPENDIX AND STANDARDS ADOPTED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION; THE 2000 EDITION OF THE UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE ADOPTED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS; THE 2001 CALIFORNIA ELECTRICAL CODE ADOPTED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION; THE 1997 EDITION OF THE UNIFORM SIGN CODE ADOPTED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS; AND THE 1997 EDITION OF THE CODE FOR BUILDING CONSERVATION ADOPTED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AS THE STANDARDS OF SAID ORDINANCE.

The Board of Supervisors of the County of Riverside Ordains As Follows:

Section 1. Ordinance No. 457 is amended to read as follows:

SECTION 1
APPLICATION

SECTION 1.

- A. This Ordinance shall apply to all grading, buildings and structures, or parts thereof in the unincorporated areas of the County of Riverside, unless hereafter specifically exempted.
- B. The finished floor elevation of all residential structures used for human occupancy shall meet the following criteria:
 - 1. If specific floor elevations, recommended by the Riverside County Flood Control and Water Conservation District or Coachella Valley Water District in connection with granting of any permit or approval have been fixed, those elevations shall be used.
 - 2. If no elevations have been fixed, the finished floor shall be located at the highest elevation required by the following criteria:
 - a. Level lots shall have the finished floor elevated a minimum of one (1) foot above the adjacent ground, or
 - b. Sloping lots shall have the finished floor elevated a minimum of one (1) foot above the finished pad elevation measured at the upstream edge of the structure, or
 - c. Where the lot drains toward the adjacent road or is subject to water impounded behind an adjacent road, the finished floor shall be elevated a minimum of one (1) foot above the center line of that adjacent road.
 - 3. The requirements of this section may be waived or modified by the building official if a proposed method of construction, prepared by a registered civil engineer, provides equivalent flood protection or if the unique characteristics of a building site make the requirements unnecessary.

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C. No building permit shall be issue by the building official for any structure if the construction thereof will violate the provisions of any State law or County Ordinance, including Land Use Ordinance No. 348, the Flood Management Ordinance No. 458, the Land Division Ordinance No. 460, the Surface Mining Ordinance No. 555, the Alquist-Priolo Special Studies Zoning Ordinance No. 547 or the Fire Ordinance No. 787.

D. Earthquake Fault Zones. In addition to the requirements of this Ordinance, all applicants for a building permit for a structure used for human occupancy that lies within an earthquake fault zone delineated by the State Geologist pursuant to Section 2621 et seq. of the Public Resources Code, and which is subject to Riverside County Ordinance No. 547, shall comply with all the provisions thereof, and no building permit subject thereto shall be granted except in accordance with the provisions of said Ordinance, unless the project has already been approved pursuant to the provisions of Ordinance No. 547.

E. Rubbish and Debris.

1. Collections and Disposal. During the process of constructing a building or structure, the construction site and the general area around the site shall be kept clear of rubbish and debris that results from the construction activities. Rubbish and debris shall not be allowed to accumulate on, or be blown from, the site and shall be placed in appropriate containers or removed from the construction site to an authorized disposal area. All containers shall be emptied periodically at an authorized disposal area so they will remain usable for the collection of rubbish and debris. When the building or structure is completed, a final clean-up of the site shall be conducted by the permittee.

2. Inspections. A permit holder shall not be entitled to, and no inspector shall make an inspection of any phase of completed construction work, including the final inspection, if the construction site or general area thereof contains an accumulation of rubbish and debris.

3. Rubbish and debris for the purpose of this section, includes but is not limited to, stub ends of cut lumber, broken lumber and other scrap wood, scrap cement and plaster, scrap metal, paper cartons, wrappings, and similar materials that result from the process of constructing a building or structure.

F. Construction Noise.

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

2. The generation of construction noise other than as permitted in Section 1.G.1 of this Ordinance, shall be a violation of this Ordinance, and the building official or his designee shall have the authority to undertake enforcement actions in accordance with the procedures, remedies and penalties for violations as provided for in Riverside County Ordinance No. 725, which is incorporated herein by reference.

SECTION 2
UNIFORM ADMINISTRATIVE CODE

SECTION 2.

The Uniform Administrative Code, 1997 Edition, as adopted by the International Conference of Building Officials, is adopted and made a part of this Title by reference (three copies of which are on file for use by the public in the Office of the Clerk of the Board of Supervisors) with the following modifications:

A. Boards of Appeal:

1. Section 204.1 of the Uniform Administrative Code is amended to read: In order to hear and decide appeals of decisions made by the building official relative to the application and interpretation of the technical codes, seven Boards of Appeal, consisting of members who are qualified by education, experience and training to pass upon matters pertaining to the hereinafter listed fields of construction are hereby created. The members of each Board shall be appointed by the Board of Supervisors and shall hold office at its pleasure. The members of each Board shall annually elect a chairman of each Board of Appeal.
2. Each Board shall consist of five members of the following fields of construction:
 - Structural: Two General Contractors; one Structural Engineer; one Architect; one Material Supplier.
 - Grading: Two Grading Contractors; one Civil Engineer; one Soils Engineer; one Testing Laboratory.
 - Mechanical: Two Heating, Ventilating and Air Conditioning Contractors; one Mechanical Engineer; one Architect; one Mechanical Equipment Supplier.
 - Plumbing: Two Plumbing Contractors; one Mechanical Engineer; one Architect; one Plumbing Supplier.
 - Electrical: Two Electrical Contractors; one Electrical Engineer; one Electrical Utility; one Electric Supplier.
 - Disabled Access: Two from the disabled community; two members experienced in construction; and one public member.
 - Agricultural: One from the Riverside County Farm Bureau Board of Directors; one Grading Contractor; one from the United States Department of Agriculture Natural Resources Conservation Service; one actively engaged in the specialty farming interest appealed (groves and vineyards; grain row crops; nurseries/turf, livestock, aquaculture); and one public member from the Supervisorial District in which the appealed registration is located.
3. The Disabled Access Appeal Board shall serve as the "local appeals board" specified in Section 19957.5 of the Health and Safety Code for appeals relating to accommodations for the physically disabled. The Board shall have the ability to approve or disapprove interpretations of the physically disabled access requirements set forth in Title 24, Part 2 of the California Code of Regulations and enforcement actions taken by the Department of Building and Safety including any exceptions granted pursuant to Section 19957 of the Health and Safety Code. All such approvals of disapprovals by this Board shall be final and conclusive as to the Department of Building and Safety in the absence of fraud or prejudicial abuse of discretion. The Board shall also adopt regulations establishing procedural rules and criteria for the carrying out of its duties.
4. Any person that is aggrieved by a decision of the building official relative to the application and interpretation of the technical codes or any agricultural grading and clearing registration, may appeal to the Board of Appeal for the field in question by filing a written notice of appeal upon the form provided by the Department of Building and Safety within fifteen calendar days after the date of the decision. The effect of the order or determination appealed from is suspended until the termination of the hearing. This section does not afford any person the right to appeal a decision of the building official, the basis for which, is something other than the technical codes including but not limited to a decision based on the California Environmental Quality Act, the County's General Plan, any other County ordinance, or any condition of approval of a land use permit.

1 5. The Board of Appeal shall fix the time and place of hearing the appeal which shall not be less than five nor more
2 than thirty (30) calendar days after the date of filing of the appeal, and shall give written notice of the time and
3 place of the hearing to the appellant and the building official. Witnesses may be sworn and examined and
4 evidence produced by the interested parties who shall appear in person only. The Board shall keep a record of
5 each appeal and the proceedings hereunder.
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7 6. The Board shall prepare written findings and conclusions within fifteen (15) calendar days after the close of the
8 hearing and make its recommendations to the building official based upon such findings and conclusions. The
9 affirmative vote of three or more members of the Board shall constitute the recommendation of the Board. The
10 failure to prepare findings shall constitute a recommendation approving the determination of the building official.
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12 B. Section 301.2.1 of the Uniform Administrative Code is amended by adding thereto a new subsection to read:

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14 12. Agricultural Buildings, as defined in Section 202 of the Uniform Building Code, which are open on two or
15 more sides.
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17 C. Whenever an agricultural building that does not require a building permit is constructed, a Registration Certificate
18 shall be obtained from the Department of Building and Safety prior to the start of construction. The certificate shall
19 be issued on payment of a \$30.00 fee and shall show the location, nature and estimated cost of construction.
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21 D. Tables 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G, and 3-H of the Uniform Administrative Code are deleted.
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23 E. Section 303.4 of the Uniform Administrative Code is amended to read:
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25 303.4. Expiration. Every permit issued by the building official under the provisions of the technical codes
26 shall expire by limitation and become null and void, if the building or work authorized by such permit is not
27 commenced and a written request for inspection filed with the building official within 45 days for demolition
28 permits and for permits for previously un-permitted construction, within 180 day from the date of issuance of the
29 permit. If the building or work authorized by such permit is suspended or abandoned at any time after the work is
30 commenced for a period of 180 days, such permit shall expire by limitation and become null and void. Work shall
31 be deemed suspended or abandoned if at any time more than 180 days, elapses before the filing of a written request
32 with the building official documenting the substantial completion of a required inspection pursuant to Section 305.5
33 of the Uniform Administrative Code. Before work can be recommenced on a project for which the permit has
34 expired, a new permit shall first be obtained to do so, and the fee therefore shall be determined by using the
35 approved fixed-rate fee or deposit-based fee for the activity permitted. If there has been a major code change
36 between the original permit date and the request for a renewal, the fees will be charged for the time necessary to
37 verify code compliance with the new building codes that have been adopted since the initial permit was issued. A
38 major code change is defined as the adoption by Riverside County through Ordinance No. 457 of an updated edition
39 of the Uniform Building Code, Uniform Housing Code, Uniform Code for the Abatement of Dangerous Buildings,
40 Uniform Mechanical Code, Uniform Plumbing Code, the Uniform Swimming Pool, Spa and Hot Tub Code, the
41 National Electric Code or the Uniform Code for Building Conservation.
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43 Any permittee holding an unexpired permit may apply for an extension of time within which he may commence
44 work under that permit when he is unable to commence work within the time required by this section for good and
45 satisfactory reasons. The building official or his designee may grant such extensions of time upon written request of
46 the permittee for a period not exceeding 180 days, or 45 days for demolition, relocation, rehabilitation, or fire
47 damage special inspection permits. No permit shall be extended more than once.
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49 F. Section 304.2 of the Uniform Administrative Code is amended to read:
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1 The fixed rate fee and/or deposit-based fee applicable to each permit shall be as set forth in Tables 3-G and 3-H of
2 Riverside County Ordinance No. 457. The minimum fee for any permit requiring field inspection shall be one hour
3 at the Productive Hourly Rate for inspections not including the permit processing fee. "Productive Hourly Rate"
4 shall mean and refer to the fully burdened hourly rates for each job classification required to provide a specific
5 service. Hourly rates for services shall be established through the yearly budget process and adopted by the
6 Riverside County Board of Supervisors as part of the County budget public hearings. The cost to process any permit
7 is 30 minutes of the Productive Hourly Rate for Counter Services.

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9 Deposit-based Fees collected in excess of the actual cost of providing the specific service shall be refunded. Permits
10 whose work require a cost to the department beyond the estimated deposit-based fee amount shall require an
11 additional deposit to cover the costs incurred by the department. Work on any deposit-based building or grading
12 permit will cease when the deposit is depleted and will resume when additional deposits are received. The County
13 will make draws against deposited funds as needed and based on the Productive Hourly Rate

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15 Deposits for building and grading permits shall be collected upon submittal of a permit application. Deposits will
16 be monitored and when 80% depleted, an analysis will be done to determine if the remaining portion of the deposit
17 will cover expected project completion costs. If costs are expected to exceed the remaining deposit, additional
18 deposits will be required to be submitted to recover the estimated full cost for plan review completion. Additional
19 deposits will be determined on a case by case basis based on the estimated cost to complete the plan review.

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21 A full accounting of each permit will be made within 30 days of completion of the permit process and provided to
22 the applicant. Remaining permit deposits will be held and added to the building permit deposit, unless a request for
23 refund is made by the applicant.

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25 A full accounting of each permit will be made within 30 days of final inspection, or withdrawal, or expiration of the
26 permit. All remaining deposit funds will then be refunded to the applicant.

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29 **PERMIT FEE APPEALS PROCESS:**

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31 Within 10 calendar days of receipt of the full accounting of permit costs or request for additional deposits, the
32 applicant may request a review of the matter by the Transportation and Land Management Agency (TLMA)
33 Director, or his/her designee, who shall along with the Building and Safety representative, review the cost of
34 performing the permit services. The TLMA Director may, in his/her sole discretion, determine that the costs were or
35 were not appropriate and may then reduce the costs charged. The TLMA Director shall, in writing, notify the
36 appealing person of his/her decision within three working days.

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38 Any responsible party aggrieved by the decision of the TLMA Director, or his/her designee, may within ten (10)
39 calendar days after the date of mailing of the TLMA Director's decision, file a written appeal of the decision with
40 the Administrative Review Board. This appeal shall be filed with the TLMA Administration. The Administrative
41 Review Board shall be composed of representatives of TLMA, EDA, and two building industry representatives, one
42 each from the western and eastern parts of the County. In addition, a fifth member of the board shall be selected by
43 the previously mentioned representatives, based on the expertise needed on the board. This Administrative Review
44 Board will convene within 10 working days of the filing of the appeal.

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46 This Administrative Review Board will review the cost of performing the permit services which may include
47 information provided orally or in written form by the applicant and agency staff. The Administrative Review board
48 may determine that the costs were or were not appropriate and may then reduce the costs charged. The
49 Administrative Review Board shall, in writing, notify the appealing person of his/her decision within three working
50 days.

1 Any responsible party aggrieved by the decision of the Administrative Review Board, may within ten (10) calendar
2 days after the date of mailing of the Administrative Review Board's decision, file a written appeal of the decision
3 with the Board of Supervisors. The appeal shall be on the form(s) provided by the Clerk of the Board of Supervisors
4 and shall be accompanied by a filing fee of \$50. Upon receipt of the completed appeal with filing fees, the Clerk of
5 the Board shall set the matter for hearing before the Board of Supervisors not less than ten (10) nor more than thirty
6 (30) days thereafter and shall give written notice of the hearing to the applicant and the TLMA Director. The Board
7 of Supervisors shall render its decision within thirty (30) days following the close of the hearing of the appeal.
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9 Unless appealed, the decision of the TLMA Director is final. If the decision of the TLMA Director is appealed, then
10 the decision of the Administrative Review Board is final. If the decision of the Administrative Review Board is
11 appealed, then the decision of the Board of Supervisors is final.
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13 Work on any permit may continue during any appeal process provided there are sufficient funds on deposit.
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15 G. Section 304.3 of the Uniform Administrative Code is amended to read:
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17 When a plan or other data are required to be submitted by Section 302.2, a plan review fee shall be paid at the time
18 of submitting plans and specifications for review.
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20 Where plans or other data are incomplete or changed so as to require additional review, an additional minimum one-
21 half hour fee at the approved rate shall be charged for the first half hour and for each half hour thereafter.
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23 H. Section 304.5.1 and 304.5.2 of the Uniform Administrative Code are amended to read:
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25 304.5 Investigation Fees. Work Without a Permit.
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- 28 1. Investigation. Whenever work for which a permit is required by this code has been commenced without first
29 obtaining a permit, an investigation shall be conducted before a permit may be issued for such work.
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 - 31 2. Fee. An investigation fee, hereinafter referred to as "administrative costs" as defined by Riverside County
32 Ordinance No. 725, Section 1.e, shall be collected prior to the issuance of any permit for work commenced
33 without first obtaining the required permit. The administrative cost shall be calculated as provided for in
34 Riverside County Ordinance No. 725, Section 1.e. I through V, and shall not be based upon the permit fee as
35 established by this code.
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37 I. Section 304.6 of the Uniform Administrative Code is amended to read:
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39 The building official may authorize refunding of a fee paid hereunder which was erroneously paid or collected.
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41 The building official may authorize during the term of a fixed-rate permit, the refunding of not more than 80 percent
42 of the permit fee paid when no work has been done under a permit issued in accordance with this code.
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44 When property for which a permit for a project has been issued is annexed to a city and the County loses jurisdiction
45 thereof before the project is completed, the portion of any fees collected under any section of this Ordinance in
46 excess of expenses of the building official may be refunded upon the recommendation of the building official and
47 the approval of the Board of Supervisors. The application for refund shall be made upon the usual form of claim
48 against the County, and the action of the building official shall be stated thereon along with the amount approved for
49 refund.
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Notwithstanding the foregoing, any fee collected under any section of this Ordinance for the State of California shall not be refunded by the County of Riverside.

J. The following provisions are added to Section 304 of the Uniform Administrative Code:

304.7. Performance Bonds. As a condition to the issuance of a permit for any project involving demolition, rehabilitation, or special inspection, the building official may require the posting of a performance bond in an amount which the building official, in his discretion, deems sufficient to assure timely performance and completion of the project for which the permit is issued.

The permit applicant shall satisfy the requirement of posting a performance bond by providing any of the types of security specified in Section 19835 of the Health and Safety Code.

The performance bond shall be released upon completion, final inspection, and approval of the project for which the permit is issued. All or part of the performance bond may be released earlier, in the discretion of the building official.

SECTION 3

SUBSTANDARD, DANGEROUS OR UNSAFE BUILDINGS,
STRUCTURES OR BUILDING SERVICE EQUIPMENT

SECTION 3.

The Uniform Housing Code, and the Uniform Code for the Abatement of Dangerous Buildings, 1997 editions, as adopted by the International Conference of Building Officials, are adopted and made a part of this Title by reference (three copies of each code are on file for use by the public in the office of the Clerk of the Board of Supervisors), with the following modifications:

A. Deletions:

1. Chapters 2, 4, 5, 6, 7, 8, and 9 of the Uniform Code for the Abatement of Dangerous Buildings are deleted.
2. Chapters 2, 11, 12, 13, 14, 15, and 16 of the Uniform Housing Code are deleted.

B. Abatement of Unsafe, Dangerous, and Substandard Buildings, Structures and Building Service Equipment. The following procedures are added to the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings to abate unsafe, dangerous and substandard buildings, structures, and building service equipment:

1. **Public Nuisance.** Every unsafe, dangerous and substandard building, structure, or building service equipment as defined in Section 17920.3 of the Health and Safety Code and further defined in Section 203 of the Uniform Administrative code, Chapter 10 of the Uniform Housing Code and Chapter 3 of the Uniform Code for the Abatement of Dangerous Buildings is hereby declared to be a public nuisance which shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure contained in this section.
2. **Summary Abatement.** Pursuant to Government Code Section 25845(a), the building official or his designee is hereby authorized to summarily abate public nuisances which he or his designee has determined constitute an immediate threat to public health or safety. Summary abatement authority shall include the right of the building official or his designee to take immediate interim remedial measures to mitigate, secure or make safe the immediate threat to public health and safety.
3. **First Notice.** The building official, upon determining that a building, a structure or building service equipment is unsafe or substandard shall post a copy of the notice of defects in a plainly visible place on the building structure or building service equipment and shall personally serve or send a copy, by registered or certified mail, postage prepaid, return receipt requested to the owner of the land on which the building, structure or building service equipment is located, as such person's name and address appear on the last County equalized assessment roll, also to each mortgagee or beneficiary under any deed of trust that is of record, to the holder of any lease that is of record; and to the record holder of any other estate or interest in the building, structure or building service equipment or the land upon which such building structure or building service equipment is located, at the last known addresses of such interest holders. If the address of any such person is unknown, that fact shall be stated in the copy so mailed, and it shall be addressed to the person at the County Seat. Service by mail shall be deemed complete at the time of deposit in the mails. The notice shall specify the conditions which render the building, structure or building service equipment unsafe or substandard, and if in the opinion of the building official such conditions can be corrected by repair, the notice shall state the work that is necessary to repair or rehabilitate the building, structure or building service equipment. The notice shall require the owner to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe or substandard conditions either by repair, demolition or removal within 30 days after the date of notice. If a building, structure or building service equipment or the land upon which such building, structure or building service equipment is located is encumbered by a mortgage or deed of trust of record, and the owner

1 shall not have complied with the order on or before the expiration of 30 days after the mailing and posting of
2 the notice, the mortgagee or beneficiary under the deed of trust may within 15 days after the expiration of the
3 30-day period, comply with the requirements of the notice.
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5 The building official shall file a copy of the Notice of Defects with the Clerk of the Board of Supervisors along
6 with an affidavit certifying to the persons, date and manner in which such notice was given. He shall also
7 thereafter file any receipt cards which are returned to him acknowledging receipt of the notice. The failure of
8 any owner or other persons to receive such notice shall not affect in any manner the validity of any proceedings
9 taken thereunder.
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- 11 4. Order to Vacate. Whenever in the opinion of the building official extreme and imminent hazard exists, he shall
12 give written notice ordering the occupants of any such building to immediately vacate, and in the event
13 compliance with the order is not voluntarily and promptly obtained, he shall request the law enforcement
14 agency having jurisdiction to effect such a vacation or forthwith take such action at law as is required to cause
15 the premises to be vacated. A copy of the ORDER TO VACATE, which shall include the reasons for the
16 order, shall be posted on the building and mailed to all concerned parties and filed with the Clerk of the Board
17 of Supervisors in the same manner as the notice of defects. Upon giving such order to vacate, the building
18 official shall cause to be posted at each entrance to the building a notice to read: "DANGER - DO NOT
19 ENTER OR OCCUPY, Building Official, County of Riverside". Such notices shall remain posted until the
20 required repair, demolition or removal are completed. Such notice shall not be removed without written
21 permission of the building official, and no person shall enter the building except for the purpose of making the
22 required repairs or the demolition of the building, without the written permission of the building official.
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- 24 5. Notice of Pendency of Proceedings. Whenever notice of defects has been given, the building official shall
25 record in the office of the County Recorder of Riverside County, a notice that an administrative proceeding has
26 been commenced for the abatement of a public nuisance, describing the real property affected and stating that
27 the costs incurred therein may become a lien on said property, and directing any inquiry for further details to
28 his office, giving the address thereof.
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- 30 6. Second Notice. If the order of the building official in the first notice shall not have been complied with within
31 45 days after receipt of said notice by all parties concerned, a second notice shall be given by posting and
32 mailing in the same manner as the first notice which shall be entitled in letters not less than three-fourths of an
33 inch in height, "NOTICE TO ABATE NUISANCE." The notice shall direct the owner of the building
34 structure or building service equipment to appear at a hearing before the Board of Supervisors at a stated date,
35 time and place to show cause why such building, structure or building service equipment should not be
36 condemned as a nuisance and be abated as herein provided. The hearing shall be set not less than 15 days after
37 the posting and mailing of the notice by the building official. The building official shall file a copy of the
38 notice and an affidavit of service with the Clerk of the Board of Supervisors in the same manner as the first
39 notice, but the failure of any owner or other person to receive such notice shall not affect in any manner the
40 validity of any proceedings taken hereunder.
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- 42 7. Hearing. At the time fixed in the notice, the Board of Supervisors shall proceed to hear the testimony of the
43 building official and the owner of the building, structure or building service equipment or his representatives if
44 present at said hearing, and other concerned parties who may desire to testify regarding the condition of the
45 building, structure or building service equipment, the estimated cost of reconstruction repair or removal, and
46 any other relevant matter. Upon the conclusion of hearing, the Board shall make its decision, and in the event
47 that it so concludes, it may declare the building, structure or building service equipment to be a nuisance, and
48 direct the owner to abate the same by having the building, structure or building service equipment properly
49 reconstructed or repaired, or by having it razed or removed, and further notifying the owner that if said
50 nuisance is not abated within 90 days after posting and mailing of the Board's decision, the building, structure
or building service equipment will be razed or removed by the County of Riverside, and the expense thereof

1 shall be a lien on the lot or parcel of land upon which the building, structure or building service equipment is
2 located. At any time within the ten days after the Board's decision directing the abatement of a nuisance, the
3 building official shall post a copy of the Board's decision on the building, structure or building service
4 equipment and mail copies thereof to all parties concerned in the same manner as the first notice, and he shall
5 file an affidavit thereof with the Clerk of the Board of Supervisors. The Board may grant any extension of
6 time to abate said nuisance that it may deem justifiable upon good cause being shown.
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- 8 8. Time to Bring Action. Unless the owner or holder of an interest of record brings an action in a court of
9 competent jurisdiction within 90 days after the date of mailing and posting on said premises of the notice of the
10 decision of the Board, contesting the validity of any proceedings leading up to and including the decision of the
11 Board, all objections to the proceedings and decision will be deemed to have been waived.
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- 13 9. Jurisdiction to Abate. Ninety days after the mailing and posting of the Board's decision, the County shall have
14 jurisdiction to abate such nuisance by razing or removing the building, structure or building service equipment,
15 unless within the 90-day period an extension of time is granted by the Board. In the event that the nuisance is
16 not abated within the prescribed time, the County may thereupon raze or remove the building, structure or
17 building service equipment or have the same done under its direction and supervision.
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- 19 10. Sale of Materials. The building materials contained in such building, structure or building service equipment
20 so razed or removed may be sold by the building official at public sale to the highest responsible bidder after
21 not less than five days notice of intended sale published at least once in a while newspaper of general
22 circulation published in the County either before or after a building, structure or building service equipment
23 has been razed or removed and any amount received from the sale of such materials shall be deducted from the
24 expense of razing or removing the building, structure or building service equipment. The building official
25 shall keep an itemized account of the expenses involved in the razing or removing and shall deduct therefrom
26 any amount received from the sale of the building materials. If the building official determines that there will
27 be no materials that are saleable, he shall not advertise for bids.
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- 29 11. Statement of Expense. The building official shall cause to be posted conspicuously on the property from
30 which the building, structure of building service equipment was razed or removed, a verified statement
31 showing the gross and net expense of the razing and removing and all other costs, together with a notice of the
32 date, time and place when and where the statement shall be heard by the Board, which shall be not less than
33 five days after the posting and mailing of the statement. A copy of the statement and notice shall be mailed to
34 all concerned parties in the manner as is prescribed for the first notice and filed with the Clerk of the Board of
35 Supervisors together with an affidavit of posting and mailing.
36
- 37 12. Hearing on Statement of Expense. At the time fixed for the hearing on the statement of expense the Board
38 shall consider the statement, together with any objections or protests which may be raised by the property
39 owner or other concerned parties. The Board may make such revision, correction or modification in the
40 statement as it may deem just, and thereafter shall render its decision on the statement. The Board's decision
41 on the statement and on all protests and objections which may be made shall be final and conclusive.
42
- 43 13. Payment-Lien. If payment is not made within ten days after the Board's decision on the statement, the
44 building official shall transmit the statement and the Board's decision to the County Auditor who shall place
45 the amount thereof on the assessment roll as a special assessment to be paid with County taxes unless sooner
46 paid. At the same time, the building official shall file in the office of the County Recorder of Riverside County
47 a notice of lien, describing the real property affected, a summary of the action taken to abate the nuisance and
48 the amount of the lien claimed by the County of Riverside.
49
- 50 14. Release of Lien. Upon payment in full of the costs of the abatement proceeding and the expense of the work
done, or upon order of the Board of Supervisors, the building official shall execute and record with the County

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Recorder a release of the recorded lien on the property. If an assessment has been placed on the assessment roll and is thereafter paid to the building official, he shall notify the County Auditor who shall cancel the assessment on the roll.

15. In the event that the amount received from a sale of materials exceeds the expenses of abatement, such excess shall be deposited with the County Treasurer to the credit of the owner of the property or to such other person legally entitled thereto, and such excess shall be payable to the owner or other person upon producing evidence of ownership satisfactory to the Treasurer.
16. The building official is authorized to pay from funds appropriated to him the cost of a title search to determine who are the concerned parties, mailing expense, and expense of all work done or caused to be done by him in the summary abatement, repair, rehabilitation, demolition, or removal of a building or structure under this section. All of such costs shall be included in the statement of expense filed by the building official.
17. The Board may continue any hearing provided for herein from time to time. Upon the close of a hearing, the Board shall render its decision not later than 15 days thereafter.
18. Other Remedies. Nothing herein shall preclude the use by the County of Riverside or any person adversely affected, of any other remedy civil, criminal or otherwise, for the abatement of a nuisance instead of or in addition to any of the provisions of this section.

SECTION 4
UNIFORM BUILDING CODE

SECTION 4.

The 2001 California Building Code, including the Appendix and Standards, adopted by the California Building Standards Commission into the California Code of Regulations as Title 24, Part 2, based upon the 1997 Edition of the Uniform Building Code adopted by the International Conference of Building Officials, is adopted and made a part of this Title by reference (three copies of which are on file for use and examination by the public in the office of the Clerk of the Board of Supervisors) with the following modifications:

A. Chapter 1, Sections 102 through 109 are deleted.

B. The first paragraph of Section 1611.6 is amended to read:

1611.6 RETAINING WALL DESIGN. Retaining walls shall be designed to resist the lateral pressure of the retained material determined in accordance with accepted engineering principles.

1. The soil characteristics and design criteria necessary for such a determination shall be obtained from a geotechnical investigation by a soils engineer, subject to approval by the building official. Exceptions: Freestanding walls not over 15' in height or basement walls with spans of 15' or less between supports, are exempt from this criteria. They may be designed in accordance with Subsection 2 of this section

TABLE NO. 16-D

SURFACE SLOPE OF RETAINED MATERIAL* HORIZ. TO VERT.	EQUIVALENT FLUID WEIGHT (LB/FT ³)
LEVEL	30
5 to 1	32
4 to 1	35
3 to 1	38
2 to 1	43
1½ to 1	55
1 to 1	80

*Where the surface slope of the retained earth varies, the design slope shall be obtained by connecting a line from the top of the wall to the highest point on the slope, which limits are within the horizontal distance from the stem equal to the stem height of the wall.

2. ARBITRARY DESIGN METHOD. Walls which retain drained earth and come within the limits of the exception to Subsection 1 of this section, may be designed for an assumed earth pressure equivalent to that exerted by a fluid weighing not less than that shown in Table No. 16-D. A vertical compound equal to one-third of the Horizontal Force so obtained may be assumed at the plane of application of the Force. The depth of retained earth shall be the vertical distance below the ground surface measured at the wall face for stem design or measured at the heel of the footing for overturning and sliding.
3. SURCHARGE. Any superimposed loading, except retained earth, shall be considered as surcharge and provided for in the design. Uniformly distributed loads may be considered as equivalent added depth of retained earth. Surcharge loading due to continuous or isolated footings shall be determined by the following formulas or by an equivalent method approved by the building official.

1 Resultant Lateral Force:

$$R=0.3ph^2/(x^2 + h^2)$$

2
3
4 Location of Lateral Resultant:

$$d = x \left[\left(\frac{x^2}{h^2} + 1 \right) \left(\tan^{-1} \frac{h}{x} \right) - \left(\frac{x}{h} \right) \right]$$

5
6 Where:

7
8 R= Resultant Lateral Force measured in pounds per foot of wall width.

9 P= Resultant Surcharge Load of continuous or isolated footings measured in pounds per foot of length parallel to the wall.

10 x= Distance of resultant load from the back face of wall measured in feet.

11 h= Depth below point of application of surcharge loading to top of footing measured in feet.

12 d= Depth of Lateral resultant below point of application of surcharge loading measured in feet.

13 Arc Tan (h/x) = The angle in Radians whose tangent is equal to (h/x).

14
15
16 Load applied within a Horizontal distance equal to the wall stem height, measured from the back face of the wall, shall be considered as surcharge. For isolated footings having a width parallel to the wall of less than three feet, "R" may be reduced to 1/6 the calculated value. The resultant lateral force "R" shall be assumed to be uniform for the length of the footing parallel to the wall, and to diminish uniformly to zero at the distance "x" beyond the ends of the footing. Vertical pressure due to surcharge applied to the top of the wall footing may be considered to spread uniformly within the limits of the stem and planes, making an angle of 45 degrees with the vertical.

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23 4. BEARING PRESSURE AND OVERTURNING. The maximum vertical bearing pressure under any retaining wall shall not exceed that allowed in Table 18-I-A. Uniform Building Code, except as provided for by a special geotechnical investigation.

24
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27 5. FRICTION AND LATERAL SOIL PRESSURE. The retaining wall shall be restrained against sliding by the lateral sliding resistance of the base against the earth, by lateral bearing of the soil, or by a combination of the two. Allowable lateral bearing and lateral sliding resistance values shall not exceed those values allowed in Table 18-I-A, except as provided for in a special geotechnical investigation. When used, Keys shall be assumed to lower the plane of lateral sliding resistance and the depth of lateral bearing to the level of the bottom of the key. Lateral bearing pressure shall be assumed to act as a vertical plane located at the toe of the footing.

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35 6. CONSTRUCTION. No retaining walls shall be construed of wood unless specifically approved by the building official pursuant to Section 105 of the Uniform Administrative Code.

36
37
38 C. Section 2311.6 of the Uniform Building Code is amended by adding the following sentence:

39
40 All trusses will be stamped by the manufacturer's name and approval number of the quality control agency doing the implant inspections.

41
42
43 D. Chapter 19 (Volume 2) of the Uniform Building Code is amended by adding the following section:

44
45 1928. Ready-Mix Concrete.

46
47 (a) No concrete batch plant shall supply ready-mixed concrete to any person for use in a construction project in the unincorporated area of the County of Riverside which requires the issuance of a permit pursuant to this ordinance without a permit-to-supply issued by the building official. A concrete batch plant shall be defined for purposes of this ordinance as the business of manufacturing ready-mix concrete for sale to the public. The permit-to-supply

1 shall consist of (1) a batch plant certification, and (2) a valid concrete mix design registration for the concrete
2 mix being supplied to such construction projects. A Batch Plant certification shall be performed by the
3 Transportation Department Materials Laboratory, and shall be valid for a period of four years. A Batch Plant
4 certification fee shall be paid to the Transportation Department in accordance with the provisions of Riverside
5 County Ordinance No. 671. A concrete mix design certified by a qualified, registered civil engineer as complying
6 with the provisions set forth in Chapter 19 of the Uniform Building Code, shall be submitted to the Transportation
7 Department for registration. A concrete mix design registration fee shall be paid to the Transportation Department
8 in accordance with the provisions of Riverside County Ordinance No. 671. The following provisions apply to
9 each concrete mix design requiring this registration:

- 10 1. A concrete mix design used at more than one batch plant must be individually registered for each plant
11 supplying the concrete mix design.
- 12 2. A concrete mix design registration shall be valid for the duration of the current concrete batch plant
13 certification period, unless the source of raw materials or the concrete mix design is changed.
- 14 3. All registered concrete mix designs must be re-registered with each renewal of concrete plant certification.
15 However, mixes no longer in use need not be re-registered and shall be removed from the registration list
16 upon expiration of the concrete batch plant certification.

17 (b) Each concrete mix design submitted for registration must include an information packet containing the
18 following information:

- 19 1. The trade or firm name of the concrete batch plant.
- 20 2. The address or location of the concrete batch plant.
- 21 3. The identification number of the concrete batch plant.
- 22 4. A complete description of the composition of each concrete mix design being submitted for registration.
- 23 5. The sources of all of the raw materials used in the concrete mix design.
- 24 6. Copies of any test results which show that the concrete mix design product complies with the provisions of
25 Chapter 19 of the Uniform Building Code.
- 26 7. A letter signed by a qualified, registered civil engineer specifically identifying each mix design submitted
27 and stating that the concrete batch plant raw materials and design specifications comply with the provisions
28 of Chapter 19 of the Uniform Building Code. If concrete proportions are based on water-cement ratio
29 limits, in accordance with Chapter 19 and Table 19-A-7 of the Uniform Building Code, a letter signed by
30 the concrete batch plant manager may be acceptable.
- 31 8. A sample delivery ticket showing how and where each item listed under Subsection (f) below will be
32 recorded on the delivery ticket.

33 (c) The applicant shall keep current all information required to be supplied to the Transportation Department and
34 shall make no change in source of material or concrete mix designs without re-registering pursuant to the
35 provisions of this section.

36 (d) A permit to supply ready-mixed concrete may be revoked by the Board of Supervisors upon recommendation
37 and determination of the building official, that a permittee has supplied ready-mixed concrete that does not
38 meet the standards set forth in this ordinance, to any person in the unincorporated area of the County of
39 Riverside, unless such concrete was specifically requested by the person to whom the concrete was furnished.

40 (e) Type V cement shall be used in any concrete in contact with the soil in the Coachella Valley area of the County
41 of Riverside. The Coachella Valley area shall be defined as all that area west of the Coachella branch of the
42 All American Canal, south of Avenue 40 and east of Washington Street.

1 (f) A delivery ticket issued by a licensed weighmaster, certifying the quantities of all materials used in each batch
2 of ready-mixed concrete at the concrete batch plant, shall be provided for the purchaser by the concrete batch
3 plant supplier. This delivery ticket shall include the following items of information:

- 4 1. The trade or firm name of the concrete batch plant.
- 5 2. The address or location of the concrete batch plant.
- 6 3. The identification number of the concrete mix design.
- 7 4. The cement content of the ready-mix concrete in sacks/cubic yard and the compressive strength of the
8 concrete product.
- 9 5. Total water content of ready-mix concrete at the concrete batch plant, in gallons.
- 10 6. Additional water that can be added to the ready-mix concrete at the delivery site in gallons.
- 11 7. Actual gallons of water added to the ready-mix concrete at the delivery site.
- 12 8. Ready-mix concrete placement location (i.e.: tract, lot number, address or some other specific placement
13 location identification).
- 14 9. Name and address of the purchaser receiving the concrete.

15
16 (g) All concrete batch plant suppliers of the ready-mixed concrete subject to the provisions of this ordinance shall
17 furnish to the building official, laboratory test reports on all materials used for concrete, upon notice that
18 performance of finished concrete is below that for which it was designed.

19
20 E. Section 1805 of the Uniform Building Code is amended by adding the following sentence:

21
22 Design criteria for Class 4 materials, as described in Table 18-I-A, shall be used for structures
23 (residential/commercial) and retaining walls where no preliminary soils report has been submitted.

24
25 F. Section 1806.1 of the Uniform Building Code is amended by adding to the end thereof a new paragraph to read:

26
27 Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be
28 not less than one-half inch per foot for a distance of not less than three feet from any point of exterior
29 foundation. Drainage swales shall not be less than 1 ½ inches deeper than the adjacent finished grade at the
30 foundation.

31
32 G. Section 1806.4.6 of the Uniform Building Code is amended by adding the following paragraphs:

33
34 1. Setbacks between graded slopes (cut or fill) and structures or masonry walls shall be in accordance with Figure 18-
35 I-1: except that slopes steeper than two horizontal to one vertical or greater than 30 feet in vertical height shall be
36 setback a distance determined by a slope stability analysis prepared by a Registered Civil Engineer, which shall
37 provide adequate protection for the structure in case of slope failure. Natural slopes steeper than four horizontal to
38 one vertical shall observe the same setbacks as graded slopes: unless an alternate method is approved by the
39 Grading Engineer.

40
41 2. Figure #18-I-1 is amended to read as follows:

- 42
43 a. Wherever "H/2 but need not exceed 15' max." appears, is amended to read "H/2 but 5' min. and 15' max.
44 except as amended by Section 1806.4.6".
 - 45
46 b. Wherever "H/3 but need not exceed 40' max." appears, is amended to read "H/3 but 5' min. and 40' max.
47 except as amended by Section 1806.4.6".
- 48
49
50

1 H. Fire-Extinguishing equipment of the following types shall be provided in all restaurant cooking appliance ventilation
2 systems:

- 3
- 4 1. An approved fixed pipe inert gas system operated by manual and automatic controls, or
- 5
- 6 2. An approved fixed pipe dry chemical system operated by manual and automatic control.
- 7

8 I. Special Construction Provisions for Hazardous Fire Areas. The hazardous fire areas of the unincorporated areas of the
9 County of Riverside are those portions so designed on the maps entitled, "Hazardous Fire Areas of Riverside County",
10 on file in the office of the Clerk of the Board of Supervisors and in the office of the County Fire Warden of Riverside
11 County. All buildings or structures that are constructed or moved into hazardous fire areas, shall comply with the
12 following construction requirements:

- 13
- 14 1. Roof Coverings. Roof covering shall be fire retardant roofing as specified in Section 1504.1, .2, and .3
15 of the Uniform Building Code or other fire retardant roofing that has been tested by the Underwriters
16 Laboratory or other recognized testing agency and accepted by the International Conference of Building
17 Officials.
- 18
- 19 2. Protection of Openings. Openings into attics, floors or other enclosed areas shall be covered with
20 corrosion-resistant wire mesh not greater than ¼-inch in any dimension unless such openings are equipped
21 with sash or doors.
- 22
- 23 3. Alterations. Existing buildings and structures in high fire hazard areas to which additions, alterations or repairs
24 are made, shall comply with these special provisions in accordance with the provisions of Section 102 of the
25 Uniform Administrative Code.
- 26

27 J. Appendix. Chapter 33 of the Uniform Building Code Appendix is amended as follows:

- 28
- 29 1. Section 3304 of the Uniform Building Code is amended to read:
- 30

31 Section 3304. The purpose of this chapter is to safeguard life, limb, property and the public welfare by regulating
32 grading on private property. Road work that is being regulated by the Director of Transportation by County
33 contract or through Ordinance Nos. 460, 461 and 499 shall not be required to obtain a grading permit pursuant to
34 this chapter.

- 35
- 36 2. Section 3306 of the Uniform Building Code is amended as follows:
- 37

38 Section 3306.1. Permits Required. No person shall conduct any grading or clearing of any kind without first
39 obtaining a grading permit from the building official except when the grading or clearing results in, is performed
40 in connection with, or is for the following exempt work categories:

- 41
- 42 1. An excavation below finished grade for basements and footings of a building, retaining wall or other structure
43 authorized by a valid building permit. This shall not except any fill made with the material from such
44 excavating nor except any excavation having an unsupported height greater than 5 feet after the completion of
45 such structure.
- 46
- 47 2. Cemetery graves.
- 48
- 49 3. Refuse disposal sites controlled by other regulations.
- 50
4. Excavations for wells or tunnels or utilities.

- 1 5. Mining quarrying, excavating, processing, stockpiling of rock, sand, gravel, aggregate or clay where
2 established and provided for by law, provided such operations do not affect the lateral support or increase the
3 stresses in or pressure upon any adjacent or contiguous property.
4
- 5 6. Exploratory excavations under the direction of soil engineers or engineering geologists. This exemption shall
6 be restricted to those circumstances involving exploratory excavations of less than one thousand (1,000) cubic
7 yards in any one location of less than one acre .
8
- 9 7. An excavation which does not exceed 50 cubic yards on any one lot and which, (a) is less than 2 feet in depth,
10 or (b) which does not create a cut slope greater than 5 feet in height and steeper than 1½ horizontal to 1
11 vertical. This exemption shall not apply when finish grading is proposed, subsequent to a permit authorizing
12 rough grading in accordance with Section 4.J.4(a)
13
- 14 8. A fill less than 1 foot in depth and placed on natural terrain with a slope flatter than 5 horizontal to 1 vertical,
15 or less than 3 feet in depth, not intended to support structures, which does not exceed 50 cubic yards on any
16 one lot and does not obstruct a drainage course. This exemption shall not apply when finish grading is
17 proposed, subsequent to a permit authorizing grading in accordance with Section 4.J.4(a).
18
- 19 9. The construction or maintenance of roads or facilities for the generation, storage or transmission of water
20 including floodwaters or electrical energy by public agencies or their agents.
21
- 22 10. The maintenance of existing private roads by private individuals or their agents, including private roads used
23 exclusively in connection with an agricultural use, but not the construction or widening of such roads.
24
- 25 11. Fire protection within that area specified in any annual weed abatement notice or hazard reduction notice or
26 such additional area as may be authorized or required, in writing, by the appropriate fire protection agency or
27 as provided in Section 405 of Ordinance No. 787.
28
- 29 12. Uses incidental to an existing residence such as fencing, gardening, or landscaping, including but not
30 limited to, the mowing, cutting and/or removal of dead underbrush, dead weeds, or dead grasses.
31
- 32 13. Agricultural discing on an operating farm.
33
- 34 14. The raising of crops or animals exclusively for commercial agricultural purposes where all excavated material
35 remains on-site. This section does not apply to clearing or grading for buildings, structures or uses that
36 require a building permit or other land use approval.
37

38 This section automatically applies in any of the following three (3) cases:

- 39 a. The agricultural grading or clearing described above occurs on land in the Coachella or Palo Verde Valleys
40 located within Riverside County Census Tracts 452.01, 452.02, 453, 454, 455, 456.01, 456.02, 457.02,
41 458, 459, 460, 461 and 462; or
42
- 43 b. The agricultural grading or clearing described above occurs on land that has been farmed within the
44 preceding five (5) years and is leased or owned by an operating farm; or
45
- 46 c. The agricultural grading or clearing described above is conducted by an operating farm for the purpose of
47 farming, the land graded or cleared is used exclusively to raise crops or animals within one (1) year of the
48 grading or clearing, the land graded or cleared is not the subject of a development application that is being
49 processed or has been approved for residential, commercial or industrial development, and the land graded
50 or cleared is contiguous to the operating farm.

1
2 In all other cases, this exception applies only to property zoned A-1, A-2, A-P, A-D, C-V, R-R and R-A
3 pursuant to Ordinance No. 348 and if each of the following is done in the order indicated prior to the
4 commencement of grading activities:
5

- 6 (1) The person or entity seeking to grade or clear first obtains an approved erosion control plan from the
7 United States Department of Agriculture Natural Resources Conservation Service or licensed soil engineer.
8
9 (2) The person or entity seeking to grade or clear obtains an "Agricultural Grading and Clearing Registration
10 Form" from the Office of the Agricultural Commissioner or the Department of Building and Safety.
11
12 (3) The person or entity seeking to grade or clear files with the Agricultural Commissioner the approved
13 erosion control plan and completed "Agricultural Grading and Clearing Registration Form."
14
15 (4) The Agricultural Commissioner reviews the approved erosion control plan and "Agricultural Grading and
16 Clearing Registration Form" and based on the information contained therein and submitted therewith
17 makes a recommendation, that in the opinion of the Agricultural Commissioner, the proposed farming plan
18 can feasibly be implemented for the raising of crops or animal exclusively for commercial farming
19 purposes within two years . The Agricultural Commissioner shall within fifteen (15) working days forward
20 this recommendation to the Department of Building and Safety for a determination as to whether the
21 activities proposed qualify for an exception from the requirement to obtain a grading permit as set forth in
22 Section 4.J.2.1. through 14 of this Ordinance.
23
24 (5) Within thirty (30) working days of the receipt of the recommendation from the Agricultural Commissioner
25 described in Subsection (4) above, the Department of Building and Safety shall review the "Agricultural
26 Grading and Clearing Registration Form" and any other available information; shall make a determination
27 as to whether the activities proposed qualify for an exception from the requirement to obtain a grading
28 permit as set forth in Section 4.J.2.1 through 14 of this Ordinance; and shall notify the applicant by certified
29 mail of the process for filing an appeal.
30

31 If the farming to be performed is not consistent with the farming plan described in the "Agricultural
32 Grading and Clearing Registration Form", a revised farming plan shall be processed in accordance with
33 Subsections (1) through (5) above or a grading permit shall be required.
34

35 If the Agricultural Commissioner recommends that the proposed farming plan does not qualify
36 as commercial farming; if the Department of Building and Safety determines that the proposed activities
37 do not qualify for an exception under Section 4.J.2.1 through 14 of this Ordinance; or if it is subsequently
38 determined during the life of any exception actually obtained that the planned or actual grading or clearing
39 is not for agricultural purposes, a grading permit shall be required. Any person or entity aggrieved by
40 the decision of the Building Official to require a grading permit may file a written appeal of the
41 decision with the Agricultural Appeals Board as set forth in Section 2.A. of this Ordinance.

42 Any agricultural grading or clearing exception obtained in accordance with Subsection (1) through
43 (5) above shall cease to be valid if the farming plan which served as the basis for the exception has not
44 shown substantial progress towards implementation within (two) 2 years of the date the exception
45 was determined to be applicable by the Department of Building and Safety and/or if at anytime during
46 the excepted agricultural grading, the approved erosion control plan is not being implemented. A one (1)
47 time one (1) year extension may be granted by the Building Official if the applicant can provide
48 reasonable cause why the farming plan could not be implemented within the first two (2) years. A
49 grading permit shall be required for farming plans not implemented within the time allowed unless an
50 extension is approved pursuant to a revised farming plan.

1 15. Site restoration work required pursuant to court order or otherwise authorized in writing by the County of
2 Riverside or any state or federal agency.
3

- 4 3. Section 3306.03. In addition to any other remedy provided by law, any grading or clearing done in violation of
5 this Ordinance shall be grounds for denying for five years all applications for building permits, use permits, sub-
6 divisions, changes of zones, specific plans, specific plan amendments, general plan amendments, and any other
7 land development application proposed for the property in which the violation occurred. Grading permits shall not
8 be subject to the penalty established by this section. The five (5) year period shall commence from the date the
9 violation is documented by the Department of Building and Safety through a notice of violation or any other means.
10 The Board of Supervisors may waive this penalty for good cause as may be demonstrated by the property owner.
11 The procedures, remedies and penalties for violations of Section 4.J.2 of this Ordinance and for recovery of costs
12 related to enforcement are provided for in Ordinance No. 725, which is incorporated herein by this reference.
13
- 14 4. Section 3308 of the Uniform Building Code is amended by changing the definition of the word "Compaction" and by
15 adding the following definitions, all to read:
16

17	COMMERCIAL:	Occupied with or engaged in commerce or work intended for commerce.
18	COMPACTION:	The densification of a fill
19	LANDSCAPE ARCHITECT:	An individual registered in the State to practice in the field of landscape 20 architecture.
21	SLOPE CONTROL SPECIALIST:	A professional landscape architect or other professional person experienced in 22 erosion control work, retained by the developer in a professional consultive 23 capacity and responsible for analysis, plans, specifications, supervision and 24 certifications regarding slope control planting and related slope control work 25 other than grading, for a specific project.
26	SLOPING LOT:	A lot having a fall from front to rear, rear to front, side to side or diagonally 27 across the lot of five percent or more over a substantial portion of such lot.
28	TERRACED LOT:	A lot having been graded so as to create a relatively flat usable area for a 29 building site and associated use. Such usable area shall be defined as that 30 portion of a lot having a slope of less than five percent over a major portion of 31 the lot, when the remainder of such a lot is in a natural slope.
32	CLEARING:	The removal of natural vegetation by any means, including but not limited to, 33 brushing, grubbing and/or discing.
34	FARMED:	Has been subject to practices associated with the raising of crops or animals 35 including but not limited to discing, plowing, seeding, cultivating, harvesting, 36 pasturing and fallowing for the purpose of crop rotation.
37	FARMING:	The performance of practices associated with the raising of crops or animals 38 including but not limited to discing, plowing, seeding, cultivating, harvesting, 39 pasturing and fallowing for the purpose of crop rotation.
40	OPERATING FARM:	An agricultural operation that has for a least 3 consecutive years done each of 41 the following: 42 a) Owned implements used to produce crops or animals or executed 43 agreements with contractors who have the necessary implements; produced 44 crops or animals for sale on any owned or leased land within Riverside County 45 whether contiguous or non-contiguous; 46 b) Derived reportable sales of the crops or animals produced; and 47 c) Generally conformed to the Agricultural Commissioner's model farming 48 plan in the production process.
49	RESIDENTIAL DRIVEWAY:	An improvement providing vehicular access to no more than 2 single family 50 homes and any number of accessory buildings located on no more than 2

1 parcels.

2 DISCHARGER: The owner of a site where construction activity occurs.
3

4 5. Section 3309.1 of the Uniform Building Code is amended to read:

6 (a) Permits Required. Except as exempted in Sections 3304 and 3306 of this code, no person shall do any grading
7 without first obtaining a grading permit from the building official. A separate permit shall be obtained for each
8 site and may cover both excavations and fills. After issuance of a permit authorizing rough grading work, a permit
9 authorizing finish grading work shall be obtained regardless of finish grading quantities of excavation or fill.

10
11 (1) Unless exempted by the California Environmental Quality Act of 1970, no application for a permit for grading
12 shall be accepted unless accompanied by a completed Environmental Assessment Form, and no grading permit
13 shall be issued thereon until all procedures under those rules including the preparation of a final Environmental
14 Impact Report, if required, have been completed.

15
16 (2) No hearing shall be required for the issuance of a grading permit unless an Environmental Impact Report is
17 required to be prepared. If a hearing is required, notice of the time, place and date of the hearing shall be given
18 in accordance with the requirements of Section 609 of the Riverside County Rules to Implement CEQA, at
19 which hearing both the proposed permit and the Environmental Impact Report will be considered by the
20 building official or his authorized representative. Notice of the decision shall be mailed by the building
21 official to the applicant and to any other person that requests notice within 15 days after closing the hearing.
22

23 (3) The decision of the building official to approve, deny or impose special conditions upon a grading permit for
24 which an Environmental Impact Report was prepared and a hearing was held, may be appealed by the
25 applicant or any interested party, to the Board of Supervisors. An appeal to the Board must be filed with the
26 Clerk of the Board of Supervisors in writing, on the form provided by the Department of Building and Safety
27 accompanied by a filing fee of \$145 within 15 calendar days after the date of the mailing of the decision by the
28 building official.
29

30 The Board of Supervisors shall render its decision affirming, reversing or modifying the decision of the
31 building official within 30 days following the close of the hearing on the appeal.
32

33 6. Section 3309.3 of the Uniform Building Code is amended to read:

34 Grading Designation.

35
36 3309.3.1. Grading in excess of 200 cubic yards, except as provided in Section 3309.3.2, shall be performed in
37 accordance with the approved grading plan prepared by a civil engineer and shall be designated as “engineered
38 grading”. Grading involving less than 200 cubic yards shall be designated “regular grading” unless the permittee
39 chooses to have the grading performed as engineered grading, or the building official determines that special
40 conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.
41

42
43 3309.3.2. Grading in excess of 200 cubic yards but less than 5000 cubic yards which is associated with the
44 construction of a single family home on one lot shall be performed in accordance with the approved grading plan
45 prepared by a civil engineer and shall at a minimum comply with the following provisions:
46

- 47 1. Section 3309.4;
48 2. Section 3317.2;
49 3. Section 3317.3, if the grading includes filling; and
50 4. Section 3318.1, upon completion of the rough grading work.

1 However, if the permittee chooses to have the grading performed as engineered grading, or the building official
2 determines that special conditions or unusual hazards exist, the grading shall conform to all the requirements for
3 engineered grading.
4

- 5 7. Section 3309 of the Uniform Building Code is amended by adding thereto the following subsection to read:
6

7 3309.10. Grading Plan That Includes Road Work.
8

- 9 1. Whenever an application for a grading permit includes grading for private roads not offered for public dedication
10 and such private roads are not part of a planned residential development, the application for a grading permit shall
11 include plans and information related to the proposed road work, in addition to the information required for
12 grading not within the roadway.
13
14 2. The application for such road grading shall include plans prepared by a registered civil engineer. The
15 Transportation Department shall review the plans and upon completion of the review, the Transportation Director
16 shall make recommendations regarding the road requirements to the building official.
17
18 3. Fees. The plan review, permit and inspection fees for that part of a grading application relating to road grading
19 shall be as follows:
20
21 (a) Plan review fees shall be paid to the Transportation Department in accordance with the provisions of Riverside
22 County Ordinance No. 671.
23
24 (b) Permit and inspection fees shall be paid to the Department of Building and Safety in accordance with Section
25 4.J.7 of this ordinance.
26
27 4. Bonding may be required pursuant to Section 3311 of the Uniform Building Code.
28
29 5. Grading inspection and completion of work shall be required and conducted pursuant to Sections 3317 and 3318 of
30 the Uniform Building Code.
31

32 3309.11. Grading Plan that Includes a Residential Driveway
33

34 Whenever an application for a grading permit includes grading for a residential driveway, clearance from the Fire
35 Department prior to permit issuance may be required if:
36

- 37 1. Any portion of an exterior wall of the first story of a building is located more than 150 feet from fire apparatus
38 access as measured by an approved route around the exterior of the building or facility;
39
40 2. The driveway access exceeds 150 feet in length, or has an up or down grade of more than 15 percent; or
41
42 3. The driveway access is less than 16 feet wide, or has a vertical clearance of less than 15 feet.
43

- 44 8. Appendix Chapter 33 of the Uniform Building Code is amended to read as follows:
45

46 3310.1. General. Fees shall be assessed in accordance with the provisions of this section.
47

48 3310.2. Plan Review Fees. When a plan or other data are required to be submitted, a plan review fee deposit shall
49 be paid at the time of submitting plans and specifications for review. Said plan review fee deposit shall be based on
50 the estimated hours to perform the plan review. The procedures for the deposit-based grading plan review fees are

1 set forth in Section 2.F of this Ordinance. Separate plan review fees shall apply to retaining walls or major drainage
2 structures as required elsewhere in this code.

3
4 3310.3. Grading Permit Fees. A fee deposit for each grading permit, based on the estimated hours necessary to
5 perform the required inspections, reviews and evaluations, shall be paid to the building official. Separate permits
6 and fees shall apply to retaining walls or major drainage structures as required elsewhere in this code. There shall be
7 no separate charge for standard terrace drains and similar facilities. The procedures for the deposit-based grading
8 permit fees are set forth in Section 2.F of this Ordinance.

- 9
10 9. Section 3312 of the Uniform Building code is amended by adding the following new paragraph to add:

11
12 3312.3. Height of Slopes. Cut slopes shall not be constructed over 30 feet in height unless the building official is
13 furnished evidence by a written report from a soil engineer that such slope will be stable with a Factor of at least one
14 and one-half (1.5).

- 15
16 10. Section 3313 of the Uniform Building Code is amended by adding the following new paragraph to read:

17
18 3313.6. Height of Slopes. Fill slopes shall not be constructed over 30 feet in height unless the building official is
19 furnished evidence by a written report from a soil engineer that such slope will be stable with a Factor of at least one
20 and one-half (1.5).

21
22 3313.7. Stockpiling. A stockpile is a supply of earth material placed on a site, for a temporary period of time not to
23 exceed 12 months. It shall be authorized in conjunction with an approved construction project and shall not obstruct
24 or divert natural drainage or water courses. It shall be carefully maintained and under no circumstances cause an
25 adverse effect to adjacent properties. Erosion and dust control measures shall be implemented pursuant to Section
26 4.J.13 of this ordinance, and fencing may be required as determined by the building official. The borrow site shall
27 be permitted pursuant to the provisions of this ordinance and the quantity of excavated earth material may not
28 exceed the authorized quantity for either site. A stockpile shall not be authorized until such time as a stockpiling
29 registration is submitted to and approved by the building official. A stockpiling registration shall expire 12 months
30 from the date of issuance. Upon expiration, the stockpile shall be removed pursuant to a grading permit authorizing
31 such removal unless a new stockpiling registration is submitted to and approved by the building official. A
32 stockpiling registration may be approved by the building official up to an additional 3 times for the same site. The
33 registration fee for stockpiles will be computed pursuant to the Grading deposit-based fee system set forth in Section
34 2.F of this Ordinance. The initial deposit charged will be 10 hours (total for plan review and inspections) at the
35 Fully Burdened Hourly Rate.

- 36
37 11. Section 3314 of the Uniform Building Code is amended by adding the following new paragraph to read:

38
39 3314.5. Structure Setback from Slope. Setbacks between graded slopes (cut or fill) and structures or masonry walls
40 shall be in accordance with Figure No. 18-I-1; except that slopes steeper than two horizontal: one vertical height
41 shall be set back a distance, based upon the slope failure circle, determined by a slope stability analysis prepared by
42 a registered civil engineer, which shall provide adequate protection for the structure in case of slope failure. Natural
43 slopes steeper than four horizontal to one vertical shall observe the same setbacks as graded slopes.

- 44
45 12. Section 3315 of the Uniform Building Code is amended by adding thereto a new subsection to read:

46
47 3315.6 Parking Lots.

- 48
49 (1) Minimum parking lot grade for asphalt concrete shall be 1%.
50 (2) Minimum grade for concrete ribbon drains shall be 0.35%.

- (3) An approved soil sterilizer shall be used on all subgrade surfaces prior to placement of paving.
- (4) Two special inspections are required by the Department of Building and Safety; one inspection at the time the base is placed, and the second when the asphalt concrete or concrete has been placed, unless an engineer's report verifies compliance with design.
- (5) The contractor shall be responsible for the clearing of the proposed work area, and relocation and costs of all existing utilities. The County shall be informed 48 hours prior to beginning of construction.
- (6) A compaction report by a Soils Engineer shall certify 95% compaction of base for asphalt concrete and 90% compaction of base for concrete prior to calling for second inspection and placement of asphalt concrete and concrete paving.
- (7) If no preliminary soils report is provided specifying the paving section, the structural section shall be three inches asphalt concrete and four inches Class II aggregate bases.

13. Section 3316.1 of the Uniform Building Code is amended to read:

PERMANENT EROSION CONTROL - LANDSCAPING

3316.1. Slopes. The faces of cut and fill slopes shall be prepared and maintained to control erosion and to provide stability. Where cut slopes are not subject to erosion due to erosion-resistant character of materials, such protection may be omitted. Unless otherwise recommended in the approved soil engineering or engineering geology report, cut and fill slopes shall be planted in accordance with this section. This protection for the slopes shall be installed as soon as practicable and prior to calling for final permit approval.

1. General Requirements - All slopes equal to or greater than 3' in vertical height shall be planted with drought-tolerant grass or ground cover in order to protect the slope from erosion and instability. Other slopes as deemed necessary by the building official shall also be planted.

Slopes exceeding 15 feet in vertical height shall be planted with drought-tolerant shrubs, spaced at no more than 10 feet on center; or trees, spaced not to exceed 20 feet on center, or a combination of such shrubs and trees at equivalent spacings, in addition to a drought-tolerant grass or ground cover. Fifty percent of the total number of trees provided shall be of a drought-tolerant nature and a minimum of 5-gallon size. The plants selected and planting methods used shall be suitable for the soil and climatic conditions found on the site. The landscape design shall consider and locate plants in zones, according to their water needs. Plant materials and planting patterns may be varied upon the recommendations of a landscape architect or a slope control specialist with approval of the building official.

If a species other than those from the recommended plants indicated on Riverside County Building and Safety Form 284-41 is selected, a written statement shall be submitted by a landscape architect or slope control specialist certifying that the plant is drought-tolerant and suitable for erosion control and slope stabilization purposes. This statement must accompany the grading plan at the time of submittal. Plant material shall be allowed that is specifically identified as being drought-tolerant and suitable for erosion control and slope stabilization on an erosion control landscape plan signed by a registered landscape architect.

2. Erosion-Control Landscape and Irrigation Plan Requirements.

1 (a) Erosion-Control Landscape Plan Requirements. Landscape plans shall be submitted for all slopes required
2 to be planted. The landscape plan may be incorporated as part of the grading plan unless, in the opinion of
3 the building official, the plan becomes too obscured to be effective. A landscape plan shall include:
4

5 (1) A slope planting schedule that provides common and scientific names and specifications of all plants,
6 including the names of all species, number and size of each tree and shrub and the spacing of plants.
7

8 (2) The location of the planting.
9

10 (3) Erosion-Control landscape plans involving more than four structures shall be prepared and signed by a
11 registered landscape architect. This plan shall include the details necessary to complete the project
12 including scope of work, materials to be used (seed mixtures, plant species listed by size, quantity,
13 fertilizer used and rate of application), construction methods, maintenance, and timetable for project
14 completion.
15

16 (b) Irrigation Plan Requirements. Except where approved by the building official, slopes required to be
17 planted shall be provided with an approved system of irrigation designed to cover all portions of the slope
18 and shall be of sufficient clarity to indicate the extent of work proposed. The irrigation system shall have
19 zones which take into account the water requirements of the different types of plant species located in the
20 zone and shall be adjusted to vary the water within the zone in accordance with the needs of the plant
21 material. Care shall be taken to minimize runoff. Turf areas shall be irrigated separately from slope areas.
22 The irrigation system provided shall make use of automatic timers, moisture sensors and low precipitation
23 heads or emitters. The use of a drip type irrigation system is highly recommended wherever possible.
24 Seasonal irrigation requirements of the plant species proposed shall be determined and recommendations
25 provided as to the duration and frequency of irrigation. Specifications for proposed devices, size and type
26 of pipe, flow and precipitation rates are to be included on the erosion-control landscape plan.
27

28 An approved backflow prevention device shall be installed in each irrigation system which conforms to
29 Chapter 6 of the Uniform Plumbing Code. Projects with access to or of sufficient size to economically
30 justify the use of reclaimed water through use of a dual distribution system are encouraged to do so. Prior
31 to building official approval, reclaimed water irrigation systems are subject to the approval of the State
32 Water Quality Control Board.
33

34 If the planting requirements specified in Section 4 are waived by the building official, the requirements
35 specified in this subsection may be waived.
36

37 3. Planting Method. Planting shall commence as soon as slopes are completed on any portion of the site and
38 shall provide for rapid short term coverage of the slope as well as long term permanent coverage.
39 Minimum requirements shall include:
40

41 (a) Planting Holes. Planting holes shall be excavated twice as wide as the diameter and 2 inches less than the
42 depth of the root ball of the plant. The planting holes shall be backfilled with a mixture of native soil,
43 slowly decomposing organic matter and an appropriate fertilizer. The construction of a watering basin at
44 the base of all trees and shrubs at a distance encompassing the drip line is recommended in order to
45 encourage deep percolation of irrigation. The application of mulch to the surface area of the watering basin
46 will help minimize the amount of irrigation lost to evaporation. A commercially prepared mulch, wood
47 chips, grass clippings or a combination of vegetal matter may be used in this regard.
48

49 (b) Staking. Each tree shall be staked in order to anchor the root system and to support the trunk in an upright
50 position. Stake material shall be of adequate dimension and length to support the tree. Ties used for tying

1 the tree to the stake shall have a broad surface to minimize rubbing or girding and have some elasticity. In
2 lieu of stakes, a three-wire tie-down system may be used.

3
4 (c) Ground Cover Spacing. Ground covers are to be spaced in such a manner that 100% coverage of the
5 planted slope will be achieved in as short a time as possible.

6
7 (d) The finish grading and drainage provided on the adjacent all planted slopes, shall promote health plant
8 growth and minimize erosion and runoff.

9
10 4. Waiver of Planting Requirements. Waiver of planting and irrigation requirements may be approved by the
11 building official if found to be unreasonable or unnecessary for one of the following reasons:

12
13 (a) The erosion resistant character of material composing the slopes makes planting unnecessary.

14
15 (b) The unavailability of water making irrigation either impossible or impractical.

16
17 (c) Slope heights are less than those requiring planting by Section 4.J.12(a)1.

18
19 Compliance with Section 4.J.13 is required regardless of any waiver of planting requirements.

20
21 5. Planting Maintenance. All vegetation planted for erosion control shall be maintained in a healthy, vigorous
22 condition. Maintenance of slopes shall include watering, weeding and restoration of any plant material that
23 may die. Slopes that are affected by the future installation of walls, fences, swimming pools or any other
24 building must be properly re-planted upon the completion of subsequent projects.

25
26 6. Bonding. A performance bond for all projects involving more than four structures and such other projects, as
27 may be determined by the building official, shall be required for erosion control remedies, at the time the
28 landscaping plan is approved. The bond shall be released upon approval of the final planting inspection but
29 may be earlier released in the discretion of the building official. Compliance with Section 4.J.13. is required
30 regardless of any bond release.

31
32 7. Final Planting Inspection. A final planting inspection shall be required for all building sites requiring planting.
33 For building sites not requiring a performance bond, the final planting inspection shall be approved prior to the
34 building permit final inspection. Any required irrigation system and all planting shall be installed at the time
35 of the final planting inspection. A functional test of the irrigation system may be required. For building sites
36 requiring a performance bond, slope certification required by the next subsection shall be approved prior to the
37 building permit final inspection. The final planting inspection shall be performed at the end of the one-year
38 bond period.

39
40 8. Slope Verification. A site inspection shall be performed by the responsible landscape architect to assure
41 compliance with the approved plans and to perform a functional test of the sprinkler system. Said landscape
42 architect shall verify in writing to the building official that the soils additives, amendments, weed control,
43 planting of the slopes and the installation of the irrigation system comply to the approved plans and to all the
44 provisions of this section. Verification to contain a statement as to grow stock vitality.

45
46 9. Landscape and Irrigation Plan/Plan-Checking and Bond Processing Fee. Before accepting a set of plans and
47 specifications for checking, the Department of Building and Safety shall collect a plan checking fee deposit.
48 The amount of the fee deposit for plan checking and any required permit for landscaping and irrigation shall
49 be: based on the number of hours required to review plans, process required bonds, and perform inspections.
50 The initial deposit, in addition to the corresponding project fees as set forth in Table 3-G of this Ordinance,
shall be as follows:

Initial Fee Deposit

1-4 lots.....	0.75 hours per lot
5 or more lots.....	3 hours plus 0.2 hours per lot

14. Section 3316 of the Uniform Building Code is amended by adding a new subsection to read:

3316.3 All construction sites subject to regulations under this ordinance shall comply with the requirements of this section. During site construction, construction activities shall be designed and conducted to minimize runoff of sediment and all other pollutants onto public properties, other private properties and into waters of the United States as required by this Section and Riverside County Ordinance No. 754. If practicable, phased grading shall be conducted. Erosion and sediment control measures utilized by the permittee shall not conflict with the requirements of Riverside County Ordinance Nos. 695 and 787. All dischargers who are required to file a Notice of Intent (NOI), under the provisions of the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, State Water Resources Control Board Order Number 92-08-DWQ, shall develop and implement a Storm Water Pollutant Prevention Plan (SWPPP), a monitoring program, and a reporting plan as required by the Federal Water Pollution Control Act (Clean Water Act) and implementing regulations promulgated by the U.S. Environmental Protection Agency.

A. Construction Activities Involving Disturbances of Less Than 1 Acre.

Construction activities including clearing, grading or excavation of land which disturbs less than 1 acre and requires a grading permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permittee shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls may be evaluated by the Department of Building and Safety as described in Subsection B.4.

B. Construction Activities Involving Disturbances of 1 Acre or More.

Construction activities including but not limited to clearing, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs 5 acres or more, require compliance with the following provisions:

1. Notice of Intent. Dischargers must file a Notice of Intent (NOI) along with the current filing fee established by the State Water Resources Control Board (SWRCB), for the development of each construction site, to the SWRCB. A copy of the NOI and the discharger's identification number, which is issued by SWRCB, shall be submitted to the Department of Building and Safety prior to the issuance of a grading permit.
2. Storm Water Pollution Prevention Plan. A Storm Water Pollution Prevention Plan (SWPPP) shall be developed and implemented for each construction site.
 - a. The name, address and phone number (including a 24-hour emergency phone number) of the person responsible for implementing, inspecting and reporting of the site SWPPP, shall be provided in writing to the Department of Building and Safety Grading Division, prior to the issuance of a grading permit. The person responsible for the SWPPP shall continue to be available until completion of the project. Any change of such person responsible for the SWPPP shall be filed with the Department of Building and Safety within 24 hours, by the discharger filing the NOI.

- 1 b. Upon commencement of and during construction activities, a current copy of the SWPPP shall be
2 kept on the construction site and made available to the Department of Building and Safety upon
3 request.
4
- 5 c. Year-round, Best Management Practices (BMPs) shall be maintained and be in place for all areas
6 that have been graded or disturbed and for all material, equipment and/or operations that
7 need protection. Removal BMPs (those BMPs which must be temporarily removed during
8 construction activities) shall be in place at the end of each working day when there is a forecast of
9 rain within the next five days, by the National Weather Service or whenever rain is imminent.
10
- 11 d. Ownership Notification. If ownership of the construction site changes at any time prior to
12 completion of construction, the new owner of the site shall provide the information required in
13 Subsection 3316.3.B.1 and 2.a. above. The party transferring ownership of the construction site
14 shall inform the new owner of this requirement. Notification pursuant to this subsection by the new
15 owner shall not be required if permanent erosion and sediment control protection measures have
16 been implemented on the construction site pursuant to Subsection 3316.3.B.i.II below.
17
- 18 a. Construction Process. During the construction process the person identified as responsible
19 for the SWPPP pursuant to Subsection 3316.3.B.2.a shall be required to:
20
- 21 i. Be present on site to ensure BMPs are functioning properly.
22
- 23 ii. Conduct regular inspections to ascertain if BMPs should be modified to adjust
24 to current site conditions.
25
- 26 iii. Update the site copy of the SWPPP which identifies BMP changes required for
27 current site conditions. Revisions may be highlighted on the site copy of the
28 SWPPP. All changes shall be noted at the latest, on the first working day
29 subsequent to any actual field changes being made. For record purposes, the
30 SWPPP title block shall reflect the date of any change.
31
- 32 iv. Conduct inspections of the construction site prior to an anticipated storm event
33 to ensure that BMPs are adequate.
34
- 35 v. Conduct inspections subsequent to storm events to ensure that BMPs are
36 performed adequately. During multiple days of rain or rain of high intensity,
37 conduct additional inspections as necessary to establish that all BMPs are
38 performing adequately.
39
- 40 vi. Ensure that equipment, material and workers are available for rapid response
41 to emergencies.
42
- 43 vii. Perform necessary maintenance to BMPs within 48 hours of the conclusion of
44 each storm.
45
- 46 viii. Keep a record of all inspections performed on the site. This record shall be made
47 available to the Department of Building and Safety upon request.
48
- 49 ix. If a construction site becomes idle (a site which is inactive for a period of more
50 than 30 days), compliance with the following shall be required:

- 1 I. All BMPs identified in the SWPPP shall continue to be maintained, and the person
2 responsible for the SWPPP shall remain in charge of the site, or
3
4 II. The SWPPP shall be revised to provide for permanent erosion protection. If a non-
5 irrigated vegetation by seeding is proposed as primary erosion protection for the site,
6 such seeding will not be considered acceptable until each germination and adequate
7 growth has taken place on all critical areas.
8
9 III. The Department of Building and Safety shall be notified in writing by the discharger
10 who filed the NOI that the construction site is or will become idle. The person
11 responsible for the SWPPP shall inspect the construction site to verify that the site is
12 adequately protected. An inspection by the Department of Building and Safety shall
13 also be requested. Additional protection measures may be required by the building
14 official. Any construction site found idle for more than 30 days without the
15 installation of appropriate protection measures and notification that the construction
16 project is idle, shall be considered in violation of this section.
17

- 18 b. Monitoring Criteria. Monitoring for erosion and sediment control is required as detailed in this
19 section. Site monitoring shall be performed by the person responsible for the SWPPP. The
20 Department of Building and Safety may also monitor the site compliance at any time and require
21 access to the updated site SWPPP and records of all inspections made. The site monitoring will be
22 conducted as determined by the building official. Fees will be paid pursuant to Table No. 3-H of
23 this ordinance. The construction site may be considered in compliance with this section if the BMPs
24 are deemed effective. The BMPs shall be deemed effective if:
25
26 i. Construction site sediment is not present outside the permit site or is not present on the site in
27 an area which requires protection.
28
29 ii. Structural controls are not breached or have not failed under storm events of minor intensity
30 defined as precipitation of two-year frequency and 24-hour duration.
31
32 iii. Evidence of erosion is not present on manufactured and/or denuded natural slopes.
33
34 iv. No evidence of construction site sediment buildup in downstream storm drains and/or
35 drainage ways is apparent.
36
37 v. Controls are maintained in accordance with design guidelines.
38
39 vi. The SWPPP is updated in accordance with the actual construction sequence, and the BMPs
40 are installed according to actual construction progress.
41
42 vii. The SWPPP includes sufficient BMPs to ensure that erosion and sediment and all other
43 pollutants will be realistically controlled (to propose no BMPs is not acceptable).
44

45 The Department of Building and Safety may require the owner of the construction site to engage a
46 registered civil engineer or other qualified professional within 24 hours, to supervise the implementing,
47 inspecting and reporting of the site SWPPP as indicated in Subsections 2, 3, and 4 of
48 Section 4J.13.B. Such professional shall review the site SWPPP, make any necessary changes
49 and/or additions, and report in writing to the Department of Building and Safety to confirm that
50 adequate BMPs have been installed; and continue to supervise the site SWPPP until the Department
of Building and Safety agrees such supervision is no longer required. A demand may be sought

1 against any project grading and erosion control landscape securities to rectify any deficiencies in the
2 SWPPP and the BMPs identified in the SWPPP.

- 3
- 4 c. When all site construction is completed, the discharger who filed the NOI shall provide the
- 5 Department of Building and Safety with a copy of the Notice of Termination furnished to the
- 6 State Water Resources Control Board. The grading permit log number(s) for the
- 7 construction site shall be submitted with said Notice of Termination.
- 8

9 15. Section 3318.1.2 of the Uniform Building Code is amended to include:

10
11 The format of the Soils Grading report shall comply with the guidelines set forth in Riverside County Technical
12 Guidelines for Review of Geotechnical and Geologic Reports.
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1 SECTION 5
2 MECHANICAL CODE

3 SECTION 5.

4
5 The 2001 California Mechanical Code, including the Appendix and Standards, adopted by the California Building Standards
6 Commission into the California Code of Regulations as Title 24, Part 4, based upon the 2000 Edition of the Uniform
7 Mechanical Code adopted by the International Association of Plumbing and Mechanical Officials is adopted and made a part
8 of this Title by reference (three copies of which are on file for use and examination by the public in the Office of the Clerk of
9 the Board of Supervisors) except those parts thereof, titled Administration (Sections 104 through 117 of the Uniform
10 Mechanical Code) which are deleted.
11

12
13 SECTION 6
14 PLUMBING CODE AND SWIMMING POOL CODE

15 SECTION 6.

16
17 The 2001 California Plumbing Code, including the appendix and standards, adopted by the California Building Standards
18 Commission into the California Code of Regulations as Title 24, Part 5, based upon the 2000 Edition of the Uniform
19 Plumbing Code adopted by the International Association of Plumbing and Mechanical Officials and the Uniform Swimming
20 Pool, Spa and Hot Tub Code, 2000 Edition, adopted by the International Association of Plumbing and Mechanical Officials
21 are adopted and made a part of this Title by reference (three copies of which are on file for use and examination by the
22 public in the office of the Clerk of the Board of Supervisors) except those parts thereof, titled Administration (Sections 101.4
23 through 103.9.5 of the Uniform Plumbing Code; and Sections 1.0 through 1.18 of the Uniform Swimming Pool, Spa and Hot
24 Tub Code) which are deleted.
25

26 SECTION 7
27 ELECTRICAL CODE

28 SECTION 7.

29
30 The 2001 California Electrical Code, including the appendix and standards, adopted by the California Building Standards
31 Commission into the California code of Regulations as Title 24, Part 3, based upon the 1999 Edition of the National
32 Electrical Code adopted by the National Fire Protection Association, is adopted and made a part of this Title by reference
33 (three copies of which are on file for use and examination by the public in the office of the Clerk of the Board of
34 Supervisors), with the following additions:
35

- 36 A. Repealed.
37
38 B. The conductors and equipment required or permitted by this Ordinance shall be acceptable only when approved. The
39 building official may classify as "approved" electrical materials, devices, fittings and appliances used in electrical
40 installations that have been listed or labeled after examination for safety as described in the National Electrical Code,
41 Article 90-6.
42
43 C. Used Materials. Previously used electrical materials shall not be reused without written approval obtained in advance
44 from the building official.
45
46 D. Repealed.
47
48 E. Overhead Electrical Conductors. Electrical conductors under the control and maintenance of an electrical public
49 utility company shall be limited in proximity to new or existing swimming pools, by California Public Utilities
50 Commission General Orders 95, Overhead Line Construction, Rules 54.4 a4, and Resolution No. E 1109,
Appendix B and C, effective November 3, 1997.

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- F. Electrified Fences. Electrified fences for animal control shall be identified by a permanent sign attached to the fence every 50 feet and on each gate. In addition, the electric charging equipment shall have a marking to indicate product examination by a testing laboratory such as Underwriters Laboratories, Inc.

- G. Mobile Homes Not in Mobile Home Parks. Electric service supplying mobile homes used for residential purposes in other than approved mobile home parks shall have the following minimum service requirements: Service conductors and equipment shall be rated at not less than 100 amperes; branch circuit provision for six overcurrent devices.

- H. Electrical Fees. A fee for each permit shall be paid to the building official as set forth in Table 3-B of this Ordinance, except that for emergency repair work, a permit shall be obtained within 72 hours after commencement of the emergency work..

SECTION 8
SIGN CODE

SECTION 8.

The Uniform Sign Code, 1997 edition, as adopted by the International Conference of Building Officials, is adopted and made a part of this Title by reference (three copies of which are on file for use by the public in the office of the Clerk of the Board of Supervisors). Fees are listed under Chapter 15.08 (Uniform Administrative Code) and Chapter 15.28 (Electrical Code).

SECTION 9
CODE FOR BUILDING CONSERVATION

SECTION 9.

The Uniform Code for Building Conservation, 1997 edition, as adopted by the International Conference of Building Officials, is adopted and made a part of this Title by reference (three copies of which are on file for use by the public in the office of the Clerk of the Board of Supervisors).

SECTION 10
RELOCATIONS

SECTION 10.

- A. No person shall relocate on, or move onto any premises, or permit to be relocated on, or moved onto any premises, in the unincorporated area of the County of Riverside, any building or structure that is subject to the provisions of this Ordinance, without first obtaining a relocation permit from the building official.
- B. The building official shall issue relocation permits only for buildings and structures that conform to all of this Title and Section 102.6 of the Uniform Administrative Code or which, through minimal amounts of reconstruction as determined by the building official, can be made to conform to all of the standards of this Title and other applicable codes and standards. Buildings may not be required to comply with the regulations of this section if qualified as historical pursuant to Section 8-218 SHBC.
- C. Any person desiring to relocate a building or structure shall first make an application for each such building or structure in accordance with 302.1 (1, 2, 3, 6 and 7), of the Uniform Administrative Code to obtain a special inspection permit. Also, as a part of this application, the applicant shall furnish photographs and a floor plan of the building or structure proposed to be moved, with a detailed written description of any proposed repair, alteration or addition to the building or structure along with a plot plan of the new site showing the building or structure situated relative to property lines. This application shall be accompanied by a fee as set forth in Section 2.F of this Ordinance. Dwellings with garages, attached or detached, shall be considered as one building.
- D. Upon receipt of all required information from the applicant the building official shall inspect the building or structure proposed to be moved and the proposed relocation site. Upon completion of his inspection, the building official shall prepare a written report which shall be mailed to the applicant. The report shall contain the approval or disapproval of the building official, and if approved for relocation, shall specify all work that must be performed to make the building or structure conform to this Ordinance and any other necessary requirements. This report shall be valid only for a period of 45 days after the date of issuance by the building official and only for the approved building or structure and approved relocation site. The contents of this report and all proposed work shall be incorporated into plans and specifications in accordance with Section 302.2 and 302.3 of the Uniform Administrative Code and accompany an application for a permit in accordance with Section 302.1 of the Uniform Administrative Code within 45 days time frame.
- E. After the building official has approved a building or structure for relocation, the relocation site, and all plans and specifications the applicant may, prior to the expiration of the plan check permit, apply for a moving permit and the necessary building permits to perform the work. The fee for the moving permit shall be \$30.00, and the fee for required building permits shall be determined from the applicable provisions of this Ordinance. As a part of the application, the applicant shall certify that no changes have been made to the building or structure since the date of inspection by the building official.
- F. No relocation permit shall be issued unless the applicant first furnishes a written report of a qualified termite inspector that it is free from termites or other vermin and shall post with the building official a cash deposit, the amount of which shall be based on the square footage of the structure to be relocated, as follows:
 - 1. 750 sq. ft. to 1000 sq. ft..... \$3,000.00
 - 2. Every additional 500 sq. ft..... \$500.00

In determining the amount of square footage, dwellings with attached or detached garages will be considered one structure; all other structures shall be considered separately and shall require a deposit for each structure. In lieu of cash, the applicant may substitute a bank cashier's check, an bank or savings and loan money order, or a bank certificate of deposit. All of the above must be made payable to the County of Riverside, Department of Building and Safety. In all cases no substitute for a cash deposit will be acceptable if it may be recalled by the applicant without the

1 consent of the County of Rivers or if it requires any act other than the cashing thereof for collection by the County of
2 Riverside. The return of the cash deposit or other security shall be conditioned upon the performance of all terms and
3 conditions of a permit within the prescribed time limits on any extension thereof.
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5 G. If the permittee does not complete all the required construction, repairs, and changes within 150 days of issuance of
6 the relocation permit or any granted extension thereof, the building official shall give written notice thereof by
7 certified mail to the permittee specifying the work that has not been completed and the date the relocation permit or
8 extension of said permit is due to expire. This notice shall also state that the deposit shall be forfeited if substantial
9 work is not completed on the building and that a written request for inspection thereof must be filed with the building
10 official or that a request for extension be filed in accordance with Section 303.4 of the Uniform Administrative Code
11 prior to the expiration date of said relocation permit. If the permittee fails to comply with the notice of the building
12 official, the permit shall expire and the deposit shall be forfeited.
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14 1. Upon receipt of the forfeited deposit, the building official, at his option, may cause the removal or demolition of
15 said building or structure. In the event that the cost of removing or demolishing the building or structure is less
16 than the required deposit, the excess thereof shall be deposited with the County Treasurer to the credit of the
17 owner of the property of such other person legally entitled thereto, which shall be payable upon proof satisfactory
18 to the Treasurer.
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20 H. Temporary Building or Structure Relocation. No building or structure shall be moved to any temporary relocation site
21 within the County of Riverside, except to be an approved relocation yard located on property zoned for such use.
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23 I. The building official shall have access to all premises described in a relocation permit whether permanent or
24 temporary in order to inspect the building or structure involved, the progress of the work, and to perform any of the
25 acts authorized or required by this Ordinance.
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27 J. No officer of this County who is authorized to issue a permit to transport a building or structure upon a County
28 highway shall issue such a permit until a relocation permit has been issued by the building official for the building or
29 structure, or until the owner or person in control of the building or structure has filed with the building official an
30 affidavit that the building or structure is not to be located temporarily or permanently, in the unincorporated area of
31 the County of Riverside, except in an approved relocation yard located on property zoned for such use. No building
32 or structure shall be transported upon any County highway unless the owner or person in control thereof has obtained
33 a permit from the Director of Transportation.
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SECTION 11
PREFABRICATED BUILDINGS

SECTION 11.

Prefabricated buildings, which are to be located in Riverside County are subject to all of the provisions of this Ordinance regulating the construction of new buildings, unless such factory-built housing is manufactured in accordance with the requirements contained in the Health and Safety Code (Section 19960 et seq.) and Chapter 2 of Title 25 of the California Code of Regulations.

- A. A prefabricated building is designed as a building which is assembled, or partly assembled, at a place other than the site on which it is to be permanently located.

- B. A special permit shall be obtained for prefabricated buildings, in addition to regular building permits, if the building is prefabricated outside of the limits of the County of Riverside. The permittee shall pay a fee of 62 cents per mile for each mile traveled to the prefabrication site for inspection purposes, from the nearest point on the boundary of the County of Riverside measured by way of the shortest route usually traveled.

- C. Factory Built Housing.
 - 1. Definition. "Factory-built housing" means a residential building, dwelling unit or an individual dwelling room or combination of rooms thereof, including units designed or used as a part of an institution for resident or patient care, which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially manufactured on-site in accordance with regulations adopted by the Commission of Housing and Community Development of the State of California pursuant to Section 19990 of the California Health and Safety Code.

 - 2. Requirements. Factory-built housing installed in the County of Riverside shall conform to all the requirements of other housing installed in said County except as such housing may be exempted from such requirements by the provisions of the California Factory-Built Housing Law (Sections 19960 to 19997 inclusive of the Health and Safety Code) and regulations adopted pursuant thereto (Sections 3003 to 3150, Title 25, California Code of Regulations).

 - 3. Inspections and Fee for Permit. The County of Riverside shall make inspections of factory-built housing required of other housing in the County except such as are made by the Department of Housing and Community Development pursuant to the California Factory-Built Housing Law and regulations adopted pursuant thereto. The permit fee covering the costs of the inspections required to be made to the installation of factory-built housing in the County of Riverside shall be \$75.00, and no other fee shall be charged by the County. Division of Housing approved components system will be treated as a conventional house with full charge for plan check and permit fee.

SECTION 12
MANUFACTURED HOMES, MOBILE HOMES OR COMMERCIAL COACHES

SECTION 12.

- A. Installation of Manufactured Homes, Mobile Home or Commercial Coach. No person shall install or occupy any manufactured home, mobile home or commercial coach (hereafter called "Unit") to be used for the purpose of human habitation or occupancy on any site inside or outside of a mobile home park in the unincorporated area of the County of Riverside, without first obtaining a permit from the building official. Each unit shall bear an insignia of approval issued by the California Department of Housing or a label issued pursuant to the Federal Mobile Home Construction and Safety Standards.
1. Applications shall be made to the building official in the forms provided by the Department of Building and safety only in the district office having jurisdiction. The applicant shall furnish all the information required by Section 18200 et seq. of the California Health and Safety Code and Title 25 of the California Code of Regulations, and shall be accompanied by the required fees.
 2. The installation of all units shall be in accordance with the relevant requirements of the California Health and Safety Code and Title 25 of the California Code of Regulations relating to such installations and in accordance with any specific requirements of this Ordinance.
- B. Manufactured Home on a Foundation System. Notwithstanding the foregoing and pursuant to applicable California Codes, no person shall install any manufactured home on a foundation system, certified under the National Manufactured Housing Construction and Safety Act of 1974 (as modified), on a lot zoned for a conventional single-family residential dwelling unless the following requirements are satisfied:
1. Roofing Material. Any roofing material permitted under this Ordinance, except metal roofing, may be utilized.
 2. Siding Material. Any siding material permitted under this Ordinance, except metal siding, may be utilized.
 3. Size. All manufactured homes shall be no less than 750 square feet.
 4. Age. No mobile home shall be installed on a lot zoned for single family dwellings if more than 10 years has elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home in the affected zone. This exclusion shall not apply to legally permitted manufactured homes converting from a pier foundation system to a permanent foundation system.
 5. The requirements of this section shall not apply if the manufactured home is already in place on the lot for which the permit is sought and was approved pursuant to a permit previously issued by the County of Riverside.
- C. Commercial Coaches. Each unit shall bear an insignia of approval issued by the California Department of Housing or a label issued pursuant to the Federal Mobile Home and Safety Standards. The insignia shall designate the applicable occupancy classification and the design roof, floor, and wind loads.
1. The applicant for a permit to install a commercial coach shall provide two sets of plans and specifications. The plans shall include the following:

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- a) A plot plan of the lot or site on which the commercial coach is to be installed, which shall indicate the planned location of the commercial coach, and the locations of electrical, gas, water and sewer connections on the site. The plot plan shall indicate all dimensions and setbacks from the lot lines.
 - b) The number of the insignia of approval and the serial number of the commercial coach.
 - c) The approved manufacturer’s installation instructions specifying the following:
 - 1) The location and required capacity of stabilizing devices (tiedowns, piers, blocking, etc.) on which the design is based.
 - 2) Devices and methods to be used in connecting all components and systems, including but not limited to roofs, walls, floors and utilities.
 - d) Load bearing supports and support structures shall be designed and constructed in accordance with design requirements of the Uniform Building Code.
2. Plan review and site preparation and installation permit fees shall be the same as set forth in Section 1020 and 1024 of Title 25 of the California Code of Regulations.
- D. Abatement of substandard mobile homes, manufactured homes, commercial coaches, recreational vehicles or mobile home accessory buildings and structures within or outside of a mobile home or special occupancy park and substandard buildings or structures within a mobile home or special occupancy park shall be in accordance with this Section.
- 1. Public Nuisance. Every substandard mobile home, manufactured home, commercial coach, recreational vehicle or mobile home accessory building or structure within or outside of a mobile home or special occupancy park and every substandard building or structure within a mobile home or special occupancy park as defined in Section 1640, 1704, 1706, 1738 of Title 25, California Code of Regulations, is hereby declared to be a nuisance as defined in Chapter 10 of the Uniform Housing Code, and shall be abated by repair, rehabilitation, demolition or removal as hereinafter provided.
 - 2. Substandard mobile homes, manufactured homes, commercial coaches and recreational vehicles shall be abated in accordance with the provisions of Sections 1708 - 1726 of Title 25, California Code of Regulations.
 - 3. Substandard mobile home accessory buildings or structures within or outside of a mobile home or special occupancy park and substandard buildings or structures within a mobile home or special occupancy park shall be abated in accordance with the procedures set forth in Section 3 of this Ordinance.
 - 4. Substandard mobile homes, manufactured homes or commercial coaches on permanent foundation systems shall be abated in accordance with the procedures set forth in Section 3 of this Ordinance.
 - 5. Summary Abatement. Where the building official or his designee determines that a public nuisance constitutes an immediate threat to public health and safety, summary abatement shall be authorized as per Section 3.B.2. of this Ordinance.

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E. Other Fees*

1. Low Profile	\$52.50
2. Permanent Foundation.....	\$52.50
3. Permanent Foundation with Plan Review	\$138.19
4. Permanent Foundation, County Document Recording Fee.....	\$20.00 per unit

*Does Not Include Permit Processing Fee

SECTION 13
ENFORCEMENT, LEGAL PROCEDURES, AND PENALTIES

SECTION 13.

The Sheriff, District Attorney, County Counsel, Director of Transportation, Building Official, Director of Environmental Health Services, Clerk of the Board of Supervisors, Planning Director, and all County Officials charged with the issuance of licenses and permits shall enforce the provisions of this Ordinance.

- A. No Permits To Be Issued. No permit of any nature shall be issued pursuant to the provisions of this Ordinance unless it is in accordance with all the provisions of this Ordinance. Any permit issued contrary to the provisions of this Ordinance shall be void and of no effect.
- B. The procedures, remedies and penalties for violation of this Ordinance and for recovery of costs related to enforcement are provided for in Ordinance No. 725, which is incorporated herein by reference.

SECTION 14
VALIDITY OF ORDINANCE

SECTION 14.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares it would have passed this Ordinance, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases might be declared unconstitutional. Appendix 1, attached hereto, is added to this ordinance and incorporated by reference therein.

SECTION 15

This Ordinance shall be effective thirty (30) days after the date of adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

By Jeff Stone
Chairman of the Board of Supervisors

ATTESTED:

KECIA HARPER-IHEM
Clerk of the Board

Adopted: 01-26-2010 (Agenda No. 3.41)