

**ORDINANCE NO. 1147**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, AMENDING CHAPTERS 15.04, 15.08, 15.12, 15.16, 15.20, 15.24, AND 15.32 OF TITLE 15 OF THE COACHELLA MUNICIPAL CODE (BUILDINGS AND CONSTRUCTION) AND ADDING CHAPTER 15.53, IN ORDER TO ADOPT THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE AND APPENDIX J OF THE 2019 CALIFORNIA BUILDING CODE (GRADING), THE 2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE, THE 2019 EDITION OF THE CALIFORNIA MECHANICAL CODE, THE 2019 EDITION OF THE CALIFORNIA PLUMBING CODE, AND THE 2019 EDITION OF THE CALIFORNIA FIRE CODE WITH CERTAIN AMENDMENTS THERETO, AND INCLUDING CONFORMING AMENDMENTS. CITY INITIATED.**

**WHEREAS**, pursuant to California Government Code Section 50022.1 et. seq. the City of Coachella ("City") may adopt by reference the California Building Standards Code, 2019 Edition as provided in Title 24 of the California Code of Regulations and other model codes; and,

**WHEREAS**, the California Building Standards Commission ("Commission") recently adopted the 2019 Edition of the California Building Standards Code; and,

**WHEREAS**, California Health and Safety Code Section 17958.7 and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions; and,

**WHEREAS**, the City desires to adopt the California Building Standards Code, including Appendix J for Grading regulations, and other model codes with the necessary amendments to assure the Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological and topographical conditions; and,

**WHEREAS**, the City's Building Official and Fire Marshal have recommended that the City approve changes and modifications to the 2019 California Building and Fire Codes, and have advised that certain changes and modifications to said Codes are reasonably necessary due to local conditions within the City and have further advised that the remainder of the said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code, or are reasonably necessary to safeguard life and property within the City; and,

**WHEREAS**, the City's Building Official has also recommended that changes and modifications be made to the California Building Standards Code, which are necessary for administrative clarification and to establish administrative standards for the effective enforcement of the building standards of the City of Coachella and do not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5; and,

**WHEREAS**, the City Council held a public hearing on December 11, 2019 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Codes as amended herein; and,

**WHEREAS**, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066; and,

**WHEREAS**, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COACHELLA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1. AUTHORITY.**

The City Council enacts this Ordinance under the authority granted to the City as follows:

A. California Government Code Section 50022 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference;

B. California Health & Safety Code Section 17958.7 and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions

**SECTION 2. FINDINGS.**

To the extent that changes and modifications to the 2016 California Building Standards Code in this ordinance are deemed more restrictive than the building standards contained in the 2016 California Building Standards Code, thus requiring that findings be made pertaining to local climactic, geological, or topographical conditions to justify such modifications, the City Council hereby finds and determines as follows:

A. Geological Conditions:

1. The highly corrosive soils conditions found in the City of Coachella will cause the failure of foundations placed for the support of structures. There is also a concern with the existing on site water retention flood control the city enforces due to the fact that the city is approximately seventy feet below sea level.

(Applicable to Amendments to Sections 105.2, J107, J109 of the 2016 California Building Code)

2. The soil materials in the City contain high levels of sulfate. This creates the necessity of adopting restrictions and regulations pertaining to the placement and protection of all concrete placed within the city which will or may come into contact with alkaline soils containing sulfates. The soils in the City are also highly expansive, leading to a high probability of liquefaction.

(Applicable to Amendments to Sections 1904.3, 1907.1, J107.4 of the 2016 California Building Code)

3. The San Andreas Fault runs along the North East boundary of the City of Coachella, and is capable of producing future earthquakes, likely accompanied by the occurrence of fires, and the disruption of traffic flow. The fault has an extensive history of activity – including the 1989 Loma Prieta earthquake (6.9 magnitude) and the 1979 Imperial, Brawley earthquake (6.5 magnitude). The occurrence of a seismic event would cause damage to buildings and negatively impact any rescue or fire suppression activities because such an event is likely to create obstacles such as fallen trees, street lights and utility poles, and greatly impact the response time for emergency and fire service workers to reach an incident scene. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings.

(Applicable to the addition of Section 404 to the 2016 California Existing Building Code)

4. Section 404 of the California Existing Building Code is also added to comply with F.E.M.A. and its building repair program.

#### B. Climatic Conditions:

1. The City annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 90 M.P.H. or greater are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires also disrupt utility services throughout the area. Obstacles generated by strong winds, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, there is a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type firefighting apparatus above this height would place rescue personnel at increased risk of injury.

(Applicable to amendments to Section 903.2, , 903.2.3, 903.2.6, 903.2.11.3, of the 2016 California Building Code and 2016 California Fire Code)

- C. Other modifications in this Ordinance are of an administrative or procedural nature which are necessary for administrative clarification and to establish administrative standards for the effective enforcement of building standards in the City of Coachella, or are reasonably necessary to safeguard life and property within the City of Coachella, and do not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5.

**SECTION 3.** Chapters 15.04, 15.08, 15.12, 15.16, 15.20, 15.24, and 15.32 of the City of Coachella Municipal Code are hereby repealed in their entirety.

**SECTION 4.** Chapters 15.04, 15.08, 15.12, 15.16, 15.20, 15.24, and 15.32, are hereby added to the Coachella Municipal Code to read as follows:

**CHAPTER 15.04  
ADMINISTRATION**

**Sections:**

- 15.04.010          Adoption of Chapter 1 of the California Building Code**
- 15.04.020          Amendments to Chapter 1 of the California Building Code**

**15.04.010          Adoption of Chapter 1 of the California Building Code.**

Except as provided in this chapter, the code currently adopted State Building Code under title 24 sections parts 1-6, 8, 9 and 11 of the California Code of Regulations (CCR) known and designated as the 2019 California Building Codes (CBC), as adopted by the State of California, based on the 2018 International Building Code published by the International Code Council and the Plumbing and Mechanical Codes written by IAPMO and the National Electrical Code and Fire Code as written by NFPA, shall become the administrative provisions of the city Coachella for regulating the construction, erection, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use and occupancy and maintenance of all buildings and/or structures in the city. Chapter 1 of the 2019 California Building Code and all other formally adopted building Code will be on file for public examination in the offices of the building official as required by State Law.

The City of Coachella does hereby formally adopt the State of California model building Codes into local law as listed below:

- 2019 California Administrative Code Title 24 Part 1
- 2019 California Building Code Title 24 Part 2 (Volumes 1 & 2)
- 2019 California Electrical Code Title 24 Part 3 (based on 2017 NEC)
- 2019 California Mechanical Code Title 24 Part 4 (based on 2018 Uniform Mechanical Code)
- 2019 California Plumbing Code Title 24 Part 5

2019 California Energy Code Title 24 Part 6  
2019 California Historical Building Code Title 24 Part 8  
2019 California Fire Code Title 24 Part 9  
2019 California Green Building Standards Code Part 11

All sections of the Code listed here and legally adopted by the State of California's Building Standards Commission or by the Office of the State Fire Marshall shall be formally adopted by the City of Coachella as the California Building Code to be enforced within the City limits as required by state law. Sections and appendices not specifically adopted by the aforementioned State offices are hereby adopted by reference.

**15.04.020 Amendments to Chapter 1, Division II of the California Building Code.**

A. "Sub-section 105.1 Required." is amended to read as follows:

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

1. Hardscape work including concrete flatwork, patio slabs, and pavers, except walkways exempted under Section 105.2.
2. New driveways made of concrete, pavers, grass-crete or comparable permeable or impermeable surfaces.
3. Removal and repair of existing masonry walls for the purpose of installation of gates and driveways.
4. Tent structures and canvas shade structures and coverings over 200 square feet, unless exempt as part of a Special Event Permit.
5. Storage sheds and metal containers in excess of 120 square feet.
6. Re-surfacing and re-striping of existing parking lots.

105.1(a) Prohibited Block Walls: Notwithstanding the provisions of the 2019 California Building Code, the City shall prohibit post-tension masonry walls.

B. "Sub-section 105.2 Work exempt from permit", Items 2, 4, and 6 under "Building" are hereby deleted and replaced in their entirety as follows:

2. Fences conforming to design requirements of Title 17 of this Code, not exceeding a height of 2 feet (610 mm).
4. Retaining walls that are not over 2 feet (610 mm) in height measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

6. Sidewalks in the side or rear yard not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

C. The “Electrical” provision of Section 105.2 is hereby amended to read as follows:

Electrical:

1. Listed cord and plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles, but not the housing, wiring and conduit therefore.
3. Repair or replacement of branch circuit overcurrent devices, listed for the use, of the required capacity in the same location.
4. Installation or maintenance of communications wiring, devices, appliances, apparatus or equipment specifically under the jurisdiction of utilities as described by the code.
5. Installation or replacement of electrical equipment such as lamps and of electrical utilization equipment approved for connection to suitable permanently installed receptacles, Replacement of flush or snap switches, fuses, lamp sockets, and receptacles, and other minor maintenance and repair work, such as replacing worn cords and tightening connections on a wiring device.
6. The process of manufacturing, testing, servicing, or repairing electrical equipment or apparatus.

C. Section 105.2 Work exempt from permit, is amended by adding thereto language to read as follows:

Grading:

See Appendix J, Section J103.2 Exemptions, for work exempt from grading permits.

D. Section 113, Board of Appeals is hereby amended to read as follows:

### **Section 113 BOARD OF APPEALS**

**113.1 General.** A local Appeals Board shall be created, as described by CBC 113, for the purpose of providing determinations in relation to the application and interpretation of the Code. Code language not susceptible to interpretation and clearly defined under law, as written, shall not be the subject of appeal. This Board shall be tasked with ruling on appeals of orders, decisions or determinations made by the Building Official and will hereby be known as the

“Board of Appeals”. This Board shall also serve as the Accessibility Appeals Board as described below.

**113.2 Definition.** The following term shall, for the purpose of this section, have the meaning shown.

**ACCESSIBILITY APPEALS BOARD.** The board of the city which is authorized by the governing body of the city to hear appeals brought by any person regarding action taken by the building department of the city in enforcement of the authority to grant exceptions to the standards and specifications contained in California Health and Safety Code section 19957. (Note: The establishment of this board is pursuant to Health and Safety Code 19957.5)

**113.3 Appeals Board Defined.** The Housing Appeals Board, Accessible Appeals Board, and the Local Appeals Board shall be for the purposes of this code and may be one in the same and shall be referred to herein throughout this code as the Appeals Board.

**113.4 Qualifications.** In addition to the qualifications established in CBC Section 1.8.8, at least two members shall be physically disabled, if the Appeals Board is to hear appeals relating to accessibility issues pursuant to CBC, (California) Chapter 1, Section 1.9.1.5 (*Special conditions for persons with disabilities requiring appeals action ratification; Pursuant to Health and Safety Code 19957.5*)

E. Section 114.4, Violation penalties, is hereby amended to read as follows:

**114.4 Violation penalties.** Any person, firm or corporation violating any of the provisions, regulations, requirements, additions, amendments and/or deletions of this code is guilty of a misdemeanor and the penalty for such a misdemeanor shall be as set forth in Chapter 3.48.090 of the City of Coachella Municipal Code.

## CHAPTER 15.08

### BUILDING CODE

#### Sections:

- 15.08.010 Adoption of Specific Sections of the California Building Code**
- 15.08.020 Enforcement**
- 15.08.030 Amendments to the Building Code**

#### **15.08.010 Adoption of Specific Sections of the California Building Code.**

Except as amended in this chapter, those certain building codes known and designated as the 2019 California Building Code (CBC), including Chapters 2 through 35, and Appendix C, G, H, I, and J as adopted by the State of California, based on the 2018 International Building Code as published by the International Code Council, except as amended herein, shall become the building code of the City of Coachella for regulating the erection, construction, enlargement,

alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and/or structures in the City. The 2018 California Building Code and its adopted appendices and amendments will be on file for public examination in the offices of the Building Official.

**15.08.020 Enforcement.**

Pursuant to California Building Code, (California) Chapter 1, Section 1.11.2.1, the delegated enforcement official responsible for the enforcement of the building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R, Division 3 Dwellings shall be the Building Official.

**15.08.030 Amendments to the California Building Code.**

A. Automatic Sprinkler Systems.

Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobile homes, manufactured homes and multifamily manufactured homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
- b. Exceptions 2 in Section 903.2.11.3

B. Section 1904.3 is hereby amended by adding thereto Section 1904.3.1 and 1904.3.2 to read as follows:

**1904.3.1 Type of cement.** All concrete used in floor slabs where floor slab is supported by earth or fill of any kind and all concrete used in footings, foundations, curbs, gutters, sidewalks, driveways and walls supporting or retaining earth or fill shall contain only sulfate resistant Type V. Portland cement. Portland cement concrete shall be composed of not less than four hundred seventy (470) pound (five sacks) of Portland cement per cubic yard of concrete, except that any concrete containing an approved water reducing admixture, used in accordance with the manufacturer's recommendations shall contain not less than four hundred eighteen (418) pound (4.5 sacks) of Portland cement per cubic yard of concrete.

C. Section 1907.1 is hereby amended by adding thereto Section 1910.1.1 and 1910.1.2 to read as follows:



**1907.1.1 Base course required.** A base course shall be provided beneath the concrete floor slab of any structure consisting of at least a four inch thickness of a limited capillarity material. Base course shall be either clean graded gravel or crushed rock. Material shall pass a two inch sieve and be retained in a one-fourth inch sieve. Capillary break in conformance with the California Green Building Standards Code Chapter 4, Division 4.5 is required.

**1907.1.2 Expansion protection for slab.** A two-inch layer of dry washed sand shall be placed on top of the base course under of a ten (10) mil thick water-proof membrane. This waterproof membrane shall be placed on top of the base course under all slabs to provide for expansion protection for concrete.

D. Section G101.5 is hereby added to Appendix G, FLOOD-RESISTANT CONSTRUCTION, to read as follows:

**G101.5 Administration and Enforcement.** For the purpose of the administration and enforcement of this Appendix G, Flood-Resistant Construction, the Building Official shall mean the City Director of Public Works or their designated representative.

E. Appendix J, GRADING, is hereby amended as follows:

1. Section J101.3 is hereby added to read as follows:

**J101.3 Administration and Enforcement.** For the purpose of the administration and enforcement of this Appendix Chapter, Grading, the Building Official shall mean the City Director of Public Works or their designated representative.

2. The “Exception” in Section J104.3 is hereby amended to read as follows:

**Exception:** A soils report is not required where the building official determines that the nature of the work applied for is such that a report is not necessary.

3. Section J107.4 is hereby amended by adding thereto Section J107.4.1 to read as follows:

**J107.4.1 Using alkaline fill soil.** Soils or materials which may have an alkali or sulfate content shall not be relocated, placed or used as fill at any location within the city unless a test sample of the soil is first obtained under the direction of the department of building and tests conducted by an approved testing agency indicates that the alkali or sulfate content of the soil sample does not exceed the amount in the natural soil at the location where the fill is to be placed. The director of building may waive the test sample requirements for good cause.

4. Section J109.5 is hereby added to read as follows:

**J109.5 Drainage Devices.**

**J109.5.1 Minimum gradients.** Except on slopes, drainage devices shall be constructed with minimum gradients as follows: Poured in place cement concrete construction – 0.5%; Shotcrete concrete construction – 0.5%; Asphaltic concrete pavement – 1.0%; Soils swales – 0.5%; Pipes – 0.4%.

**J109.5.2 Slopes.** Drainage devices constructed on slopes shall have a minimum gradient of five percent (5.0%). Such drainage devices shall be constructed of shotcrete or poured in place concrete with suitable reinforcement. Closed piping, unpaved swales and Asphaltic concrete drainage structures shall not be used for slope drainage.

**J109.5.3 Erosion prevention.** Drainage devices shall be constructed to convey drainage to an established private or public watercourse, channel, storm drain or public street, and shall be designed to prevent erosion.

**J109.5.4 Device design.** Drainage devices conveying water to the public streets shall drain over driveway approaches, through curb drains, through sidewalk culverts, or through non-concentrated sheet flow over the curb as designated by the City Engineer.

## **CHAPTER 15.12 ELECTRICAL CODE**

### **15.12.010 Adoption of the Electrical Code**

Except as provided in this chapter, the 2019 California Electrical Code, including Appendix Chapters A, B, C, D, E, F, and G, as adopted by the State of California, based on the 2018 National Electrical Code as published by the National Fire Protection Association (NFPA), shall become the Electrical Code of the City of Coachella, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the City. The California Electrical Code is on file for public examination in the office of the Building Official.

### **15.12.020 Amendments to the California Electrical Code**

The 2019 Edition of the California Electrical Code is hereby adopted with no amendments.

## **CHAPTER 15.16 MECHANICAL CODE**

### **15.16.010 Adoption of the Mechanical Code**

Except as provided in this chapter, the 2019 California Mechanical Code, including Appendix Chapters Appendices A, B, C, and D as adopted by the State of California, based on the 2018 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the Mechanical Code of the City of

Coachella, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances. The California Mechanical Code is on file for public examination in the office of the Building Official.

**15.16.020 Amendments to the California Mechanical Code**

The 2019 Edition of the California Mechanical Code is hereby adopted with no amendments.

**CHAPTER 15.20  
PLUMBING CODE**

**15.20.010 Adoption of the Plumbing Code**

Except as provided in this chapter, the 2019 California Plumbing Code, including Appendix Chapters A, B, D, G, H, I and K as adopted by the State of California, based on the 2018 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), shall be and become the Plumbing Code of the City of Coachella, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City. The California Plumbing Code will be on file for public examination in the office of the Building Official.

**15.20.020 Amendments to Chapter 1, Division II of the California Plumbing Code.**

The 2019 Edition of the California Plumbing Code is hereby adopted with the following amendment to section 104.1

A. “104.1 Permits Required.” is amended to read as follows:

It shall be unlawful for a person, firm, or corporation to make an installation, alteration, repair, replacement, or remodel a plumbing system regulated by this code except as permitted in Section 104.2, or to cause the same to be done without first obtaining a separate plumbing permit for each separate building or structure. The City of Coachella requires a plumbing permit to abandon an existing private disposal system, and connect to a public sewer system for the following projects:

1. Additions to existing buildings or structures that result in the need for enlarged capacity of septic tank pursuant to Table H 201.1(1), whenever there is an existing public sewer main line or lateral line within 30 feet of the property boundaries.

2. Remodels to existing buildings or structures that increase the number of plumbing fixtures to a structure served by an existing septic tank that is out of compliance with Table H 201.1 (1), whenever there is an existing public sewer main line or lateral line within 30 feet of the property boundaries.

**CHAPTER 15.24  
FIRE CODE**

**Sections:**

<b>15.24.010</b>	<b>Adoption of the Fire Code</b>
<b>15.24.015</b>	<b>Fire Authority Adoption of the Fire Code</b>
<b>15.24.020</b>	<b>Express Findings</b>
<b>15.24.030</b>	<b>Amendments to the Fire Code</b>

**15.24.010      Adoption of the Fire Code**

Except as stated in this Section or as amended below in Section 5 of this Ordinance, all of the provisions and appendices of the 2019 California Fire Code, inclusive of all of the inclusions and exclusions set for in each chapter's matrix, are hereby adopted and shall apply to the City of Coachella. In addition, the following provisions that are excluded in the 2019 California Fire Code are hereby adopted - Chapter 1, Division II of the California Fire Code is hereby adopted, except that Section 103.2 and 109.3 are not adopted, and Chapters 3, 25, and Sections 403.12, 503, 510.2, and 1103.2 are adopted.

**15.24.015      Fire Authority Adoption of the Fire Code**

Except as stated in this Section or as amended below in Section 5 of this Ordinance, all of the provisions and appendices of the 2019 California Fire Code, inclusive of all of the inclusions and exclusions set for in each chapter's matrix, are hereby adopted and shall apply to the City of Coachella Fire Authority. In addition, the following provisions that are excluded in the 2019 California Fire Code are hereby adopted - Chapter 1, Division II of the California Fire Code is hereby adopted, except that Section 103.2 and 109.3 are not adopted, and Chapters 3, 25, and Sections 403.12, 503, 510.2, and 1103.2 are adopted.

**15.24.020      Express Findings**

The City of Coachella finds the following:

The Fire Department hereby finds that the proposed amendments to the Fire Code are reasonable and necessary because of local climactic, geologic and topographical conditions within the City of Coachella. This finding is supported and based upon the following express findings which address each of these conditions and present the local situation which make the proposed amendments necessary.

**I.      Climatic Conditions:**

**A.**      The City of Coachella located in Riverside County is located in Southern California and covers a vast and varied geographic area. The base climate in western Riverside County consists of semi- arid Mediterranean weather patterns. Eastern Riverside County is a

desert area with Mohave Desert temperatures and weather patterns. Those two primary areas are divided by the San Bernardino Mountain Range. Both areas outside of the mountain terrain annually experience extended periods of high temperatures with little or no precipitation. Hot, dry winds, which may reach speeds of 70 M.P.H. or greater, are common to the area. Examples are: Santa Ana/ Foehn winds, afternoon surface-heating generated winds, and prevailing desert winds.

These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration) which necessitates rapid identification, locating and extinguishment of all fires in the smallest stage possible. In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, will greatly impact the response time to reach an incident scene. During these winds, the inability to use aerial type firefighting apparatus would further decrease our ability to stop fires in large buildings and place rescue personnel at increased risk of injury.

B. Although Riverside County and the City of Coachella occasionally experiences periods of significant drought, the County can also experience periods of substantial rainfall. Annual rainfall varying from three (3) inches in Blythe to over thirty three (33) inches in Pine Cove. When Riverside County does experience heavy rain, or rain over a period of days or weeks, many areas of the County are subject to flooding. Runoff from rain drains either naturally into rivers, washes, and creeks or into flood control facilities. Flash flooding is also a common problem, especially in the Coachella Valley and the easterly portions of the county. Flash flooding is typically associated with short duration, high intensity precipitation events often associated with summer thunderstorms. Such events can occur even during a drought.

C. Water demand in densely populated Southern California far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.

D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features such as identification and notification will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

## II. Topographical conditions

A. Natural: The topographical conditions of Riverside County varies from three hundred (300) feet below sea-level, flat desert communities, to mountains over ten thousand (10,000) feet in Alpine-like areas of the San Bernardino Mountain Range. In between these areas, developable slopes of 25 percent and greater generally occur throughout the foothills. Riverside County extends from Orange County to the State of Arizona and is mixed with congested urban areas, rural lands and wild lands. A large number of sensitive habitats for various animal species and vegetation consist within large open space areas between major urban centers that impact building and structure location, which impedes emergency access and response. This variety in regions contributes to an increased emergency response time, which necessitates cooperation between local agencies.

B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Riverside County.

C. These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

### III. Geological Conditions

Located within Riverside County are several known active and potentially active earthquake faults, including the San Andreas, San Jacinto, and Elsinore Fault. In the event of an earthquake, the location of the epicenter as well as the time of day and season of the year would have a profound effect on the number of deaths and casualties, as well as property damage.

The major form of direct damage from most earthquakes is damage to construction. Bridges are particularly vulnerable to collapse, and dam failure may generate major downstream flooding. Buildings vary in susceptibility, dependent upon construction and the types of soils on which they are built. Earthquakes destroy power and telephone lines; gas, sewer, or water mains; which, in tum, may set off fires and/or hinder firefighting or rescue efforts. The hazard of earthquakes varies from place to place, dependent upon the regional and local geology. Ground shaking may occur in areas 65 miles or more from the epicenter (the point on the ground surface above the focus). Ground shaking can change the mechanical properties of some fine grained, saturated soils, where upon they liquefy and act as a fluid (liquefaction).

A. Previous earthquakes in southern California have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings.

B. Road circulation features located throughout the County also make amendments reasonably necessary. Located through the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain

design accompanies with occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Riverside County that naturally have extended emergency response times that exceed the 5 minute goal.

California Health and Safety Code Sections 17958.7 and 18941.5 require that the modification or change be expressly marked and identified as to which each finding refers. Therefore the City Council finds that the following table sets forth the 2016~~2019~~ California Fire Code sections that have been modified and the associated local climatic, geological and/or topographical conditions described above supporting the modification.

<b>2019 CODE SECTION</b>	<b>TITLE/SUBJECT</b>	<b>FINDINGS I, II, III</b>
101.4	Severability	Administrative
102.5	Application of the residential code	I, II & III
103.4 and 103.4.1	Liability	Administrative
104.1.1	Authority of the Fire Chief and Fire Department	Administrative
104.12	Authority of the Fire Chief to close hazardous fire areas	Administrative
106.2	Fees	Administrative
106.6	Cost Recovery	Administrative
109.1	Board of Appeals established	Administrative
110.4	Violation and Penalties	Administrative
202	Fire Chief	Administrative
308.1.6.3	Sky Lanterns	I, II & III
503.2.1	Dimensions	Administrative
503.2.2	Authority	Administrative
503.6.1	Automatic opener	Administrative
503.7	Loading areas and passenger drop-offs	Administrative
507.5.7	Fire hydrant size and outlets	I & III
507.5.8	Fire hydrant street marker	I, II & III
508.1, 508.1.1, 508.1.3, 508.1.6, 508.1.8	Fire command center	I, II & III
509.2.1	Minimum clearances	I & III

605.10.1.2	Manual operation	II & III
903.2	Where required (automatic sprinkler systems)	I, II & III
903.3.5.3	Hydraulically calculated systems	I & II
3204.2.1	Minimum requirements for client leased or occupant	Administrative
4904.3	High Fire Hazard Severity Zone Maps	Administrative
App Ch B, Table B105.2	Buildings other than one- or two-family dwellings	I, II & III
App Ch C, C103.1	Fire hydrant location	I, II & III

**15.24.030 Amendments to the Fire Code**

**A. DEFINITIONS.** Section 202, definition of “Fire Chief” in the California Fire Code is deleted in its entirety and replaced with the following:

FIRE CHIEF. The Fire Chief of Riverside County or the Fire Chief’s designee.

**B. SCOPE AND GENERAL REQUIREMENTS**

1. Section 101.4 of the California Fire Code is deleted in its entirety and replaced with the following:

**101.4 Severability.** If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable.

**C. APPLICABILITY**

1. Section 102.5 of the California Fire Code is amended as follows:

**102.5 Application of residential code.** Where structures are designed and constructed in accordance with the California Residential Code, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code shall apply.
2. Administrative, operational and maintenance provisions of this code shall apply.



3. Automatic fire sprinkler system requirements of this code shall apply to detached accessory buildings 3,600 square feet or greater in accordance with Section 903.2. The provisions contained in Section 903.2.18 of the California Fire Code or Section R309.6 of the California Residential Code may be used for the design of the automatic fire sprinkler system for detached private garages.

#### **D. DEPARTMENT OF FIRE PREVENTION**

1. Sections 103.4 and 103.4.1 of the California Fire Code are deleted in their entirety and replaced with the following:

**103.4 Liability.** Any liability against Riverside County or the City of Coachella or any officer or employee for damages resulting from the discharge of their duties shall be as provided by law.

#### **E. GENERAL AUTHORITY AND RESPONSIBILITIES.**

1. A new Section 104.1.1 is added to Section 104.1 of the California Fire Code to read as follows:

##### **104.1.1 Authority of the Fire Chief and Fire Department.**

1. The Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the City Council.
2. The Fire Chief is authorized to administer, interpret and enforce this ordinance. Under the Fire Chief's direction, the Riverside County Fire Department is authorized to enforce ordinances of the City of Coachella pertaining to the following:
  - 2.1. The prevention of fires.
  - 2.2. The suppression or extinguishment of dangerous or hazardous fires.
  - 2.3. The storage, use and handling of hazardous materials.
  - 2.4. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment.
  - 2.5. The maintenance and regulation of fire escapes.
  - 2.6. The maintenance of fire protection and the elimination of fire hazards on land, in buildings, structures and other property, including those under construction.
  - 2.7. The maintenance of means of egress.
  - 2.8. The investigation of the cause, origin and circumstances of fire and unauthorized releases of hazardous materials.
3. The following persons are hereby authorized to interpret and enforce the provisions of this ordinance and to make arrests and issue citations as authorized by law:

- 3.1. The Unit Chief, Peace Officers and Public Officers of the California Department of Forestry and Fire Protection.
- 3.2. The Fire Chief, Peace Officers and Public Officers of the Riverside County Fire Department.
- 3.3. The Riverside County Sheriff and any deputy sheriff.
- 3.4. The Police Chief and any police officer of any city served by the Riverside County Fire Department.
- 3.5. Officers of the California Highway Patrol.
- 3.6. Code Officers of the City of Coachella Code Enforcement Department.
- 3.7. Peace Officers of the California Department of Parks and Recreation.
- 3.8. The law enforcement officer of the Federal Bureau of Land Management.

2. Section 104.12 is added to Section 104 of the California Fire Code to read as follows:

**104.12 Authority of the Fire Chief to close hazardous fire areas.** Except upon National Forest Land, the Fire Chief is authorized to determine and announce the closure of any hazardous fire area or portion thereof. Any closure by the Fire Chief for a period of more than fifteen (15) calendar days must be approved by the Riverside County Board of Supervisors and/or the City Council within fifteen (15) calendar days of the Fire Chief's original order of closure. Upon such closure, no person shall go in or be upon any hazardous fire area, except upon the public roadways and inhabited areas. During such closure, the Fire Chief shall erect and maintain at all entrances to the closed area sufficient signs giving notice of closure. This section shall not prohibit residents or owners of private property within any closed area, or their invitees, from going in or being upon their lands. This section shall not apply to any entry, in the course of duty, by a peace officer, duly authorized public officer or fire department personnel. For the purpose of this section, "hazardous fire area" shall mean public or private land that is covered with grass, grain, brush or forest and situated in a location that makes suppression difficult resulting in great damage. Such areas are designated on Hazardous Fire Area maps filed with the office of the Fire Chief.

## **F. FEES**

1. Section 106.2 of the California Fire Code is deleted in its entirety and replaced with the following:

**106.2 Schedule of permit fees.** Fees for services and permits shall be as set forth in the City of Coachella fee schedule.

2. A new Section 106.6 is added to Section ~~106~~106 of the California Fire Code to read as follows:

**106.6 Cost recovery.** Fire suppression, investigation, rescue or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as may be amended from time to time. Additionally, any person who negligently, intentionally or in violation of law causes an emergency response, including, but not limited to, a traffic accident, spill of toxic or flammable fluids or chemicals is liable for the costs of securing

such emergency, including those costs pursuant to Government Code Section 53150, et seq, as may be amended from time to time. Any expense incurred by the Riverside County Fire Department for securing such emergency shall constitute a debt of such person and shall be collectable by Riverside County in the same manner as in the case of an obligation under contract, express or implied.

## **G. BOARD OF APPEALS**

1. Section 109.1 of the California Fire Code is deleted in its entirety and replaced with the following:

**109.1 Board of appeals established.** The Board of Appeals shall be the City Manager. If he or she determines an outside board is needed, he or she shall designate an outside hearing officer to hear the appeal. The Fire Chief shall be notified of any appeal and the Fire Chief or designee shall be in attendance at the appeal hearing. Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the Appeals Board.

## **H. VIOLATIONS.**

1. Section 110.4 of the California Fire Code is deleted in its entirety and replaced with the following:

**110.4 Violation and penalties.** It shall be unlawful for any person, firm, corporation or association of persons to violate any provision of this ordinance, or to violate the provisions of any permit granted pursuant to this code or Ordinance. Punishments and penalties for violations shall be in accordance with the City of Coachella ordinances, fee schedule and Health and Safety Code Sections 17995 through 17995.5.

## **I. OPEN FLAMES.**

1. Section 308.1.6.3 of the California Fire Code is deleted in its entirety and replaced with the following:

**308.1.6.3 Sky lanterns or similar devices.** A person shall not release or cause to be released a sky lantern or similar device.

## **J. FIRE APPARATUS ACCESS ROADS.**

1. Section 503.2.1 of the California Fire Code is deleted in its entirety and replaced with the following:

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). For additional requirements or alternatives see Riverside County Fire Department Standards and Policies, as may be amended from time to time.

2. Section 503.2.2 of the California Fire Code is deleted in its entirety and replaced with the following:

**503.2.2 Authority.** The fire code official shall be the only authority authorized to designate fire apparatus access roads and fire lanes and to modify the minimum fire lane access widths for fire or rescue operations.

3. A new Section 503.6.1 is added to Section 503.6 of the California Fire Code to read as follows:

**503.6.1 Automatic opener.** New motorized gates shall be provided with means to be automatically opened remotely by emergency vehicle in accordance with Riverside County Fire Department standards and Policies, as may be amended from time to time.

**Exception:** Gates serving individual one- and two-family dwelling parcels.

4. A new Section 503.7 is added to Section 503 of the California Fire Code to read as follows:

**503.7 Loading areas and passenger drop-off areas.** On private properties, where fire apparatus access roads are utilized for loading or unloading or utilized for passenger drop-off or pick-up, an additional eight (8) feet of width shall be added to the minimum required width for the fire apparatus access road.

## **K. FIRE PROTECTION WATER SUPPLIES**

1. A new Section 507.5.7 is added to Section 507 of the California Fire Code to read as follows:

**507.5.7 Fire hydrant size and outlets.** As determined by the fire code official, fire hydrant sizes and outlets shall be based on the following:

1. Residential Standard – one (1) four (4) inch outlet and one (1) two and half (2 ½) inch outlet.
2. Super Hydrant Standard – one (1) four (4) inch outlet and two (2) two and one half (2 ½) inch outlet.
3. Super Hydrant Enhanced – two (2) four (4) inch outlet and one (1) two and one half (2 ½) inch outlet.

2. A new Section 507.5.8 is added to Section 507 of the California Fire Code to read as follows:

**507.5.8 Fire hydrant street marker.** Fire hydrant locations shall be visually indicated in accordance with Riverside County Fire Department Technical Policy 06-11, as may be amended from time to time. Any hydrant marker damaged or removed during the course of street construction or repair shall be immediately replaced by the contractor, developer or person responsible for removal or damage.

## L. FIRE COMMAND CENTER

1. Section 508.1 of the California Fire Code is deleted in its entirety and replaced with the following:

**508.1 General.** Where required by other sections of this code and in all buildings classified as high-rise buildings by the California Building Code, in buildings greater than 300,000 square feet in area and in Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, a fire command center for fire department operations shall be provided and comply with Sections 508.1.1 through 508.1.8.

2. Section 508.1.1 of the California Fire Code is deleted in its entirety and replaced with the following:

**508.1.1 Location and access.** The fire command center shall be located adjacent to the main lobby and shall be accessible from fire department vehicular access or as approved by the fire code official. The room shall have direct access from the building exterior at the lowest level of fire department access.

3. Section 508.1.3 of the California Fire Code is amended to add the following:

**Exception:** A fire command center solely required because a building is greater than 300,000 square feet in area shall be a minimum of 96 square feet (9 m<sup>2</sup>) with a minimum dimension of 8 feet (2438 mm).

4. Section 508.1.6 of the California Fire Code is amended to add the following:

**Exception:** A fire command center solely required because a building is greater than 300,000 square feet in area shall comply with NFPA 72 and contain the features set forth in Section 508.1.6 subsections 5, 8, 10, 12, 13 and 14. The features set forth in Section 508.1.6 subsections 1, 2, 3, 4, 6, 7, 9, 11, 15, 16, 17, 18 and 19 shall be required when such building contains systems or functions related to these features.

5. A new Section 508.1.8 is added to Section 508 of the California Fire Code to read as follows:

**508.1.8 Fire command center identification.** The fire command center shall be identified by a permanent easily visible sign stating “Fire Dept. Command Center,” located on the door to the fire command center.

## M. FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION AND LOCATION

1. Section 509.2.1 of the California Fire Code is amended to add the following:

**509.2.1 Minimum clearances.** A 3-foot (914 mm) clear space shall be maintained around the circumference of exterior fire protection system control valves, or any other exterior fire

protection system component that may require immediate access, except as otherwise required or approved.

## **N. MECHANICAL REFRIGERATION.**

1. Section 605.10.1.2 of the California Fire Code is deleted in its entirety and replaced with the following:

**605.10.1.2 Manual operation.** When required by the fire code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room in a secure metal box or equivalent and marked as Emergency Controls.

## **O. AUTOMATIC SPRINKLER SYSTEMS.**

1. Section 903.2 of the California Fire Code is deleted in its entirety and replaced with the following:

**903.2 Where required.** In all new buildings and structures which are 3,600 square feet or greater, an approved automatic sprinkler system shall be provided regardless of occupancy classification. Where the Sections 903.2.1 – 903.2.20 of the California Fire Code require more restrictive requirements than those listed below, the more restrictive requirement shall take precedence.

**Exception:** Unless required elsewhere in this code or the California Building Code, automatic fire sprinkler systems shall not be required for the following:

1. Detached Group U occupancies used for agricultural purposes constructed in accordance with the California Building Code.
2. Detached non-combustible equestrian arena shade canopies that are open on all sides and used for riding only - no commercial, assembly or storage uses.
3. Detached fabric or non-combustible shade structures that are open on all sides and used to shade playground equipment, temporary storage of vehicles and dining areas with no cooking.
4. Where determined by the Fire Chief that no major life safety hazard exists, and the fuel load does not pose a significant threat to firefighter safety or to other structures or property, automatic fire sprinklers may be exempted.

One- and two-family dwellings shall have an automatic fire sprinkler system regardless of square footage in accordance with the California Residential Code. Fire sprinkler systems shall be installed in mobilehomes, manufactured homes and multifamily manufactured

homes with two dwelling units in accordance with Title 25 of the California Code of Regulations.

The following exceptions in the California Fire Code shall not be allowed:

- a. Exception in Section 903.2.3
- b. Exception 2 in Section 903.2.11.3

2. A new Section 903.3.5.3 is added to Section 903 of the California Fire Code to read as follows:

**903.3.5.3 Hydraulically calculated systems.** The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

#### **P. DESIGNATION OF HIGH-PILED STORAGE AREAS.**

1. A new Section is added to Section 3204.2 of the California Fire Code to read as follows:

**3204.2.1 Minimum requirements for client leased or occupant owned warehouses.** Designs of an automatic sprinkler system for client leased or occupant owned buildings containing high pile storage shall be based on the requirements of NFPA 13. The responsible fire protection engineer shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The fire protection engineer shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration. The sprinkler design shall be based on the most demanding requirements determined through the onsite survey and discussions with the building owner or operator. The technical report shall describe the basis for determining the commodity and sprinkler design selection, how the commodities will be isolated or separated, and include references to the design document(s). If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

#### **Q. FIRE HAZARD SEVERITY ZONES.**

1. A new Section 4904.3 is added to Section 4904 of the California Fire Code to read as follows:

**4904.3 High Fire Hazard Severity Zone Maps.** In accordance with Government Code Sections 51175 through 51189, Very High Fire Hazard Severity Zones are designated as shown on a map titled Very High Fire Hazard Severity Zones, dated December 24, 2009 and retained on file at the office of the Fire Chief, which supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

#### **R. APPENDIX B.**

1. Table B105.2 of the California Fire Code is amended as follows:

**TABLE B105.2 - REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE-  
AND  
TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND  
TOWNHOUSES**

<b>AUTOMATIC SPRINKLER SYSTEM (Design Standard)</b>	<b>MINIMUM FIRE-FLOW (gallons per minute)</b>	<b>FLOW DURATION (hours)</b>
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) <sup>a</sup>	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>California Fire Code</i>	50% of the value in Table B105.1(2) <sup>b</sup>	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire-flow shall be not less than 1,000 gallons per minute.

b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

**S. APPENDIX C.**

1. Section C103.1 of the California Fire Code is deleted in its entirety and replaced with the following:

**C103.1 Hydrant spacing.** Fire apparatus access roads and public streets providing required access to buildings in accordance with Section 503 of the International Fire Code shall be provided with one or more fire hydrants, as determined by Section C102.1. Where more than one fire hydrant is required, the distance between required fire hydrants shall be in accordance with Sections C103.2 and C103.3. Fire hydrants shall be provided at street intersections.

**CHAPTER 15.28.020  
UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS**

**Sections:**

**15.28.010 Adoption of the Uniform Code for the Abatement of Dangerous Buildings.**

**15.28.020 Amendments to Uniform Code for the Abatement of Dangerous Buildings.**

**15.28.010 Adoption of the Uniform Code for the Abatement of Dangerous Buildings.**

A. That certain document, three copies of which are now on file in the office of the city clerk, being marked and designated as the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, with all state and city amendments thereto, is adopted as the code for the abatement of dangerous buildings of the city.



B. Each and all of the regulations, provisions, penalties, conditions and terms of such Uniform Code for the Abatement of Dangerous Buildings, as amended by this chapter and on file in the office of the city clerk, are referred to, adopted, and made a part hereof as if fully set out in this chapter, together with any and all amendments thereto, which have or may be adopted by the state of California except as listed below.

**15.28.020 Amendments to the Uniform Code for the Abatement of Dangerous Buildings.**

A. Sections 205, 501, 502 and 503 of the Uniform Code for the Abatement of Dangerous Buildings are repealed.

B. Section 601.1 of the Uniform Code for the Abatement of Dangerous Buildings is amended to read as follows:

Hearings. The board of appeals shall proceed pursuant to Article VIII of Chapter 2; and said provisions shall prevail over all other conflicting provisions hereof. However, the board of appeals may appoint one (1) or more hearing examiners or designate one or more of its members to serve as hearing examiners to conduct the hearings. The examiner hearing the case shall exercise all powers relating to the conduct of the hearings until it is submitted to the board of appeals for decision.

**CHAPTER 15.32  
EXISTING BUILDING CODE**

**Sections:**

- 15.32.010 Adoption of the Existing Building Code.**
- 15.32.020 Amendments to the Existing Building Code.**

**15.32.010 Adoption of the Existing Building Code.**

Except as provided in this chapter, the 2019 California Existing Building Code including Appendices A-1 based on the 2015 International Existing Building Code, as adopted by the State of California, as published by the International Code Council (ICC), shall become the Existing Building Code of the City of Coachella for the purpose of regulating the repair, alteration, change of occupancy, addition to and relocation of the Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings, in existing buildings in the City. The California Existing Building Code will be on file for public examination in the office of the Building Official.

**15.32.020 Amendments to the Existing Building Code.**

A. Section 202, Definitions, is hereby amended by adding thereto the following definition to read as follows:

**Substantial Structural Damage.** A condition where:

1. In any story, the vertical elements of the lateral-force-resisting system, have suffered damage such that the lateral load-carrying capacity of the structure in any direction has been reduced by more than 20 percent from its pre-damaged condition, or

2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damaged condition, and the remaining capacity of such affected elements with respect to all dead and live loads is less than 75 percent of that required by the building code for new buildings of similar structure, purpose, and location.

B. Section 404 is amended by adding thereto Section 404.6 to read as follows:

**404 Repairs.** Repairs of structural elements shall comply with this section.

**404.6.1 Seismic evaluation and design.** Seismic evaluation and design of an existing building and its components shall be based on the following criteria.

**3403.6.1.1 Evaluation and design procedures.** The seismic evaluation and design shall be based on the procedures specified in the building code, ASCE 31 *Seismic Evaluation of Existing Buildings* (for evaluation only) or ASCE 41 *Seismic Rehabilitation of Existing Buildings*.

C. **Appendix Chapter A1** (*Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings*) only, of the 2019 California Existing Building Code by ICC is hereby adopted with no amendments.

**SECTION 5.** A new Chapter 15.53 is hereby added to the Coachella Municipal Code to read as follows:

**CHAPTER 15.53  
PROTECTION OF PREFORMED CONCRETE BLOCK**

**Sections:**

<b>15.53.010</b>	<b>Purpose.</b>
<b>15.53.020</b>	<b>Applicability.</b>
<b>15.53.030</b>	<b>Findings.</b>
<b>15.53.040</b>	<b>Financial considerations.</b>
<b>15.53.050</b>	<b>Requirement.</b>
<b>15.53.060</b>	<b>Standards for membrane material.</b>
<b>15.53.070</b>	<b>Financial considerations.</b>
<b>15.53.080</b>	<b>Requirement.</b>

**15.53.090      Applicability.**

**15.53.010      Purpose.**

This chapter is adopted for the general welfare and safety of the property owners of the city in order to prevent the depreciation of property values and the elimination of economic loss to property owners of the city and to address the deteriorating block walls which have become a nuisance within the City. The high sulfate and selenium content of soil materials within the incorporated limits of the city requires that regulations and restrictions, in accordance with this chapter, be created and adopted pertaining to the placement and protection of all concrete block placed within the city which will or may come into contact with alkaline soils containing sulfates and selenium.

**15.52.020 - Applicability.**

The regulations and restrictions of this ordinance are placed upon all concrete block walls installed within the city in which the block units come into contact with alkaline soils containing sulfates and selenium.

**15.53.030 – Findings.**

High sulfate and selenium content contained within soil within the Coachella City limits has eroded the low plasticity cement contained within concrete block units (CMU) and decomposed this block down to its aggregate content (rubble). This process has left the concrete block unable to maintain compressive strength and has reduced it to a pile of sand. These elements were deposited into the Coachella Valley soil during the cretaceous era by biological sedimentation and naturally break down the soil and clays here into sand and small sized gravel.

**15.53.040 – Financial considerations.**

The below requirement places a minimal financial burden on homeowners and contractors proposing the construction of block walls within the city jurisdiction and represents approximately \$1-2 of added cost per linear foot of CMU construction. This financial consideration must be taken into account in the approval of this ordinance.

**15.52.050 – Requirement**

All concrete block used within the City of Coachella, to construct retaining, freestanding separation, block fence and structural walls within the city jurisdiction shall be protected from sulfate and selenium erosion by use of rubberized, polymer or asphalt membrane which render the block contents impervious to water and deleterious soil elements. All walls will have added membrane protection from the top of the footing up to a level of 8” above finished soil grade without interruption, including motor and head joints. Membrane shall consist of the liquid applied, surface bonding type, no preformed membrane papers will be allowed.

**15.52.060 - Standards for membrane material.**

Membrane material installed on walls within the city jurisdiction shall comply with California building code requirements contained in CBC 1805.3 and shall be of a type suitable for use with the type of preformed blocks applied to.

**SECTION 6.** Sub-sections 15.66.040 and 15.66.060 of the Coachella Municipal Code are hereby amended to read as follows (deleted text in ~~strike through~~, added text in underline):

**15.66.040 - Exempted unreinforced masonry buildings.**

The following buildings are exempted from complying with this chapter:

A. Unoccupied accessory buildings on residential lots;

.....

C. Buildings which have been structurally upgraded in substantial conformity to the structural standards for unreinforced masonry buildings of Appendix Chapter 1 of the Uniform Code for Building Conservation ("UCBC"), or to the force levels of the 1973 or later, edition of the ~~UCB~~ California Building Code, or to another standard approved by the building official.

.....

**15.66.060 - Removal from list of potentially hazardous buildings.**

A building may be removed from the city's list of potentially hazardous buildings by demonstrating to the satisfaction of the building official that either:

.....

B. All of the following conditions are met:

.....

3. That any additional mitigation work recommended in the seismic safety report has been performed and the building has been structurally upgraded to be in substantial conformity with the structural standards for unreinforced masonry buildings of ~~Appendix Chapter 1 of the Uniform Code for Building Conservation ("UCBC"), or to the force levels of the 1973, or later, edition of the UBC~~ the California Building Code, or to another standard approved by the building official.

**SECTION 7** Effective Date. This ordinance shall take effect thirty (30) days after its adoption.

**SECTION 8** Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional.

**SECTION 9** Certification. The City Clerk shall certify the passage of this ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

**SECTION 10** CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

**SECTION 9.** FILING. The Building Official shall transmit a copy of this Ordinance to the California Building Standards Commission, pursuant to Health and Safety Code Section 17958.7.

**SECTION 10.** CONFLICTING ORDINANCES REPEALED. All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or of the codes adopted by this Ordinance and any other ordinance in conflict herewith are hereby repealed.

**PASSED, APPROVED and ADOPTED** this 22<sup>nd</sup> day of January 2020.

---

Steven A. Hernandez  
Mayor

**ATTEST:**

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Angela M. Zepeda

City Clerk

**APPROVED AS TO FORM:**

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Carlos Campos  
City Attorney

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF COACHELLA            )

**I HEREBY CERTIFY** that the foregoing Ordinance No. 1147 was duly and regularly introduced at a meeting of the City Council on the 11<sup>th</sup> day of December, 2019, and that thereafter the said ordinance was duly passed and adopted at a regular meeting of the City Council on the 22<sup>nd</sup> day of January 2020.

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Andrea J. Carranza, MMC  
Deputy City Clerk