

Hand Reading 3/10/59  
amend 4/8/59

CITY OF SAN ANSELMO

ORDINANCE NO. 454

AN ORDINANCE REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF BUILDINGS AND/OR STRUCTURES IN THE CITY OF SAN ANSELMO; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; DECLARING AND ESTABLISHING FIRE DISTRICTS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF AND REPEALING ALL ORDINANCES AND/OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND FOR THAT PURPOSE ADOPTING THE UNIFORM BUILDING CODE 1958 EDITION AS PREPARED BY PACIFIC COAST BUILDING OFFICIALS' CONFERENCE WITH CERTAIN MODIFICATIONS AND EXCEPTIONS, AND REPEALING ORDINANCE NO. 352 WHICH ADOPTED THE 1952 EDITION OF THE UNIFORM BUILDING CODE.

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THE CITY COUNCIL OF THE CITY OF SAN ANSELMO DO ORDAIN AS FOLLOWS:

SECTION 1. Ordinance No. 352 and any ordinances amendatory thereof are hereby repealed.

SECTION 2 (a). The rules and regulations for the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of buildings and/or structures, in the City of San Anselmo, are hereby established and shall be, except as hereinafter specifically provided, as set forth and provided in the Uniform Building Code 1958 Edition as prepared by the Pacific Coast Building Officials' Conference, and for that purpose there is hereby adopted, except as hereinafter in the Ordinance specifically provided, as the Provisions of this Ordinance, the said Uniform Building Code 1958 Edition as prepared by the Pacific Coast Building Officials' Conference, and the provisions thereof, copy-righted 1958 by the Pacific Coast Building Officials' Conference, at least three (3) copies of which Code have been filed for use and examination by the public in the office of the Clerk of said City of San Anselmo.

(b). The following provisions of said Uniform Building Code 1958 Edition are amended as follows and as so amended are made part of this Ordinance:

1. Section 301 (b) 7 is hereby amended to read as follows:

"Give such other information as reasonably may be required by the Building Official which may include soils mechanic report prepared by a registered Engineer when circumstances warrant it on hillside."

2. Section 301 (c) is hereby amended as follows:

Delete the last sentence thereof.

3. Section 2504 (c) is hereby amended as follows:

Delete the first paragraph in its entirety.

4. Section 2803 (a), Table No. 28-A, is hereby amended as follows:

In the last column, "Depth of foundation below natural surface of ground and finish grade (inches)" change the figure "12" to "8"; change the figure "18" to "12".

5. Section 4711 (c) 1 is hereby amended as follows:

Add to the first paragraph the following:

"The third coat may be a paint coat provided that the total minimum thickness of all three coats is 1-3/8 inches."

6. Section 304 (a) is hereby amended as follows:

Add the following:

"At the time of application for a building permit, at least two corners of the lot shall be flagged. The Building Inspector may require a lot survey if property lines are in question. There shall be on the lot a sign or other marking to identify the property with that described on the permit application."

### SECTION 3.

(a) The schedule of building fees shall be as provided in Section 303 of said Code.

(b) Gas Appliance Fees: Permit for furnace, water heater, clothes dryer or any gas appliance, \$1.00 each, and for flue inspection for each thereof 50 cents; and for gas inspection for each thereof 50 cents.

(c) For the purpose of determining building valuations the following schedule of costs shall prevail:

Types of Building

Groups A.B.C.

Type 1 ---Concrete or Steel.....	\$21.18 sq.ft.
Type II---Wood and Masonry.....	17.76

Group D.

Type 1 ---Concrete or Steel.....	22.92
Type V ---Wood Frame.....	9.96
Type V ---One hour fire resistive.....	.06%

Groups E.F.G.

Type 1 ---Concrete or Steel.....	9.63
Type III -Wood or Masonry.....	6.87
Type IV -Steel Frame Unplastered.....	6.06
Type IV -Steel Frame Plastered.....	6.65
Type V ---Wood Frame.....	5.08
Types III,IV, - One Hour Fire Resistive.....	.05%

Group H.

Type I ---Concrete or Steel.....	17.89
Type III -Wood or Masonry.....	11.87
Type V ---Wood Frame.....	8.44
Types III and V --One Hour Fire Resistive.....	.07%

Group I.

Type III -Concrete or Steel.....	11.49
Type V ---Wood Frame Siding.....	10.06
Type V ---Stucco.....	9.78
Types III and V -One Hour Fire Resistive.....	.07%
Type V ---Brick.....	14.11

Attached Garages.....	3.50
Detached Garages.....	4.00
Carports.....	2.00
Roofed Porches.....	2.00
Unroofed Porch.....	1.00

SECTION 4.

(a). It is hereby found that public health and safety require that all construction mentioned in this Ordinance wherein the gross cost, including labor and materials exceeds in any one case the sum of Fifty (\$50.00) Dollars, shall have and receive a special inspection by the Building Inspector, unless the said work of construction be done or supervised by a contractor duly and regularly licensed to do said work under the provisions of the laws of the State of California and the Ordinances of the City of San Anselmo.

(b). Every application for a building permit shall indicate the name and address of the contractor, if any, who is to do or supervise the work or construction referred to therein. If no such name and address be given, or if in fact said work is not to be done or super-

vised by a contractor, then before the building permit shall issue, a special inspection fee must be paid in addition to, and in the exact amount of, the fees provided for in Section 3 of this Ordinance. The fees fixed by Sections 3 and 4 of this Ordinance are in lieu of all other building permit or inspection fees.

(c). It shall be the duty of the Building Inspector to make any and all inspections of constructions necessary to insure compliance with the provisions of this Ordinance.

SECTION 5. Permits. It shall be unlawful for any person, whether acting as principal, servant, agent or employee to do or cause or permit to be done any gas piping, heating and ventilating installation or work for which a permit is required without first securing such permit from the Building Inspector authorizing him so to do.

No heating and ventilating work for which a permit is required shall be commenced in any building or premises until a permit to do such work shall have been first obtained.

It shall be unlawful for any person to install or repair or cause to be installed or repaired any appliance regulated by this Ordinance; alter or change any control system or ventilating system from original installation; repair or replace any damage done to appliance or appliances by fire, flood or explosion without first obtaining a permit from the Building Department, except that no permit shall be required for minor repairs.

SECTION 6. Permits Not Required. No permit shall be required in the case of any repair work which does not change or alter the design of the original appliance, heating or ventilating system. No permit shall be required for adjustments of appliances, repairing of leaks or any similar work which does not require any rearrangement or substitution of controls, vent, flue or gas connections.

SECTION 7. To Whom Permits May Be Issued.

(1) No permit shall be issued to any person to do, or cause to be done, any construction or work, regulated by this Ordinance except

to a person holding a valid, unexpired and unrevoked Heating and Ventilating Contractor's License as required by this Ordinance, except when and as otherwise hereinafter provided in this Section.

(2) Special Permit may be issued to a person not licensed hereunder to install an appliance approved by this Ordinance for his own personal use or his immediate family living and residing with him. The necessary affidavit permit and application must be obtained in person from the Building Inspector prior to the installation thereof. This permit is not to be issued for Commercial or Industrial purposes.

No work authorized under such special permit shall be performed, nor shall the person holding such permit allow any work to be done except personally by the holder of such permit, or by a member of his immediate family living and residing with him and designated in the application and affidavit, and if this or any other provision thereof shall be violated by holder of such special permit, or if any false statement shall be made in the affidavit or application for such permit, such permit shall be subject to immediate cancellation by the Building Inspector and the holder thereof shall be liable to the penalty provided for violation of this Ordinance.

SECTION 8: The term "Building Official" as used in said Code shall mean the Building Inspector, or any other official of the City designated by the City Council having the duty to enforce the building regulations of the City.

SECTION 9: Administration. The Building Inspector shall have the power and duty to enforce the provisions of this Ordinance; and all fees provided herein shall be paid to the City Clerk. All permits shall be issued by the Building Inspector.

SECTION 10. Stop Order. Whenever any work is being done in violation of the provisions of this ordinance, or in variance with the terms of any permit issued for such work, the building inspector may order all work on the job stopped until such violation or variance

is eliminated and any work or installation made in violation of this ordinance corrected. Such stop order, if oral, shall be followed by a written stop order within twenty-four hours (excluding Saturday, Sunday or holidays).

It shall be unlawful to do or perform any work in violation of such stop order, except as may be necessary to prevent injury or damage to persons or property.

Such stop order may be revoked by the Building Inspector or the City Council.

SECTION 11. Certificate of Occupancy. No certificate of occupancy for any building or structure erected, altered or repaired after the adoption of this ordinance shall be issued unless such building or structure was erected, altered or repaired in compliance with the provisions of this ordinance.

SECTION 12. Any person, firm or corporation violating the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than Five Hundred (\$500.00) Dollars or by imprisonment for a term not exceeding six (6) months in the Marin County Jail, or both; if such person, firm or corporation, after being notified of his or their violation of the provisions of this Ordinance, fail to correct such violation, such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which such correction is not made or such violation continues or is committed, and shall be punished as herein provided.

SECTION 13. The foregoing Ordinance shall, within fifteen (15) days of its final passage and adoption, be published once in the Ross Valley Times, a weekly newspaper of general circulation, published and circulated in the City of San Anselmo, and hereby designated for that purpose, and said Ordinance shall be in full force and effect thirty (30) days after its final passage and adoption.

The foregoing Ordinance was duly and regularly introduced at an regular meeting of the City Council of the City of San Anselmo, held in said City on the 10th day of March, 1959, and was thereafter at an adjourned Meeting of said City Council, held in said City on the 8th day of April, 1959, duly passed and adopted by the following vote:

AYES: COUNCILMEN: Booth, Martirelli, Little, Franchini, Smith  
NOES: COUNCILMEN: none  
ABSENT: COUNCILMEN: none

Signed and approved this 8th day of April, 1959.

Arthur W. Smith  
MAYOR

ATTEST:

Anita Gannon  
CITY CLERK