

ORDINANCE NO. 949, FOURTH SERIES

AN ORDINANCE ENACTED PURSUANT TO SEC. 26a OF THE CHARTER OF THE CITY OF SACRAMENTO ADOPTING, BY REFERENCE, A UNIFORM BUILDING CODE; PROVIDING PENALTIES FOR THE VIOLATION THEREOF, AND REPEALING ORDINANCE NO. 316, FOURTH SERIES, PASSED JANUARY 13 1927, ORDINANCE NO. 330, FOURTH SERIES, PASSED MAY 5 1927, ORDINANCE NO. 371, FOURTH SERIES, PASSED JANUARY 19 1928, ORDINANCE NO. 392, FOURTH SERIES, PASSED AUGUST 2 1928, ORDINANCE NO. 495, FOURTH SERIES, PASSED DECEMBER 26 1930, ORDINANCE NO. 510, FOURTH SERIES PASSED MAY 14 1931, ORDINANCE NO. 511, FOURTH SERIES, PASSED MAY 28 1931, ORDINANCE NO. 568, FOURTH SERIES, PASSED NOVEMBER 25 1932, ORDINANCE NO. 612, FOURTH SERIES, PASSED MARCH 15 1934, ORDINANCE NO. 714, FOURTH SERIES, PASSED OCTOBER 29, 1936, ORDINANCE NO. 732, FOURTH SERIES, PASSED MARCH 18 1937, AND ORDINANCE NO. 774, FOURTH SERIES, PASSED FEBRUARY 25 1938.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. The City of Sacramento, pursuant to Sec. 26a of the Charter of said City, hereby adopts, by reference, the Uniform Building Code which has been printed as a Code in book form by the Pacific Coast Building Officials' Conference and entitled: "Uniform Building Code, 1940 Edition, Adopted by the Pacific Coast Building Officials' Conference at the 6th Annual Meeting, October 1927, with Revisions and Additions approved at the 17th Annual Meeting, October 1939.", (but not including the "Appendix" thereto) with the revisions and additions approved by the City Council and hereinafter set forth as exceptions to said Code, as the ordinance, rules, and regulations for the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, and occupancy of buildings or structures in the City of Sacramento; the types, kind, and classes of material and equipment to be used therein, and the tests and specifications for the same; for the issuance of permits, collection of fees therefor, and for penalties for the violation thereof.

SECTION 2. The said Uniform Building Code shall be known as the "Sacramento Building Code" and may be cited as such; it shall also be sufficient to designate any ordinance adding to or amending or repealing said Code, or a section thereof, as an amendment to, or addition to, or a repeal of, a section of the "Sacramento Building Code."

SECTION 3. The numbering of sections in said Code hereby adopted and penalties therein set out are approved and adopted as the numbering of sections and the penalties of the "Sacramento Building Code".

SECTION 4. The revisions and additions to said first mentioned Code which are approved by the City Council as exceptions as herein above stated, are as follows:-

1. Section 203 thereof shall read as follows:-

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"Sec. 203: Any persons desiring a permit shall, in addition to filing an application therefor, as provided in Section 201 of this Code, pay to the City Collector before such permit is issued a fee as required in this section.

For a total valuation of \$500.00 or less, a \$2.00 fee.

For a total valuation of over \$500.00 and not exceeding \$1000.00, an additional fee of \$1.00.

An additional fee of \$2.50 for each additional \$1,000.00 or fraction thereof of total valuation to and including \$15,000.00.

An additional fee of \$1.00 for each additional \$1,000.00 or fraction thereof of total valuation to and including \$50,000.00.

An additional fee of 50 cents for each additional \$1,000.00 or fraction thereof of total valuation exceeding \$50,000.00.

Provided, however, that in case any work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the fees above specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

The Building Inspector shall keep a permanent, accurate, account of all fees collected and received under this Code and give the name of the person upon whose account the same were paid, and the date and amount thereof, together with the location of the building or premises to which they relate."

2. Section 301 thereof shall read as follows:-

"Sec. 301. The office of Building Inspector is hereby created and the Building Inspector is hereby authorized and directed to enforce all of the provisions of this Code and for such purpose he shall have the powers of a police officer.

The Building Inspector shall be a licensed structural engineer or a licensed architect of proven executive ability, with at least five years experience on design and construction of buildings.

The Building Inspector or his authorized representative may enter any building or premises for the purpose of inspection or to prevent violation of this Code, upon presentation of the proper credentials.

Whenever any building work is being done contrary to the provisions of this Code, or is being done in an unsafe or dangerous manner, the Building Inspector may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Building Inspector to recommence and proceed with the work.

Whenever any building or portion thereof is being used or occupied contrary to the provisions of this Code, the Building Inspector shall order such use or occupancy discontinued and the building or portion thereof vacated by notice served on any person using or causing such use or occupancy to be continued and such person shall vacate such building or portion thereof within

ten days after receipt of such notice, or make the building or portion thereof comply with the requirements of this Code; provided however, that in the event of an emergency the following paragraph shall apply:-

Any building or portion thereof, including buildings and structures in process of erection, if found to be dangerous to persons or property, or unsafe for the purpose for which it is being used, or in danger from fire due to defects in construction, or dangerous for use because of insufficient means of egress in case of fire, or which violates the provisions of this Code due to the removal, decay, deterioration, or the falling off of any thing, appliance, device, or requirement originally required by this Code, or which has become damaged by the elements or fire to an extent of 50 per cent of its value, may be condemned by the Building Inspector. The Building Inspector may order portions of the structural frame of a building or structure to be exposed for inspection when in his opinion they are in an unsafe condition. In any of the aforesaid cases the Building Inspector shall serve notice in writing on the owner, reputed owner, or person in charge of such building or premises, setting forth what must be done to make such building safe. The person receiving such notice shall commence within 48 hours thereafter to make the changes, repairs, or alterations set out in such notice and shall proceed diligently with such work or demolish the building. No such building shall be occupied or used for any purpose after the Building Inspector serves written notice of its unsafe or dangerous condition until the instructions of the Building Inspector have been complied with.

If, at the expiration of the time as set forth in the first notice, the instructions, as stated, have not been complied with, a second notice shall be served personally upon the owner, his agent, or the person in possession, charge, or control of such building or structure, or part thereof, stating therein such precautionary measures as may be necessary or advisable to place such building or structure, or part thereof, in a safe condition. Should the necessary changes not be made within 30 days after the service of such second notice, the City Council may order the owner or agent of the building prosecuted as a violator of the provision of this Code and may order the Building Inspector to proceed with the work specified in such notice. A statement of the cost of such work shall be transmitted to the City Council, who shall cause the same to be paid and levied as a lien against the property. Proper service of either of such notices shall be personal service upon the owner of record, if he shall be found within the city limits. If he is not found within the city limits such service may be had upon any person accustomed to collect rents on the property in question who may be in the city and in the absence of such a person, upon the tenant of the premises. In the event of such premises are vacant, and the owner is not found in the city, such service will be completed when the notice is sent by registered mail to the last known address of the said owner. Whenever the owner, agent, or tenant is a corporation, service may be made upon the president, vice-president, secretary, or treasurer, or in the absence of any of these, the local representative of such corporation. "

3. Section 803 thereof shall read as follows:

"Sec. 803. All Group C occupancies shall front directly upon at least one public street not less than twenty feet (20') in width, in which front shall be located the main entrance and exist of such building, or such building may be connected to such street by an entrance passageway as specified in Section 604(a).

All exterior walls or parts of walls except on street fronts of Divisions 1, 2, and 3 of Group C occupancies which are less than three feet (3') from adjacent property lines shall have no openings therein, shall be of not less than four-hour fire-resistive construction as specified in Chapter 43, and shall be constructed as set forth in Parts V, VI, and VII of this Code. Walls which are three feet (3') or more, but less than ten feet (10') from adjacent property lines, except street fronts, shall be of not less than one-hour fire-resistive construction, as specified in Chapter 43. All openings in exterior walls, except on street fronts, which are less than five feet (5') from adjacent property lines, shall be provided with doors and windows of one-hour fire-resistive construction as specified in Section 4304."

4. Section 1005 thereof shall read as follows:-

"Sec. 1005. All portions of Group E occupancies customarily used by human beings shall be provided with light and ventilation by means of windows or skylights with an area equal to one-eighth of the total floor area or shall be provided with artificial light and a mechanically operated ventilating system. The mechanically driven ventilating system shall supply at least thirty cubic feet (30 cu. ft.) of pure air per minute for each occupant thereof in all portions of the building and such system shall be kept continuously in operation while the building is occupied.

All buildings where more than four persons are employed shall be provided with at least one toilet. All buildings and each subdivision thereof where both sexes are employed shall be provided with access to at least two toilets, located either in such building or conveniently in a building adjacent thereto."

5. Section 1303 thereof shall read as follows:

"Sec. 1303. All exterior walls or parts of walls, except on street fronts of Group H occupancies which are less than three feet (3') from adjacent property lines, shall have no openings therein, shall be of not less than one-hour fire-resistive construction as specified in Chapter 43 and shall be constructed as set forth in Parts V, VI, and VII of this Code.

See Section 504 for regulating adjacent buildings on the same property.

Location of Group H occupancies on the property shall meet the requirements of any State laws which are intended to regulate such location."

TABLE NO. 1--TYPES OF CONSTRUCTION, NUMBER OF STORIES AND FLOOR AREA PERMITTED FOR GROUP H OCCUPANTS

Types of Construction	Number of Stories	Maximum Floor Areas (Sq. Ft.)		
		When Building Fronts on		
		1 street	2 streets	3 or more streets
TYPE I		NO RESTRICTIONS		
TYPE II	6 or 7 stories	12,000	15,000	18,000
	2 to 5 stories	15,000	18,000	20,000
	1 story	20,000	25,000	30,000
TYPE III	2 to 5 stories	12,000	15,000	18,000
	1 story	18,000	20,000	22,500
TYPE IV	2 or 3 stories	9,000	10,000	12,000
	1 story*	9,000	10,000	12,000
TYPE V	2 or 3 stories	6,000	7,000	8,000
	1 story	8,000	9,000	10,000

*Areas may be increased 50 per cent when exterior walls and bearing partitions are of one-hour fire-resistive construction and floor construction over usable space is protected with a ceiling of metal lath and three-fourths inch (3/4") gypsum or portland cement plaster or its equivalent in fire-resistiveness.

6. Section 3303 thereof shall read as follows:-

"Sec. 3303. One-half of the required number of stairways shall be continued their full width to and through the roof by means of a penthouse in all buildings three stories or more in height; provided, that not more than one stairway shall be required to continue to and through the roof when the roof has a slope of more than six inches (6") for each twelve inches (12") of horizontal projection. Stairways leading to roofs of buildings shall have signs conspicuously placed with letters not less than four inches (4") high indicating such access at the ground floor level.

All stairways shall lead to the street directly or by means of a yard, court, or fire-resistive passageway having a width at least equal to the aggregate widths of all the exits discharging into it; provided, that not to exceed one-half of the required number of stairs may terminate at the second floor level provided they lead directly to a street or alley front of the building and are provided with a balcony on the exterior of the building not less than three feet (3') wide and five feet (5') long. Such balcony shall be constructed of incombustible materials and when the floor of such balcony is located more than twelve feet (12') above the sidewalk directly below, such balcony shall be equipped with an approved counterbalanced stairway or ladder.

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Where stairways discharge through the fire-resistive passageways such passageways shall be not less than seven feet (7') in clear height and with a width at least equal to the stairway or stairways served by such passageways. All openings into such passageways shall be protected by one-hour fire-resistive doors as specified in Section 4304.

All exits shall be so arranged as to make clear the direction of egress to the exterior of the building and shall be so located that they are readily accessible and visible. When not visible to all occupants, adequate signs shall be provided to indicate their location. For buildings with sleeping rooms, schools, and places of detention, exits shall be so arranged that it is possible to go in either direction at any point in a corridor to an exit.

Stairways shall abut on not more than one side of an elevator enclosure.

No portion of any building shall be more than one hundred fifty feet (150') (along the line of travel) from the nearest exit, and no corridor exit door shall be more than one hundred feet (100') (measured along the line of travel) from the nearest exit. In Group D and H occupancies all doors providing egress from public hallways and all doors providing egress from the building shall be open in the direction of exit travel, except sliding doors as provided in Section 3304."

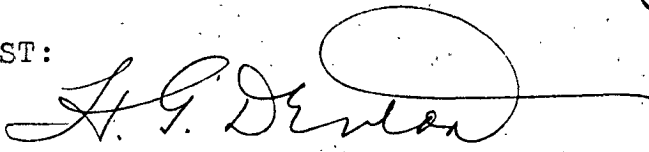
SECTION 5. Ordinance No. 316, Fourth Series, passed January 13 1927, Ordinance No. 330, Fourth Series, passed May 5 1927, Ordinance No. 371, Fourth Series, passed January 19 1928, Ordinance No. 392, Fourth Series, passed August 2 1928, Ordinance No. 495, Fourth Series, passed December 26 1930, Ordinance No. 510, Fourth Series passed May 14 1931, Ordinance No. 511, Fourth Series, passed May 28 1931, Ordinance No. 568, Fourth Series, passed November 25 1932, Ordinance No. 612, Fourth Series, passed March 15 1934, Ordinance No. 714, Fourth Series, passed October 29, 1936, Ordinance No. 732, Fourth Series, passed March 18 1937, and Ordinance No. 774, Fourth Series, passed February 25 1938, are hereby repealed.

PASSED: March 13, 1942.

EFFECTIVE: April 12, 1942.


MAYOR

ATTEST:



CITY CLERK