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Title 12 BUILDING REGULATIONS

Chapter 12.10 BUILDING REGULATIONS

12.10.070 Uniform Building Code adopted.

The Building Code for the county of Santa Cruz shall be the latest printing of the 1997 edition of the Uniform Building Code, excluding the appendix unless portions of the appendix are specifically adopted by the ordinance codified in this section, as amended by Part 2 of Title 24 of the California Code of Regulations, and the Uniform Code for the Abatement of Dangerous Buildings, as adopted by the International Conference of Building Officials, subject to the following changes and exceptions:

- (a) UBC Section 105 Deleted. Section 105 of the Uniform Building Code is hereby deleted. (See Chapter 12.12 of the Santa Cruz County Code).
- (b) UBC Section 106.2 Amended. Section 106.2 of the Uniform Building Code is hereby amended to read:

Exempted Work. A building permit shall not be required for the following:

Such exempt structures must meet all other applicable requirements of this jurisdiction, including required minimum distances from property lines.

(1) One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, when located on a parcel which contains an existing Group R, and/or Group U Occupancy, provided the floor area does not exceed 120 square feet, and the height above grade as defined in the zoning ordinance does not exceed 10 feet. If more than one such structure exists on a parcel a permit will be required for both structures if the distance between them does not exceed 50 feet.



(2) Fences, not over 10 feet high, except that concrete and masonry fences more than 6 feet in height measured from the lowest grade to the top of the wall shall require a building permit.

(3) Movable cases, counters and partitions not over 5 feet-9 inches high.

(4) Retaining walls, which retain not more than 3 feet of material unless supporting a surcharge or impounding Class I, II, or III-A liquids. For the purpose of this section, a retaining wall is considered to be supporting a surcharge if:

The wall retains more than one foot of material and the retained material slopes more than two units horizontal to one vertical within a distance equal to twice the height of the wall above the lowest grade.

The wall retains more than one foot of material and any or structure is located on the retained material within a distance equal to twice the height of the wall above the lowest grade.

7. Paragraph 5 of Section 401.2 is hereby amended to read:

(b) 5. Statements advising (i) that any person having any record title or legal interest in the building or site may appeal from the notice and order or any action of the Planning Director or designee to the Hearing Officer, provided the appeal is made in writing as provided in this code and filed with the Planning Director within 30 days from the date of service of such notice and order; and (ii) that failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

8. Section 402 is hereby amended to read:

If compliance is not had with the order within the time specified therein, and no appeal has been properly and timely filed, the Planning Director or designee may file in the office of the County Recorder a certificate describing the property and certifying (i) that the building or site or portion thereof is dangerous and (ii) that the owner has been so notified. Whenever the corrections ordered shall thereafter have been completed or the building demolished and/or the geologic conditions mitigated to a level acceptable to the County so that it no longer exists as a dangerous building or site or portion thereof on the property described in the certificate, the Planning Director or designee shall file a certificate with the County Recorder certifying that the building has been demolished or all required corrections have been made so that the building or site or portion thereof is no longer dangerous, whichever is appropriate.

9. Section 403 is hereby amended to read:

Whenever a dangerous building, structure or site is ordered to be repaired, the owner shall either secure the building, structure or site from unauthorized entry, repair the building, structure or site in accordance with the current building code or demolish the building or structure at the option of the building owner.

(X)

10. Section 501.1--General is hereby amended to read:

(P)

(a) **Form of Appeal.** Any person entitled to service under Section 401(c) may appeal from any notice and order or any action of the Planning Director, or the Planning Director's designee, under this code by filing at the County of Santa Cruz Planning Department a written appeal containing:

1. A heading with the words: "Before the Hearing Officer of the County of Santa Cruz."
2. A caption reading "Appeal of _____" giving the names of all appellants participating in the appeal.
3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order.
4. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant.
5. A brief statement in ordinary and precise language of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside.