

**AMADOR CITY**  
**AGENDA OF THE MEETING OF THE CITY COUNCIL**

**THURSDAY November 19, 2020 – 7:00 p.m.**

**SPECIAL NOTICE**

Pursuant to Paragraph 11 of Executive Order N-25-20, executed by the Governor of California on March 12, 2020, as a response to mitigating the spread of coronavirus known as COVID-19, during the November 19, 2020, meeting of the City Council of Amador City, California members of the public will be allowed to join Zoom Meeting.

See below for Zoom Meeting information.

1. Call to Order
  2. Pledge of Allegiance
  3. Roll Call
  4. Approval of Agenda
  5. Consent Agenda – Minutes of Oct 15, 2020, Minutes of Oct. 22, 2020
  6. Public Matters Not on Agenda
  7. Public Hearing
- 
- A. Dominic Moreno – Fire Chief – Emergency Vehicle road access in Amador City
  - B. Tree cabeling for double trunk cedar tree in cemetery.
  - C. Cost Estimate of Login Logan to cable tree \$1,000.00
  - D. Covid Grant
  - E. Financial Statements and Sewer Billing Fee Increase
  - F. Appointment of new Design Review Committee
  - G. Design Review Ordinance #169 revisions
  - H. Resolution #578 – Adopting County Local Hazard Mitigation Plan
  - I. Resolution #579 – Establishing Permit Fees
  - J. Ordinance #180 Adopting 2019 California Building Code
  - K. ACRA representative Tim Knox resignation and appointment of new representative

Committees: Maintenance, ARSA, Air, EVC, Fire Dept, Culbert Park, ACTC/REMF, LAFCO, Homeless, Museum, Air BNB

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David Groth is inviting you to a scheduled Zoom meeting.

Topic: Amador City Council Meeting  
Time: Nov 19, 2020 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81673516637?pwd=Q2ExOEt0WnJKWm53UHBHZERBNWs5Zz09>

Meeting ID: 816 7351 6637

Passcode: 539299

One tap mobile

+16699006833,,81673516637#,,,,,0#,,539299# US (San Jose)

+13462487799,,81673516637#,,,,,0#,,539299# US (Houston)

**AMADOR CITY**  
**MINUTES OF THE MEETING OF THE CITY COUNCIL**  
**THURSDAY October 15, 2020**

**SPECIAL NOTICE**

Pursuant to Paragraph 11 of Executive Order N-25-20, executed by the Governor of California on March 12, 2020, as a response to mitigating the spread of coronavirus known as COVID-19, during the October 15, 2020, meeting of the City Council of Amador City, California members of the public will be allowed to join Zoom Meeting.

Members of the public wanting to address the Council, either during public comment or for a specific agenda item, or both, are requested to send an email notification no later than 6:00 p.m. on the day of the meeting to the Amador City Council Clerk, Joyce Davidson, at [cityclerk@amadorcity.net](mailto:cityclerk@amadorcity.net). Public comment should identify the agenda item it seeks to address, and be limited to 300 words or less. Public comment will be read at the time such agenda item it references is called.

Discussion and possible action on all items

**CLOSED SESSION - 6:45 p.m.**

1. **Closed Session: Pursuant to Government Code Section 54956.8: Conference with real property negotiator, Gregory P. Wayland, regarding front patio lease at Imperial Hotel. Closed session adjourned due to lack of quorum.**

**REGULAR SESSION – 7:00 p.m.**

**See last page for Zoom Meeting Information**

2. CALL TO ORDER
3. Pledge of Allegiance
4. ROLL CALL-
- APPROVAL OF AGENDA –
5. CONSENT AGENDA – Minutes of September 17, 2020
6. PUBLIC MATTERS NOT ON THE AGENDA – Discussion items only, no action to be taken. Any person may address the council at this time on any subject matter within the jurisdiction of the Amador City Council. Any item that requires action will be deferred to a subsequent council meeting. Five minute time limit. -
7. **Public Hearing**
  - A. **Variance Request from James Monday, - 10802 Last Chance Alley – Allowing stucco finish – to be heard on Oct. 22, 2020**
  - B. **Design Review – New residence at 10802 Last Chance Alley – Discussion and possible approval subject to Variance – Approved subject to Variance**
  - C. **Design of City Hall Office recommendations due to Covid 19 – Discussion only**
  - D. **Front Patio – Imperial Hotel – Discussion**
  - E. **Review of apartment rental rates in City Hall Building – Apartments qualify for Affordable Housing status, review Housing Element**
  - F. **Sewer Maintenance Fund and Rate Adjustments Proposition 218 – Discussion only – Discuss with Grant Reynolds**
  - G. **Financial Statements, Sewer Billing Services – H & R Block – Fee Increase – Discussion and possible action – Next meeting**

- H. Emergency Animal Evacuation – Not relevant – no action
- I. Double trunk tree in City Cemetery – Possible liability for City -Get cost estimate for cabeling
- J. Playground equipment in City Hall Park, possibility of a grant – What would PARSAC allow?
- K. Underground power lines on West School Street and slurry seal -Kirk Lindsay to research, further discussion with Kirk Lindsay
- L. Letter from Robin Peters offering his engineering and design services on a pro-bono basis re: Culbert Park – Susan Bragstad wrote Mr. Peters a thank you letter.
- M. Amador City Clean Up Day October 24, 2020, 8 a.m. to 12 p.m.

**Committees: Maintenance, ARSA, Air,EVC, Fire Dept, Culbert Park, ACTC/REMF, LAFCO, Homeless, Museum, Air BnB,**

**AMADOR CITY**

**MINUTES OF THE MEETING OF THE CITY COUNCIL**

**THURSDAY October 22, 2020 – 5:00p.m.**

**SPECIAL NOTICE**

**Pursuant to Paragraph 11 of Executive Order N-25-20, executed by the Governor of California on March 12, 2020, as a response to mitigating the spread of coronavirus known as COVID-19, during the October 22, 2020, meeting of the City Council of Amador City, California members of the public will be allowed to join Zoom Meeting.**

**Discussion and possible action**

- 1. Variance request from James Monday – 10802 Last Chance Alley – Variance granted by yes vote from Bragstad, Robinson, Kel-Artinian, Marks and a no vote by Groth.**

**Subject:** Fwd: Tree work  
**From:** Karrie Lindsay <wedogoodthings@gmail.com>  
**Date:** 11/16/2020, 9:08 AM  
**To:** Amador City Clerk <cityclerk@amadorcity.net>

Greetings,

I am requesting this be put on the upcoming Agenda for discussion and approval.

At the last City Council Meeting, Susan asked me to obtain a bid for cabling the double trunk cedar tree in the Cemetery,

Here is the quote, from a company that has done work for the City in the past.

I will speak to this.

Thank you, Kirk

----- Forwarded message -----

**From:** Desiree Carnell <logginlogan@gmail.com>  
**Date:** Tue, Nov 3, 2020 at 7:36 AM  
**Subject:** Tree work  
**To:** <wedogoodthings@gmail.com>

Hello,

Logan stopped by the cemetery and took a look at the cedar tree that needs to be cabled.

A bid to cable the tree:

\$1,000.00. He will provide the cable and attach it to the tree.

Any questions feel free to email or call (209)-296-8733.

Thanks

Desiree

Loggin Logan Tree Service

**PROPOSAL 1**

<b>For On-Line Meetings, Keeping people safe at home and physically distanced at City Hall due to COVID</b>	
	<b>Quantity</b>
Wireless Keyboard and Mouse	1
4k 60hz hdmi cable 6ft	1
NUC Mini Computer for running Zoom/Teams Meetings	1
Mobile TV Cart for up to 75" TV for Zoom Meetings	1
75" Samsung TV for Zoom Meetings	1
Revolabs FLX UC Meeting Speaker and Mic for Zoom	1
Wall mount for NUC PC	1
Logitech Video Camera for Conference Rooms	1
Battery Backup and Surge Protector	1
	<b>Total</b>

**PROPOSAL 2**

<b>Paperless Online presence eliminating/reducing city hall visits due to COVID</b>	
	<b>Quantity</b>
<b>PART A: Technology</b>	
Dell 27" Monitor	1
Dell Desktop with Mouse and Keyboard	1
USB Cable	1
Scansnap Hi-Speed Scanner	1
<b>PART B: Municode</b>	
MuniDocs - This link is for Arvada, CO and demonstrates what can be housed on Muni	1
MuniCodeNext - Standard	1
MunicodeWeb Custom (includes 1st Year @ \$1,800)*	1
Municode Meeting Management**	1
Local person to scan the documents to MuniDocs - 80 hrs. x \$20/hr***	80
	<b>Totals</b>
* We currently pay \$75 month or \$900 a year for our site. MuniWeb is ADA compliant. I am not sure o	
** Not sure we are ready for this at this recurring cost	
*** This is an estimate	

**PROPOSAL 3**

<b>For reimbursement for business interruption</b>	
	<b>Sq. Ft.</b>
<b>Reimburse Businesses for March-May using sq ft rent calc*</b>	
Made in Amador	800
Meyer's Antiques	800

Small Town	600
Mercantile	300
Binz	700
Victorian Closet	700
Alley & Main	660
Holgate Hill	800
Nancy's	200
Idyll	200
End of Nowhere	500
Imperial Hotel	2000
Bellflower	2000
*Businesses must have been customer facing businesses during these months and must continue to be in business today. Calculated based on \$1.25 sq. ft.	

**PROPOSAL 4**

<b>For Four Touchless Bathrooms City Hall, Community Room, and Downtown</b>	
Touchless Soap Dispenser for bathrooms	4
Touchless Paper Towel Dispenser	4
Touchless Faucets	4
Touchless Toilets	4
Installation	TBD
	Total

**PROPOSAL 5**

<b>For Revenue Recovery for ACBCA</b>	
Up to 100% of 2019 revenue (2019 revenue minus 2020 revenue)*	1
* Requires documentation of 2019 and 2020 revenue	

**PROPOSAL 6**

<b>For Financial Assistance to Citizens Unemployed During COVID</b>	
Financial assistance to pay utilities for up to 6 months*	10
Financial assistance to pay rent/morgage for one month*	5
* Requires unemployment documentation dated after 3/20/2020 and an affadavit regarding expenses	

**PROPOSAL 7**

<b>For Interfaith Food Bank support of Amador City Citizens</b>	
1 month of food for 15% of households (85)	12.75

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**PROPOSAL 8**

<b>For Repaying General Fund for Previous Small Business Grant/Loans</b>	
Each small business loan/grant	2



ID		
Price/Unit		
\$ 24.99	\$ 24.99	
\$ 11.99	\$ 11.99	
\$ 524.95	\$ 524.95	
\$ 149.79	\$ 149.79	
\$ 997.99	\$ 997.99	
\$ 349.00	\$ 349.00	
\$ 11.99	\$ 11.99	
\$ 550.00	\$ 550.00	
\$ 88.95	\$ 88.95	
		\$ 2,709.65

Price/Unit			Recurring Annual Costs
\$ 177.99	\$ 177.99		
\$ 679.99	\$ 679.99		
\$ 6.99	\$ 6.99		
\$ 429.99	\$ 429.99		
		\$ 1,294.96	
\$ 350.00	\$ 350.00		\$ 350.00
\$ 275.00	\$ 275.00		\$ 275.00
\$ 9,900.00	\$ 9,900.00		\$ 1,800.00
\$ 2,400.00	\$ 2,400.00		\$ 2,400.00
\$ 20.00	\$ 1,600.00		
		\$ 14,525.00	\$ 4,825.00
our current setup is			

Sq. ft. \$\$	March 20 - May 20
\$1.25	\$ 1,602.50
\$1.25	\$ 1,602.50

\$1.25	\$ 1,202.50	
\$1.25	\$ 602.50	
\$1.25	\$ 1,402.50	
\$1.25	\$ 1,402.50	
\$1.25	\$ 1,322.50	
\$1.25	\$ 1,602.50	
\$1.25	\$ 402.50	
\$1.25	\$ 402.50	
\$1.25	\$ 1,002.50	
\$1.25	\$ 4,002.50	
\$1.25	\$ 4,002.50	
		\$ 20,552.50

\$ 49.99	\$ 199.96				
\$ 71.79	\$ 287.16				
\$ 350.00	\$ 1,400.00		\$235-\$530 at Lowe's		
\$ 1,500.00	\$ 6,000.00		\$1200-\$1800 at Lowe's		
\$ 6,000.00	\$ 6,000.00				
		\$ 13,887.12			

\$10,000	\$10,000	
		\$10,000

\$200	\$2,000	
\$1,500	\$7,500	
		\$9,500

\$250	\$3,188	

		\$3,188
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\$ 1,000.00	\$ 2,000.00	
		\$ 2,000.00



## Appendix D Adoption Resolution

**Note to Reviewers:** When this plan has been reviewed and approved pending adoption by FEMA Region IX, the adoption resolutions will be signed by the participating jurisdictions and added to this appendix. Two model resolutions are provided below. The first sample resolution is for the County and incorporated communities; the second is for participating districts.

### *Sample Resolution: Amador County and incorporated communities*

Resolution # 578

#### Adopting the Amador County Local Hazard Mitigation Plan Update

**WHEREAS**, The City of Amador City recognizes the threat that natural hazards pose to people and property within our community; and

**WHEREAS**, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

**WHEREAS**, the U.S. Congress passed the Disaster Mitigation Act of 2000 (“Disaster Mitigation Act”) emphasizing the need for pre-disaster mitigation of potential hazards; and

**WHEREAS**, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments; and

**WHEREAS**, an adopted Local Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

**WHEREAS**, the City of Amador City fully participated in the FEMA-prescribed mitigation planning process to prepare this local hazard mitigation plan; and

**WHEREAS**, the California Office of Emergency Services and Federal Emergency Management Agency, Region IX officials have reviewed the Amador County Local Hazard Mitigation Plan and approve it contingent upon this official adoption of the participating governing body; and

**WHEREAS**, the City of Amador City desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the Amador County Local Hazard Mitigation Plan by reference into the Safety Element of the General Plan in accordance with the requirements of AB 2140; and

**WHEREAS**, adoption by the governing body for the (Name of Government/District/Organization seeking FEMA approval of hazard mitigation plan) demonstrates the jurisdiction’s commitment to fulfilling the mitigation goals and objectives outlined in this Local Hazard Mitigation Plan; and

**WHEREAS**, adoption of this legitimizes the plan and authorizes responsible agencies to carry out their responsibilities under the plan.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Amador City adopts the Amador County Local Hazard Mitigation Plan as an official plan; and

**BE IT RESOLVED**, that the City of Amador City adopts the Amador County Local Hazard Mitigation Plan by reference into the safety element of their general plan in accordance with the requirements of AB 2140; and

**BE IT FURTHER RESOLVED**, the City of Amador City will submit this adoption resolution to the California Office of Emergency Services and FEMA Region IX officials to enable the plan's final approval in accordance with the requirements of the Disaster Mitigation Act of 2000 and to establish conformance with the requirement of AB 2140.

Passed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Certifying Official

**CITY OF AMADOR CITY  
CITY COUNCIL  
RESOLUTION NO. 579**

**A RESOLUTION ESTABLISHING PERMIT FEES FOR  
THE CITY OF AMADOR CITY'S BUILDING DEPARTMENT**

**WHEREAS**, City of Amador City has amended Municipal Code Chapter 15, Building and Construction, by Ordinance \_\_\_\_\_ adopted on \_\_\_\_\_ which set forth that permit fees would be established by Resolution of the City Council; and

**WHEREAS**, Building Department Service Fees Phase 3 (No Increase) are set forth on attached Exhibit A; and

**WHEREAS**, Square Foot Construction Costs Phase 3 are set forth on Exhibit B with applicable costs highlighted in yellow; and

**WHEREAS**, Permit Fees are calculated by the valuation from Exhibit B times the square footage and determined in accordance with attached Exhibit C; and

**WHEREAS**, Plan Review Fees are calculated at 65% of the Permit Fee as set forth above.

**NOW THEREFORE BE IT RESOLVED** that the City of Amador City Council hereby establishes the Building Department Fees in accordance with Exhibits A, B, and C attached hereto and made a part hereof; and

**BE IT FURTHER RESOLVED** that the City of Amador City Council may, at any time, adjust the Building Department Fees, as it deems appropriate.

The foregoing resolution was duly approved and adopted by the City Council of the City of Amador City at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_ by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
David Groth  
Mayor

ATTEST:

\_\_\_\_\_  
Joyce Davidson  
City Clerk

EXHIBIT A

**Building Department Service Fees Phase 3 (No Increase)**

**\*\*\* Effective \_\_\_\_\_ \*\*\***

Service	Fee
Building Department Hourly Rate	\$122.00 per hour
Re-Inspection Fee	\$122.00
Demolition Permit (up to \$10,000 value)	\$324.50 (* 2-Inspections)
HVAC Residential	\$197.00 plus State Fees based on valuation
Electrical Panel Changeout & Installation (no trench)	\$202.50 (~ 1-Inspection)
Electrical Panel Changeout & Installation (w/ trench)	\$324.50 (* 2-Inspections)
Re-Roof Tear Off	\$324.50 (* 2-Inspections)
Re-Roof Overlay	\$202.50 (~ 1-Inspection)
Water Heater Residential	\$202.50 (~ 1-Inspection)
Residential Woodstove/Fireplace & LP Stoves	\$202.50 (~ 1-Inspection)
Generator, Propane & Transfer Switch (Residential)	\$324.50 (* 2-Inspections)
Generator, Propane & Transfer Switch (Commercial)	\$446.50 (4 Inspections)
Temporary Certificate of Occupancy (Commercial)	\$230.00 State Fees not applicable
Reinstatement of Expired Permit	\$230.00 State Fees not applicable
Transfer Fee	\$305.00 State Fees not applicable
Residential Roof Mount PV System (Includes plan review)	\$375.00 plus \$15.00 per kW above 15 kW plus State Fees based on Valuation
Residential Ground Mount PV System (Includes plan review)	\$675.00 plus \$15.00 per kW above 15 kW plus State Fees based on Valuation
<b>TESLA PV Roof (Residential &amp; Commercial)</b>	<b>\$497.00 (RM PV \$375 + 1 Inspection) plus State Fees based on valuation</b>
Commercial Roof Mount PV Systems (Ground Mount based on valuation) (Includes plan review)	\$675.00 plus \$7.00 per kW between 51 kW & 250 kW, plus \$5.00 per kW above 250 kW plus State Fees based on valuation
<b>(Residential &amp; Commercial)</b> <b>PV Back Up Battery Systems (Includes plan review)</b>	<b>\$319.00 plus State Fees based on valuation</b>
Foundation only	\$305.00 plus State fees based on valuation
Deviation Requests (Each Dept. will charge their time at 1/2 increments)	\$487.00 (non-refundable)
~ 1-Inspection breakdown: (PC not included)	* 2-Inspection breakdown: (PC not included)
\$197.00 Permit Fee (\$75 issuance fee included)	\$319.00 Permit Fee (\$75 issuance fee included)
\$ 4.00 CASp	\$ 4.00 CASp
\$ 1.00 Calderon	\$ 1.00 Calderon
\$ 0.50 SMIP	\$ 0.50 SMIP
<b>\$202.50 TOTAL</b>	<b>\$324.50 TOTAL</b>

**\$75.00 Issuance Fee is included on every permit as approved with Phase 2**

Total hourly cost includes: supervision, overhead, equipment, hourly wages & fringe benefits of the employees involved, administrative & overhead

**EXHIBIT B**

**Square Foot Construction Costs Phase 3 - EFFECTIVE**

A-1 Assembly, theaters, with stage	\$ 288.04	\$ 278.13	\$ 267.42	\$ 260.27	\$ 244.93	\$ 237.81	\$ 252.05	\$ 223.64	\$ 215.44
A-1 Assembly, theaters, without stage	\$ 263.98	\$ 254.07	\$ 247.33	\$ 236.24	\$ 224.04	\$ 213.98	\$ 227.99	\$ 199.76	\$ 191.57
A-2 Assembly, nightclubs	\$ 225.25	\$ 218.72	\$ 213.18	\$ 204.55	\$ 192.83	\$ 187.51	\$ 197.35	\$ 174.59	\$ 168.68
A-2 Assembly, restaurants, bars, banquet halls	\$ 224.00	\$ 217.45	\$ 210.66	\$ 203.30	\$ 190.33	\$ 186.24	\$ 196.10	\$ 172.09	\$ 167.43
A-3 Assembly, churches	\$ 266.50	\$ 256.58	\$ 252.86	\$ 238.73	\$ 223.80	\$ 216.71	\$ 230.49	\$ 202.53	\$ 194.33
A-3 Assembly, general, community halls, libraries, museums	\$ 222.30	\$ 212.38	\$ 204.39	\$ 194.52	\$ 178.35	\$ 172.51	\$ 186.30	\$ 157.06	\$ 150.13
A-4 Assembly, arenas	\$ 262.73	\$ 252.80	\$ 244.82	\$ 234.96	\$ 218.53	212.68/	\$ 226.73	\$ 197.24	\$ 190.31
B-Business	\$ 229.89	\$ 221.39	\$ 214.10	\$ 203.41	\$ 185.55	\$ 178.57	\$ 195.43	\$ 162.91	\$ 155.76
E Educational	\$ 244.06	\$ 235.42	\$ 228.67	\$ 218.47	\$ 204.00	\$ 193.63	\$ 210.92	\$ 178.27	\$ 172.83
F-1 Factory and industrial, moderate hazard	\$ 137.75	\$ 131.42	\$ 123.84	\$ 119.06	\$ 106.84	\$ 101.99	\$ 114.06	\$ 89.57	\$ 83.86
F-2 Factory and industrial, low hazard	\$ 136.49	\$ 130.16	\$ 123.84	\$ 117.81	\$ 106.84	\$ 100.74	\$ 112.94	\$ 89.57	\$ 82.60
H-1 High Hazard, explosives	\$ 128.95	\$ 122.60	\$ 116.28	\$ 110.24	\$ 99.53	\$ 93.44	\$ 105.24	\$ 82.27	N.P.
H-2, H-3, H-4 High Hazard	\$ 128.95	\$ 122.60	\$ 116.28	\$ 110.24	\$ 99.53	\$ 93.44	\$ 105.24	\$ 82.27	\$ 75.30
H-5 HPV	\$ 229.89	\$ 221.39	\$ 214.08	\$ 203.41	\$ 185.55	\$ 178.57	\$ 195.43	\$ 162.91	\$ 155.76
I-1 Institutional, supervised environment	\$ 231.10	\$ 223.27	\$ 231.81	\$ 173.19	\$ 191.34	\$ 186.14	\$ 207.79	\$ 171.41	\$ 166.08
I-2 Institutional, hospitals	\$ 386.87	\$ 378.40	\$ 371.08	\$ 360.40	\$ 341.32	N.P.	\$ 252.41	\$ 318.69	N.P.
I-2 Institutional, nursing homes	\$ 266.55	\$ 259.56	\$ 252.25	\$ 241.58	\$ 224.97	N.P.	\$ 233.59	\$ 202.33	N.P.
I-3 Institutional, restrained	\$ 261.57	\$ 253.07	\$ 245.78	\$ 235.11	\$ 219.10	\$ 210.88	\$ 227.10	\$ 196.45	\$ 186.79
I-4 Institutional, day care facilities	\$ 231.10	\$ 223.27	\$ 216.81	\$ 207.69	\$ 191.34	\$ 186.14	\$ 207.79	\$ 171.41	\$ 166.08
M-Mercantile	\$ 167.81	\$ 161.28	\$ 154.49	\$ 147.12	\$ 134.77	\$ 130.70	\$ 139.93	\$ 116.54	\$ 111.88
R-1 Residential, hotels	\$ 233.21	\$ 225.38	\$ 218.91	\$ 209.77	\$ 193.12	\$ 187.93	\$ 209.90	\$ 173.19	\$ 167.87
R-2 Residential, multiple family	\$ 195.66	\$ 187.83	\$ 181.36	\$ 172.22	\$ 156.50	\$ 151.37	\$ 172.35	\$ 136.59	\$ 131.25
R-3 Residential, one- and two-family	\$ 182.47	\$ 177.50	\$ 172.93	\$ 168.59	\$ 162.44	\$ 158.15	\$ 165.76	\$ 151.97	\$ 143.05
R-4 Residential, care/assisted living facilities	\$ 231.10	\$ 223.27	\$ 216.81	\$ 207.69	\$ 191.34	\$ 186.14	\$ 207.79	\$ 171.41	\$ 166.08
S-1 Storage, moderate hazard	\$ 127.68	\$ 121.34	\$ 113.76	\$ 108.99	\$ 97.02	\$ 92.18	\$ 103.97	\$ 79.76	\$ 74.05
S-2 Storage, low hazard	\$ 127.68	\$ 120.08	\$ 113.76	\$ 107.73	\$ 97.02	\$ 90.92	\$ 102.72	\$ 79.76	\$ 72.80
U Utility, miscellaneous	\$ 98.77	\$ 93.28	\$ 87.64	\$ 83.17	\$ 75.19	\$ 70.21	\$ 79.44	\$ 59.44	\$ 56.66

**CBC Section [A] 109.3 Building Permit Valuations.** Final building permit valuation shall be set by the building official.

\* Metal, decks, patios, sheds etc \$28.33 per sq.ft.

\* Conversion U to R3 = \$86.39 per sq.ft.

\* Conversion R3 to U = \$43.19 per sq.ft.

a. Private Garages use Utility, miscellaneous

b. For shell only buildings deduct 20%

c. N.P. = Not Permitted

d. Unfinished basements (Group R-3) = \$56.66 per sq.ft.





# CITY OF AMADOR CITY

INCORPORATED JUNE 2, 1915

## California

### EXHIBIT C - BUILDING CONSTRUCTION PERMIT FEES 1997 U.B.C. - EFFECTIVE PLAN REVIEW FEES ARE 65% OF BUILDING FEE

VALUATION		PERMIT FEES		VALUATION		PERMIT FEES
\$ 1.00	\$ 500.00	\$ 23.50		\$ 27,001.00	\$ 28,000.00	\$ 421.50
\$ 501.00	\$ 600.00	\$ 26.55		\$ 28,001.00	\$ 29,000.00	\$ 431.65
\$ 601.00	\$ 700.00	\$ 29.60		\$ 29,001.00	\$ 30,000.00	\$ 441.75
\$ 701.00	\$ 800.00	\$ 32.65		\$ 30,001.00	\$ 31,000.00	\$ 451.85
\$ 801.00	\$ 900.00	\$ 35.70		\$ 31,001.00	\$ 32,000.00	\$ 461.95
\$ 901.00	\$ 1,000.00	\$ 38.75		\$ 32,001.00	\$ 33,000.00	\$ 472.05
\$ 1,001.00	\$ 1,100.00	\$ 41.80		\$ 33,001.00	\$ 34,000.00	\$ 482.15
\$ 1,101.00	\$ 1,200.00	\$ 44.85		\$ 34,001.00	\$ 35,000.00	\$ 492.25
\$ 1,201.00	\$ 1,300.00	\$ 47.90		\$ 35,001.00	\$ 36,000.00	\$ 502.35
\$ 1,301.00	\$ 1,400.00	\$ 50.95		\$ 36,001.00	\$ 37,000.00	\$ 512.45
\$ 1,401.00	\$ 1,500.00	\$ 54.00		\$ 37,001.00	\$ 38,000.00	\$ 522.55
\$ 1,501.00	\$ 1,600.00	\$ 57.05		\$ 38,001.00	\$ 39,000.00	\$ 532.65
\$ 1,601.00	\$ 1,700.00	\$ 60.10		\$ 39,001.00	\$ 40,000.00	\$ 542.75
\$ 1,701.00	\$ 1,800.00	\$ 63.15		\$ 40,001.00	\$ 41,000.00	\$ 552.85
\$ 1,801.00	\$ 1,900.00	\$ 66.20		\$ 41,001.00	\$ 42,000.00	\$ 562.95
\$ 1,901.00	\$ 2,000.00	\$ 69.25		\$ 42,001.00	\$ 43,000.00	\$ 573.05
\$ 2,001.00	\$ 3,000.00	\$ 83.25		\$ 43,001.00	\$ 44,000.00	\$ 583.15
\$ 3,001.00	\$ 4,000.00	\$ 97.25		\$ 44,001.00	\$ 45,000.00	\$ 593.25
\$ 4,001.00	\$ 5,000.00	\$ 111.25		\$ 45,001.00	\$ 46,000.00	\$ 603.35
\$ 5,001.00	\$ 6,000.00	\$ 125.25		\$ 46,001.00	\$ 47,000.00	\$ 613.45
\$ 6,001.00	\$ 7,000.00	\$ 139.25		\$ 47,001.00	\$ 48,000.00	\$ 623.55
\$ 7,001.00	\$ 8,000.00	\$ 153.25		\$ 48,001.00	\$ 49,000.00	\$ 633.65
\$ 8,001.00	\$ 9,000.00	\$ 167.25		\$ 49,001.00	\$ 50,000.00	\$ 643.75
\$ 9,001.00	\$ 10,000.00	\$ 181.25		\$ 50,001.00	\$ 51,000.00	\$ 650.75
\$ 10,001.00	\$ 11,000.00	\$ 195.25		\$ 51,001.00	\$ 52,000.00	\$ 657.75
\$ 11,001.00	\$ 12,000.00	\$ 209.25		\$ 52,001.00	\$ 53,000.00	\$ 664.75
\$ 12,001.00	\$ 13,000.00	\$ 223.25		\$ 53,001.00	\$ 54,000.00	\$ 671.75
\$ 13,001.00	\$ 14,000.00	\$ 237.25		\$ 54,001.00	\$ 55,000.00	\$ 678.75
\$ 14,001.00	\$ 15,000.00	\$ 251.25		\$ 55,001.00	\$ 56,000.00	\$ 685.75
\$ 15,001.00	\$ 16,000.00	\$ 265.25		\$ 56,001.00	\$ 57,000.00	\$ 692.75
\$ 16,001.00	\$ 17,000.00	\$ 279.25		\$ 57,001.00	\$ 58,000.00	\$ 699.75
\$ 17,001.00	\$ 18,000.00	\$ 293.25		\$ 58,001.00	\$ 59,000.00	\$ 706.75
\$ 18,001.00	\$ 19,000.00	\$ 307.25		\$ 59,001.00	\$ 60,000.00	\$ 713.75
\$ 19,001.00	\$ 20,000.00	\$ 321.25		\$ 60,001.00	\$ 61,000.00	\$ 720.75
\$ 20,001.00	\$ 21,000.00	\$ 335.25		\$ 61,001.00	\$ 62,000.00	\$ 727.75
\$ 21,001.00	\$ 22,000.00	\$ 349.25		\$ 62,001.00	\$ 63,000.00	\$ 734.75
\$ 22,001.00	\$ 23,000.00	\$ 363.25		\$ 63,001.00	\$ 64,000.00	\$ 741.75
\$ 23,001.00	\$ 24,000.00	\$ 377.25		\$ 64,001.00	\$ 65,000.00	\$ 748.75
\$ 24,001.00	\$ 25,000.00	\$ 391.25		\$ 65,001.00	\$ 66,000.00	\$ 755.75
\$ 25,001.00	\$ 26,000.00	\$ 401.35		\$ 66,001.00	\$ 67,000.00	\$ 762.75
\$ 26,001.00	\$ 27,000.00	\$ 411.45		\$ 67,001.00	\$ 68,000.00	\$ 769.75



# CITY OF AMADOR CITY

INCORPORATED JUNE 2, 1915

## California

\$ 68,001.00	\$ 69,000.00	\$ 776.75		\$ 115,001.00	\$ 116,000.00	\$ 1,083.35
\$ 69,001.00	\$ 70,000.00	\$ 783.75		\$ 116,001.00	\$ 117,000.00	\$ 1,088.95
\$ 70,001.00	\$ 71,000.00	\$ 790.75		\$ 117,001.00	\$ 118,000.00	\$ 1,094.55
\$ 71,001.00	\$ 72,000.00	\$ 797.75		\$ 118,001.00	\$ 119,000.00	\$ 1,100.15
\$ 72,001.00	\$ 73,000.00	\$ 804.75		\$ 119,001.00	\$ 120,000.00	\$ 1,105.75
\$ 73,001.00	\$ 74,000.00	\$ 811.75		\$ 120,001.00	\$ 121,000.00	\$ 1,111.35
\$ 74,001.00	\$ 75,000.00	\$ 818.75		\$ 121,001.00	\$ 122,000.00	\$ 1,116.95
\$ 75,001.00	\$ 76,000.00	\$ 825.75		\$ 122,001.00	\$ 123,000.00	\$ 1,122.55
\$ 76,001.00	\$ 77,000.00	\$ 832.75		\$ 123,001.00	\$ 124,000.00	\$ 1,128.15
\$ 77,001.00	\$ 78,000.00	\$ 839.75		\$ 124,001.00	\$ 125,000.00	\$ 1,133.75
\$ 78,001.00	\$ 79,000.00	\$ 846.75		\$ 125,001.00	\$ 126,000.00	\$ 1,139.35
\$ 79,001.00	\$ 80,000.00	\$ 853.75		\$ 126,001.00	\$ 127,000.00	\$ 1,144.95
\$ 80,001.00	\$ 81,000.00	\$ 860.75		\$ 127,001.00	\$ 128,000.00	\$ 1,150.55
\$ 81,001.00	\$ 82,000.00	\$ 867.75		\$ 128,001.00	\$ 129,000.00	\$ 1,156.15
\$ 82,001.00	\$ 83,000.00	\$ 874.75		\$ 129,001.00	\$ 130,000.00	\$ 1,161.75
\$ 83,001.00	\$ 84,000.00	\$ 881.75		\$ 130,001.00	\$ 131,000.00	\$ 1,167.35
\$ 84,001.00	\$ 85,000.00	\$ 888.75		\$ 131,001.00	\$ 132,000.00	\$ 1,172.95
\$ 85,001.00	\$ 86,000.00	\$ 895.75		\$ 132,001.00	\$ 133,000.00	\$ 1,178.55
\$ 86,001.00	\$ 87,000.00	\$ 902.75		\$ 133,001.00	\$ 134,000.00	\$ 1,184.15
\$ 87,001.00	\$ 88,000.00	\$ 909.75		\$ 134,001.00	\$ 135,000.00	\$ 1,189.75
\$ 88,001.00	\$ 89,000.00	\$ 916.75		\$ 135,001.00	\$ 136,000.00	\$ 1,195.35
\$ 89,001.00	\$ 90,000.00	\$ 923.75		\$ 136,001.00	\$ 137,000.00	\$ 1,200.95
\$ 90,001.00	\$ 91,000.00	\$ 930.75		\$ 137,001.00	\$ 138,000.00	\$ 1,206.55
\$ 91,001.00	\$ 92,000.00	\$ 937.75		\$ 138,001.00	\$ 139,000.00	\$ 1,212.15
\$ 92,001.00	\$ 93,000.00	\$ 944.75		\$ 139,001.00	\$ 140,000.00	\$ 1,217.75
\$ 93,001.00	\$ 94,000.00	\$ 951.75		\$ 140,001.00	\$ 141,000.00	\$ 1,223.35
\$ 94,001.00	\$ 95,000.00	\$ 958.75		\$ 141,001.00	\$ 142,000.00	\$ 1,228.95
\$ 95,001.00	\$ 96,000.00	\$ 965.75		\$ 142,001.00	\$ 143,000.00	\$ 1,234.55
\$ 96,001.00	\$ 97,000.00	\$ 972.75		\$ 143,001.00	\$ 144,000.00	\$ 1,240.15
\$ 97,001.00	\$ 98,000.00	\$ 979.75		\$ 144,001.00	\$ 145,000.00	\$ 1,245.75
\$ 98,001.00	\$ 99,000.00	\$ 986.75		\$ 145,001.00	\$ 146,000.00	\$ 1,251.35
\$ 99,001.00	\$ 100,000.00	\$ 993.75		\$ 146,001.00	\$ 147,000.00	\$ 1,256.95
\$ 100,001.00	\$ 101,000.00	\$ 999.35		\$ 147,001.00	\$ 148,000.00	\$ 1,262.55
\$ 101,001.00	\$ 102,000.00	\$ 1,004.95		\$ 148,001.00	\$ 149,000.00	\$ 1,268.15
\$ 102,001.00	\$ 103,000.00	\$ 1,010.55		\$ 149,001.00	\$ 150,000.00	\$ 1,273.75
\$ 103,001.00	\$ 104,000.00	\$ 1,016.15		\$ 150,001.00	\$ 151,000.00	\$ 1,279.35
\$ 104,001.00	\$ 105,000.00	\$ 1,021.75		\$ 151,001.00	\$ 152,000.00	\$ 1,284.95
\$ 105,001.00	\$ 106,000.00	\$ 1,027.35		\$ 152,001.00	\$ 153,000.00	\$ 1,290.55
\$ 106,001.00	\$ 107,000.00	\$ 1,032.95		\$ 153,001.00	\$ 154,000.00	\$ 1,296.15
\$ 107,001.00	\$ 108,000.00	\$ 1,038.55		\$ 154,001.00	\$ 155,000.00	\$ 1,301.75
\$ 108,001.00	\$ 109,000.00	\$ 1,044.15		\$ 155,001.00	\$ 156,000.00	\$ 1,307.35
\$ 109,001.00	\$ 110,000.00	\$ 1,049.75		\$ 156,001.00	\$ 157,000.00	\$ 1,312.95
\$ 110,001.00	\$ 111,000.00	\$ 1,055.35		\$ 157,001.00	\$ 158,000.00	\$ 1,318.55
\$ 111,001.00	\$ 112,000.00	\$ 1,060.95		\$ 158,001.00	\$ 159,000.00	\$ 1,324.15
\$ 112,001.00	\$ 113,000.00	\$ 1,066.55		\$ 159,001.00	\$ 160,000.00	\$ 1,329.75
\$ 113,001.00	\$ 114,000.00	\$ 1,072.15		\$ 160,001.00	\$ 161,000.00	\$ 1,335.35
\$ 114,001.00	\$ 115,000.00	\$ 1,077.75		\$ 161,001.00	\$ 162,000.00	\$ 1,340.95



# CITY OF AMADOR CITY

INCORPORATED JUNE 2, 1915

## California

\$ 162,001.00	\$ 163,000.00	\$ 1,346.55		\$ 209,001.00	\$ 210,000.00	\$ 1,609.75
\$ 163,001.00	\$ 164,000.00	\$ 1,352.15		\$ 210,001.00	\$ 211,000.00	\$ 1,615.35
\$ 164,001.00	\$ 165,000.00	\$ 1,357.75		\$ 211,001.00	\$ 212,000.00	\$ 1,620.95
\$ 165,001.00	\$ 166,000.00	\$ 1,363.35		\$ 212,001.00	\$ 213,000.00	\$ 1,626.55
\$ 166,001.00	\$ 167,000.00	\$ 1,368.95		\$ 213,001.00	\$ 214,000.00	\$ 1,632.15
\$ 167,001.00	\$ 168,000.00	\$ 1,374.55		\$ 214,001.00	\$ 215,000.00	\$ 1,637.75
\$ 168,001.00	\$ 169,000.00	\$ 1,380.15		\$ 215,001.00	\$ 216,000.00	\$ 1,643.35
\$ 169,001.00	\$ 170,000.00	\$ 1,385.75		\$ 216,001.00	\$ 217,000.00	\$ 1,648.95
\$ 170,001.00	\$ 171,000.00	\$ 1,391.35		\$ 217,001.00	\$ 218,000.00	\$ 1,654.55
\$ 171,001.00	\$ 172,000.00	\$ 1,396.95		\$ 218,001.00	\$ 219,000.00	\$ 1,660.15
\$ 172,001.00	\$ 173,000.00	\$ 1,402.55		\$ 219,001.00	\$ 220,000.00	\$ 1,665.75
\$ 173,001.00	\$ 174,000.00	\$ 1,408.15		\$ 220,001.00	\$ 221,000.00	\$ 1,671.35
\$ 174,001.00	\$ 175,000.00	\$ 1,413.75		\$ 221,001.00	\$ 222,000.00	\$ 1,676.95
\$ 175,001.00	\$ 176,000.00	\$ 1,419.35		\$ 222,001.00	\$ 223,000.00	\$ 1,682.55
\$ 176,001.00	\$ 177,000.00	\$ 1,424.95		\$ 223,001.00	\$ 224,000.00	\$ 1,688.15
\$ 177,001.00	\$ 178,000.00	\$ 1,430.55		\$ 224,001.00	\$ 225,000.00	\$ 1,693.75
\$ 178,001.00	\$ 179,000.00	\$ 1,436.15		\$ 225,001.00	\$ 226,000.00	\$ 1,699.35
\$ 179,001.00	\$ 180,000.00	\$ 1,441.75		\$ 226,001.00	\$ 227,000.00	\$ 1,704.95
\$ 180,001.00	\$ 181,000.00	\$ 1,447.35		\$ 227,001.00	\$ 228,000.00	\$ 1,710.55
\$ 181,001.00	\$ 182,000.00	\$ 1,452.95		\$ 228,001.00	\$ 229,000.00	\$ 1,716.15
\$ 182,001.00	\$ 183,000.00	\$ 1,458.55		\$ 229,001.00	\$ 230,000.00	\$ 1,721.75
\$ 183,001.00	\$ 184,000.00	\$ 1,464.15		\$ 230,001.00	\$ 231,000.00	\$ 1,727.35
\$ 184,001.00	\$ 185,000.00	\$ 1,469.75		\$ 231,001.00	\$ 232,000.00	\$ 1,732.95
\$ 185,001.00	\$ 186,000.00	\$ 1,475.35		\$ 232,001.00	\$ 233,000.00	\$ 1,738.55
\$ 186,001.00	\$ 187,000.00	\$ 1,480.95		\$ 233,001.00	\$ 234,000.00	\$ 1,744.15
\$ 187,001.00	\$ 188,000.00	\$ 1,486.55		\$ 234,001.00	\$ 235,000.00	\$ 1,749.75
\$ 188,001.00	\$ 189,000.00	\$ 1,492.15		\$ 235,001.00	\$ 236,000.00	\$ 1,755.35
\$ 189,001.00	\$ 190,000.00	\$ 1,497.75		\$ 236,001.00	\$ 237,000.00	\$ 1,760.95
\$ 190,001.00	\$ 191,000.00	\$ 1,503.35		\$ 237,001.00	\$ 238,000.00	\$ 1,766.55
\$ 191,001.00	\$ 192,000.00	\$ 1,508.95		\$ 238,001.00	\$ 239,000.00	\$ 1,772.15
\$ 192,001.00	\$ 193,000.00	\$ 1,514.55		\$ 239,001.00	\$ 240,000.00	\$ 1,777.75
\$ 193,001.00	\$ 194,000.00	\$ 1,520.15		\$ 240,001.00	\$ 241,000.00	\$ 1,783.35
\$ 194,001.00	\$ 195,000.00	\$ 1,525.75		\$ 241,001.00	\$ 242,000.00	\$ 1,788.95
\$ 195,001.00	\$ 196,000.00	\$ 1,531.35		\$ 242,001.00	\$ 243,000.00	\$ 1,794.55
\$ 196,001.00	\$ 197,000.00	\$ 1,536.95		\$ 243,001.00	\$ 244,000.00	\$ 1,800.15
\$ 197,001.00	\$ 198,000.00	\$ 1,542.55		\$ 244,001.00	\$ 245,000.00	\$ 1,805.75
\$ 198,001.00	\$ 199,000.00	\$ 1,548.15		\$ 245,001.00	\$ 246,000.00	\$ 1,811.35
\$ 199,001.00	\$ 200,000.00	\$ 1,553.75		\$ 246,001.00	\$ 247,000.00	\$ 1,816.95
\$ 200,001.00	\$ 201,000.00	\$ 1,559.35		\$ 247,001.00	\$ 248,000.00	\$ 1,822.55
\$ 201,001.00	\$ 202,000.00	\$ 1,564.95		\$ 248,001.00	\$ 249,000.00	\$ 1,828.15
\$ 202,001.00	\$ 203,000.00	\$ 1,570.55		\$ 249,001.00	\$ 250,000.00	\$ 1,833.75
\$ 203,001.00	\$ 204,000.00	\$ 1,576.15		\$ 250,001.00	\$ 251,000.00	\$ 1,839.35
\$ 204,001.00	\$ 205,000.00	\$ 1,581.75		\$ 251,001.00	\$ 252,000.00	\$ 1,844.95
\$ 205,001.00	\$ 206,000.00	\$ 1,587.35		\$ 252,001.00	\$ 253,000.00	\$ 1,850.55
\$ 206,001.00	\$ 207,000.00	\$ 1,592.95		\$ 253,001.00	\$ 254,000.00	\$ 1,856.15
\$ 207,001.00	\$ 208,000.00	\$ 1,598.55		\$ 254,001.00	\$ 255,000.00	\$ 1,861.75
\$ 208,001.00	\$ 209,000.00	\$ 1,604.15		\$ 255,001.00	\$ 256,000.00	\$ 1,867.35



# CITY OF AMADOR CITY

INCORPORATED JUNE 2, 1915

## California

\$ 256,001.00	\$ 257,000.00	\$ 1,872.95		\$ 303,001.00	\$ 304,000.00	\$ 2,136.15
\$ 257,001.00	\$ 258,000.00	\$ 1,878.55		\$ 304,001.00	\$ 305,000.00	\$ 2,141.75
\$ 258,001.00	\$ 259,000.00	\$ 1,884.15		\$ 305,001.00	\$ 306,000.00	\$ 2,147.35
\$ 259,001.00	\$ 260,000.00	\$ 1,889.75		\$ 306,001.00	\$ 307,000.00	\$ 2,152.95
\$ 260,001.00	\$ 261,000.00	\$ 1,895.35		\$ 307,001.00	\$ 308,000.00	\$ 2,158.55
\$ 261,001.00	\$ 262,000.00	\$ 1,900.95		\$ 308,001.00	\$ 309,000.00	\$ 2,164.15
\$ 262,001.00	\$ 263,000.00	\$ 1,906.55		\$ 309,001.00	\$ 310,000.00	\$ 2,169.75
\$ 263,001.00	\$ 264,000.00	\$ 1,912.15		\$ 310,001.00	\$ 311,000.00	\$ 2,175.35
\$ 264,001.00	\$ 265,000.00	\$ 1,917.75		\$ 311,001.00	\$ 312,000.00	\$ 2,180.95
\$ 265,001.00	\$ 266,000.00	\$ 1,923.35		\$ 312,001.00	\$ 313,000.00	\$ 2,186.55
\$ 266,001.00	\$ 267,000.00	\$ 1,928.95		\$ 313,001.00	\$ 314,000.00	\$ 2,192.15
\$ 267,001.00	\$ 268,000.00	\$ 1,934.55		\$ 314,001.00	\$ 315,000.00	\$ 2,197.75
\$ 268,001.00	\$ 269,000.00	\$ 1,940.15		\$ 315,001.00	\$ 316,000.00	\$ 2,203.35
\$ 269,001.00	\$ 270,000.00	\$ 1,945.75		\$ 316,001.00	\$ 317,000.00	\$ 2,208.95
\$ 270,001.00	\$ 271,000.00	\$ 1,951.35		\$ 317,001.00	\$ 318,000.00	\$ 2,214.55
\$ 271,001.00	\$ 272,000.00	\$ 1,956.95		\$ 318,001.00	\$ 319,000.00	\$ 2,220.15
\$ 272,001.00	\$ 273,000.00	\$ 1,962.55		\$ 319,001.00	\$ 320,000.00	\$ 2,225.75
\$ 273,001.00	\$ 274,000.00	\$ 1,968.15		\$ 320,001.00	\$ 321,000.00	\$ 2,231.35
\$ 274,001.00	\$ 275,000.00	\$ 1,973.75		\$ 321,001.00	\$ 322,000.00	\$ 2,236.95
\$ 275,001.00	\$ 276,000.00	\$ 1,979.35		\$ 322,001.00	\$ 323,000.00	\$ 2,242.55
\$ 276,001.00	\$ 277,000.00	\$ 1,984.95		\$ 323,001.00	\$ 324,000.00	\$ 2,248.15
\$ 277,001.00	\$ 278,000.00	\$ 1,990.55		\$ 324,001.00	\$ 325,000.00	\$ 2,253.75
\$ 278,001.00	\$ 279,000.00	\$ 1,996.15		\$ 325,001.00	\$ 326,000.00	\$ 2,259.35
\$ 279,001.00	\$ 280,000.00	\$ 2,001.75		\$ 326,001.00	\$ 327,000.00	\$ 2,264.95
\$ 280,001.00	\$ 281,000.00	\$ 2,007.35		\$ 327,001.00	\$ 328,000.00	\$ 2,270.55
\$ 281,001.00	\$ 282,000.00	\$ 2,012.95		\$ 328,001.00	\$ 329,000.00	\$ 2,276.15
\$ 282,001.00	\$ 283,000.00	\$ 2,018.55		\$ 329,001.00	\$ 330,000.00	\$ 2,281.75
\$ 283,001.00	\$ 284,000.00	\$ 2,024.15		\$ 330,001.00	\$ 331,000.00	\$ 2,287.35
\$ 284,001.00	\$ 285,000.00	\$ 2,029.75		\$ 331,001.00	\$ 332,000.00	\$ 2,292.95
\$ 285,001.00	\$ 286,000.00	\$ 2,035.35		\$ 332,001.00	\$ 333,000.00	\$ 2,298.55
\$ 286,001.00	\$ 287,000.00	\$ 2,040.95		\$ 333,001.00	\$ 334,000.00	\$ 2,304.15
\$ 287,001.00	\$ 288,000.00	\$ 2,046.55		\$ 334,001.00	\$ 335,000.00	\$ 2,309.75
\$ 288,001.00	\$ 289,000.00	\$ 2,052.15		\$ 335,001.00	\$ 336,000.00	\$ 2,315.35
\$ 289,001.00	\$ 290,000.00	\$ 2,057.75		\$ 336,001.00	\$ 337,000.00	\$ 2,320.95
\$ 290,001.00	\$ 291,000.00	\$ 2,063.35		\$ 337,001.00	\$ 338,000.00	\$ 2,326.55
\$ 291,001.00	\$ 292,000.00	\$ 2,068.95		\$ 338,001.00	\$ 339,000.00	\$ 2,332.15
\$ 292,001.00	\$ 293,000.00	\$ 2,074.55		\$ 339,001.00	\$ 340,000.00	\$ 2,337.75
\$ 293,001.00	\$ 294,000.00	\$ 2,080.15		\$ 340,001.00	\$ 341,000.00	\$ 2,343.35
\$ 294,001.00	\$ 295,000.00	\$ 2,085.75		\$ 341,001.00	\$ 342,000.00	\$ 2,348.95
\$ 295,001.00	\$ 296,000.00	\$ 2,091.35		\$ 342,001.00	\$ 343,000.00	\$ 2,354.55
\$ 296,001.00	\$ 297,000.00	\$ 2,096.95		\$ 343,001.00	\$ 344,000.00	\$ 2,360.15
\$ 297,001.00	\$ 298,000.00	\$ 2,102.55		\$ 344,001.00	\$ 345,000.00	\$ 2,365.75
\$ 298,001.00	\$ 299,000.00	\$ 2,108.15		\$ 345,001.00	\$ 346,000.00	\$ 2,371.35
\$ 299,001.00	\$ 300,000.00	\$ 2,113.75		\$ 346,001.00	\$ 347,000.00	\$ 2,376.95
\$ 300,001.00	\$ 301,000.00	\$ 2,119.35		\$ 347,001.00	\$ 348,000.00	\$ 2,382.55
\$ 301,001.00	\$ 302,000.00	\$ 2,124.95		\$ 348,001.00	\$ 349,000.00	\$ 2,388.15
\$ 302,001.00	\$ 303,000.00	\$ 2,130.55		\$ 349,001.00	\$ 350,000.00	\$ 2,393.75

**EXTRACTED FROM 1997 UNIFORM BUILDING CODE**

**TABLE NO. 1-A – BUILDING PERMIT FEES**

<b>TOTAL VALUATION</b>	<b>FEE</b>
\$1.00 to \$500	\$23.00
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof
<b>Other Inspections and Fees:</b>	
1. Inspections outside of normal business hours . . . . .	\$47.00 per hour*
2. Reinspection fees assessed under provisions of Section 305.8 . . . . .	\$47.00 per hour*
3. Inspections for which no fee is specifically indicated . . . . . (minimum charge – one-half hour)	\$47.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans . . . . .	\$47.00 per hour*
5. For use of outside consultants for plan checking and inspections, or both . . . . .	Actual costs **

\* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

\*\* Actual costs include administrative and overhead costs.

ORDINANCE NO. 180

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY, CALIFORNIA, AMENDING CHAPTER 15.04 OF THE AMADOR CITY MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2019 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), CONSISTING OF: PART 1 - THE 2019 CALIFORNIA ADMINISTRATIVE CODE, PART 2 - THE 2019 CALIFORNIA BUILDING CODE, (INCORPORATING AND AMENDING THE 2018 INTERNATIONAL BUILDING CODE), PART 2.5 - THE 2019 CALIFORNIA RESIDENTIAL CODE, (INCORPORATING AND AMENDING THE 2018 INTERNATIONAL RESIDENTIAL CODE), PART 3 - THE 2019 CALIFORNIA ELECTRICAL CODE (INCORPORATING THE 2017 NATIONAL ELECTRICAL CODE), PART 4 - THE 2019 CALIFORNIA MECHANICAL CODE (INCORPORATING THE 2018 UNIFORM MECHANICAL CODE), PART 5 - THE 2019 CALIFORNIA PLUMBING CODE (INCORPORATING THE 2018 UNIFORM PLUMBING CODE), PART 6 - THE 2019 CALIFORNIA ENERGY CODE, PART 8 - THE 2019 CALIFORNIA HISTORICAL BUILDING CODE, PART 9 - THE 2019 CALIFORNIA FIRE CODE, PART 10 - THE 2019 CALIFORNIA EXISTING BUILDING CODE, PART 11 - THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 12 - THE 2019 CALIFORNIA REFERENCED STANDARDS CODE, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; THE 1997 EDITION OF THE UNIFORM HOUSING CODE; THE 1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS; THE 1997 EDITION OF THE UNIFORM BUILDING SECURITY CODE; THE 2018 EDITION OF THE UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE AND THE 2018 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE**

**WHEREAS**, pursuant to Government Code section 50022.1 *et seq.*, the City of Amador City (“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 codes, including, without limitation, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, the Uniform Building Security Code, the Uniform Swimming Pool, Spa and Hot Tub Code, and the International Property Maintenance Code (collectively, the “Uniform Codes”).

**WHEREAS**, On January 1, 2020, the California Building Standards Commission (“Commission”) did adopt the 2019 Edition of the California Building Standards Code; and

**WHEREAS**, Health and Safety Code sections 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 with the necessary amendments to assure the Uniform Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological, and topographical conditions; and

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

The City Council of the City of Amador City does hereby ordain as follows:

**SECTION 1. Authority.** The City Council enacts this Ordinance under the authority granted to the City as follows:

Government Code section 50022.1 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;

Health & Safety Code sections 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 the following changes and modifications to the 2019 California Building Standards Code are deemed more restrictive than the standards contained in the 2019 California Building Standards Code, thus requiring that findings be made pertaining to local conditions to justify such modifications, the City Council hereby finds and determines that the following changes and modifications are reasonably necessary due to local climatic, geological and topographical conditions, and adopts the findings provided below to support the modifications to the 2019 California Building Standards Code.

**SECTION 3. Amendment.** Sections of the Amador City Municipal Code are amended to read in full as follows:

**Section 15.04.010 Adoption of Codes and Related Appendices.**

The 2019 Edition of the California Administrative Code contained in Part 1 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Administrative Code of the City of Amador City;

The 2019 Edition of the California Building Code contained in Part 2, Volume 1 and Volume 2, of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Building Code published by the International Code Council, including Chapter 1, is hereby adopted by reference as the Building Code of the City of Amador City;

The 2019 Edition of the California Residential Code contained in Part 2.5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Residential Code as published by the International Code Council, including Chapter 1, is hereby adopted by reference as the Residential Code of the City of Amador City;

The 2019 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, which incorporates and amends the 2017 Edition of the National Electric Code published by the National Fire Protection Association, including Chapter 1, is hereby adopted by reference as the Electrical Code of the City of Amador City;

The 2019 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, including Chapter 1, is hereby adopted by reference as the Mechanical Code of the City of Amador City;

The 2019 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Plumbing Code published by the International Association of Plumbing and Plumbing Officials, including Chapter 1, is hereby adopted as the Plumbing Code of the City of Amador City;

The 2019 Edition of the California Energy Code contained in Part 6 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Energy Code of the City of Amador City;

The 2019 Edition of the California Historical Building Code contained in Part 8 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Historical Building Code of the City of Amador City;

The 2019 Edition of the California Fire Code contained in Part 9 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Fire Code as published by the International Code Council, including Chapter 1, is hereby adopted as the Fire Code of the City of Amador City;



The 2019 Edition of the California Existing Building Code contained in Part 10 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Existing Building Code of the City of Amador City;

The 2019 Edition of the California Green Building Standards Code contained in Part 11 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Green Building Standards Code of the City of Amador City;

The 2019 Edition of the California Referenced Standards Code contained in Part 12 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Referenced Standards Code of the City of Amador City ;

The 2018 Edition of the International Property Maintenance Code as published by the International Code Council is hereby adopted by reference as the Property Maintenance Code of the City of Amador City;

The 2018 Edition of the Uniform Swimming Pool, Spa and Hot Tub Code as published by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference as the Swimming Pool Code of the City of Amador City;

The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials, is hereby adopted by reference as the Dangerous Buildings Code of the City of Amador City;

The 1997 Edition of the Uniform Housing Code, published by the International Conference of Building Officials, as referenced and adopted by the California Department of Housing and Community Development in Title 25 of the California Code of Regulations pursuant to Sections 17958, 17958.5, 17958.7, 17958.9 and 17959 of the Health & Safety Code is hereby adopted by reference as the Housing Code of the City of Amador City;

The 1997 Edition of the Uniform Building Security Code, published by the International Conference of Building Officials, is hereby adopted by reference as the Security Building Code of the City of Amador City;

Permit fees shall be established by Resolution of the City Council.

The above-identified codes in this Section 14.04.010 (hereinafter collectively referred to as the “Uniform Codes”) are

adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Uniform Codes shall be maintained for use and examination of the public in the Office of the Building Official.

**Section 15.04.020 Board of Appeals.**

Section 113 of the California Building Code (CBC) shall be amended to read:

General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretations of the technical code, there shall be and is hereby created a Board of Appeals which shall consist of the City Council. The Building Official shall be an exofficio member and shall act a secretary to said board but shall have no vote upon any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

**Section 15.05.030 Expiration.**

Section 105.5 of the California Building Code (CBC) shall have the following added at the end of the first paragraph:

For the purpose of this section “suspended or abandoned” shall be determined based upon satisfactory completion of scheduled inspections.

**Section 15.05.040 Roof Snow Load.**

The provisions of this Section 15.04.040 shall constitute local amendments to the cross-referenced provisions of the 2019 Edition of the California Building Standards Code, Title 24 of the California Code of Regulations, and shall be deemed to amend the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.040.

(a) Section 1608.1 of the California Building Code is amended to add the following sentence at the end of the subsection as follows:

The snow load for the City of Amador City shall be 20 pounds per square foot.

(b) Section 2308.7.10 of the California Building Code is amended to add the following sentence at the end of the subsection as follows:

All roof sheathing shall be a minimum of 15/32” five ply.

**Section 15.04.050 Foundation systems.**

All foundation systems shall consist of reinforced concrete or reinforced masonry construction in conformance with Chapters 18, 19 and 21 of the California Building Code. This section shall supplement Chapters 18, 19 and 21 of the California Building Code. Said system shall require two No. 4 rebars three (3) inches from the top and bottom and a maximum of eighteen (18) inches apart.

**Section 15.04.060 Interior wall and ceiling coverings.**

All interior wall and ceiling coverings for structures intended for human occupancy shall consist of minimum one-half inch gypsum wallboard or plaster pursuant to Chapter 25 of the California Building Code (CBC), or wood products of equal thickness, but not a combination of those materials. The coverings shall be applied in conformance with Chapter 25 of the California Building Code.

**Section 15.04.070 Safety glazing.**

**This section is repealed in its entirety.**

**Section 15.04.080 Expanded use of plastic.**

**This section is repealed in its entirety.**

**Section 15.04.090 Violation of Codes – Penalties.**

Violation of any provision of the Uniform Codes shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty.

The criminal penalty for the first or second offense shall be punishable as an infraction as defined by the Penal Code, as amended from time to time. The criminal penalty for a third offense or more, shall be punishable as a misdemeanor as defined by the Penal Code, as amended from time to time.

**Section 15.04.100 Notices of building code violations.**

Whenever the department has knowledge of a violation of the provisions of the building codes, as referenced in this title, it may provide a notice of intent to record a notice of building code violation to the owner or reported owner of the property upon which the violation exists. Notice shall be given by posting a copy of the notice of intent to record a notice of building code violation in a conspicuous place on the affected property, and by mailing a copy thereof to the owner of the property as shown on the most recent assessment roll, or at such other more current address as may be known to the building department. Such notice shall state that the building department intends to

**SECTION 4. Repeal of Conflicting Ordinances.** All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or of the Uniform Codes are hereby repealed.

**SECTION 5. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions 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 subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

**SECTION 6. Filing of Findings.** Staff is hereby directed to file a copy of this Ordinance with the California Building Standards Commission of the State of California.

**SECTION 7. Publication.** The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and with fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933.

**SECTION 8. Effective Date.** This ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect thirty (30) days from and after the date of its final passage and adoption.

**SECTION 9. CEQA.** The City Council finds that the changes made to the Uniform Codes are enacted to mitigate the threats posed to public peace, health and safety from snow and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

\_\_\_\_\_  
Dave Groth  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Joyce Davidson  
City Clerk

\_\_\_\_\_  
City Attorney

## CITY OF AMADOR CITY

### MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Larry White, Inspector, Building Department

DATE: XXXX, 2020

SUBJECT: 2019 Building Code Adoption

#### RECOMMENDATION

The Building Department is recommending the adoption of the 2019 California Building Codes with the necessary amendments to assure the Uniform Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological and topographical conditions; and any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

#### DISCUSSION

Every three years, the State of California adopts new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code, Title 24. The new 2019 California Building Standards Code went into effect statewide on January 1, 2020. This means currently the unaltered California Building Standards Code is in effect. Staff believes this could be an issue in the future.

Pursuant to Government Code Section 50022.1 et seq., the City of Amador City (“City”) may adopt, by reference, the California Building Standards Code, 2019 Edition as provided in Title 24 of the California Code of Regulations as well as other codes, including, without limitation, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, the Uniform Building Security Code, the Uniform Swimming Pool, Spa and Hot Tub Code, and the International Property Maintenance Code (collectively, the “Uniform Codes”).

On January 1, 2020, the California Building Standards Commission (“Commission”) did adopt the 2019 Edition of the California Building Standards Code, Title 24. Health and Safety Code Sections 17958.7 and 18941.5 authorizing cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions. This includes establishing more restrictive building standards than those contained in the Code.

Every three years, the various California and national building codes are revised to reflect the latest in building and fire safety standards. In July of 2019, the California Building Standards Commission approved the 2019 California Building Standards Code. In addition to various California-specific codes, it adopts and amends the 2018 International Building Code, 2018

International Residential Code, 2017 National Electrical Code, 2018 Uniform Mechanical Code, and the 2018 Uniform Plumbing Code. According to state law, the 2019 California Building Standards Code takes effect on January 1, 2020. Other codes proposed for adoption by the City are the Uniform Housing Code, the Uniform Building Security Code, Uniform Swimming Pool, Spa and Hot Tub Code, the Uniform Code for the Abatement of Dangerous Buildings and the International Property Maintenance Code.

While the 2019 California Building Standards Code did take effect on January 1, 2020 regardless of City action, state law allows cities to adopt and amend the codes to meet local needs. Specifically, the City is permitted to establish more restrictive building standards than those contained in the Code that are reasonably necessary because of local climatic, geological, or topographical conditions. The City of Amador City, therefore, has more restrictive requirements for reinforcing steel and snow load.

The draft ordinance will adopt the 2019 California Building Standards Code and make minor amendments to it. These amendments are consistent with those adopted by the other City Councils in and including Amador County during the code adoption cycle. In addition, to the California Building Standards Code, this ordinance adopts a number of other “building codes” as referenced above. With the exception of the Uniform Housing Code, the City is not required to adopt these codes. However, their adoption assists staff’s enforcement of the California Building Standards Code and imposes additional beneficial regulations.

Procedurally, the City must take special steps whenever it adopts a code by reference. It must

1. Introduce the ordinance and conduct a first reading.
2. Schedule a public hearing that may coincide with the second reading.
3. Publish notice of the hearing for fourteen days.
4. Conduct the public hearing and adopt the ordinance.

Attachments: Memo Regarding First Reading  
Memo Regarding Second Reading  
Draft Resolution Establishing Fees  
Ordinance No. \_\_\_\_ Adopting 2019 Building Code, etc.  
Draft Revised Title 15, Building and Construction

**CITY OF AMADOR CITY**

**MEMORANDUM**

TO: Honorable Mayor and Members of the City Council  
FROM: Larry White, Inspector, Building Department  
DATE: XXXX, 2020  
SUBJECT: 2019 Building Code Adoption – First Reading

**RECOMMENDATION**

That the City Council introduce, waive the first reading, and approve Ordinance No. XXXX, an Ordinance adopting the 2019 California Building Standards Code, Title 24.

**DISCUSSION**

Every three years, the State of California adopts new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code, Title 24. The new 2019 California Building Standards Code went into effect statewide on January 1, 2020. The Building Department is proposing the adoption of the 2019 California Building Codes, which are summarized in this report.

The adoption of this ordinance requires two readings. If the City Council conducts the first reading, the City Council will conduct a public hearing prior to final adoption of the ordinance.

Attachments: Memo Regarding Second Reading  
Draft Resolution Establishing Fees  
Ordinance No. \_\_\_\_ Adopting 2019 Building Code, etc.  
Draft Revised Title 15, Building and Construction

**CITY OF AMADOR CITY**

**MEMORANDUM**

TO: Honorable Mayor and Members of the City Council  
FROM: Larry White, Inspector, City Building Department  
DATE: XXXX, 2020  
SUBJECT: 2019 Building Code Adoption – Second Reading

**RECOMMENDATION**

That the City Council introduce, waive the second reading, and approve Ordinance No. XXX, an Ordinance adopting the 2019 California Building Standards Code, Title 24.

**DISCUSSION**

Every three years, the State of California adopts new building standards that are codified in the California Code of Regulations, referred to as the California Building Standards Code. The new 2019 California Building Standards Code, Title 24, went into effect statewide on January 1, 2020. The Building Department is proposing the adoption of the 2019 California Building Codes, which are summarized in this report.

The adoption of this ordinance requires two readings. City Council conducted the first reading on XXXX, 2020. With this second reading and adoption, Ordinance No. XXX will go into effect XXXX, 2020.

Attachments: Draft Resolution Establishing Fees  
Ordinance No. \_\_\_\_ Adopting 2019 Building Code, etc.  
Draft Revised Title 15, Building and Construction



# 15. BUILDING AND CONSTRUCTION

## Title 15

## Chapter 15.04

### BUILDINGS AND CONSTRUCTION

### UNIFORM CONSTRUCTION CODES ADOPTED

#### Chapters:

- 15.04 Uniform Construction Codes Adopted
- 15.08 Property Numbering System
- 15.12 State Historical Building Code Adopted
- 15.20 In Lieu Parking Fees for Development Projects

#### Sections:

- 15.04.010 Adoption of Uniform Codes.
- 15.04.020 Board of appeals.
- 15.04.030 Expiration
- 15.04.040 Roof snow load.
- 15.04.050 Foundation systems.
- 15.04.060 Interior wall and ceiling coverings.
- 15.04.070 Reserved.
- 15.04.080 Reserved.
- 15.04.090 Violations designated.
- 15.04.100 Notices of building code violations.
- 15.04.110 Temporary power permits.
- 15.04.120 Utility company connections.
- 15.04.130 Emergency repairs.

#### 15.04.010 Adoption of Uniform Codes.\*

A. The following uniform codes are adopted by reference as the rules and regulations governing the construction, alteration, moving, demolition, repair, and use of any building or structure within the city; and additions, alterations, repairs, and changes of use or occupancy of all buildings and structures within the city. Work located primarily in a public way, public utility towers and poles, and mechanical equipment not specifically regulated in said codes, are excepted from provisions, rules, regulations, and requirements of this section.

1. The 2019 Edition of the California Administrative Code contained in Part 1 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Administrative Code of the City of Amador City;

2. The 2019 Edition of the California Building Code contained in Part 2, Volume 1 and Volume 2 of Title 24 of the California Code of Regulations which incorporates and amends the 2018 Edition of the International Code Council, including Chapter 1, is hereby adopted by reference as the Building Code of the City of Amador City;

3. The 2019 Edition of the California Residential Code contained in Part 2.5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Residential Code as published by the International Code Council, including Chapter 1, is hereby adopted by reference as the Residential Code of the City of Amador City;

4. The 2019 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, which incorporates and amends the 2017 Edition of the National Electric Code published by the National Fire Protection Association, including Chapter 1, is hereby adopted by reference as the Electrical Code of the City of Amador City;

5. The 2019 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, including Chapter 1, is hereby adopted by reference as the Mechanical Code of the City of Amador City;

6. The 2019 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Plumbing Code published by the International Association of Plumbing Officials, including Chapter 1, is hereby adopted by reference as the Plumbing Code of the City of Amador City;

7. The 2019 Edition of the California Energy Code contained in Part 6 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Energy Code of the City of Amador City;

8. The 2019 Edition of the California Historical Building Code contained in Part 8 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Historical Building Code of the City of Amador City;

9. The 2019 Edition of the California Fire Code contained in Part 9 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Fire Code as published by the International Code Council, including Chapter 1, is hereby adopted as the Fire Code of the City of Amador City;

10. The 2019 Edition of the California Existing Building Code contained in Part 10 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Existing Building Code of the City of Amador City;

11. The 2019 Edition of the Green Building Standards Code contained in Part 11 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Green Building Standards Code of the City of Amador City;

12. The 2019 Edition of the California Referenced Standards Code contained in Part 12 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Referenced Standards Code of the City of Amador City;

13. The 2018 Edition of the International Property Maintenance Code as published by the International Code Council is hereby adopted by reference as the Property Maintenance Code of the City of Amador City;

14. The 2018 Edition of the Uniform Swimming Pool, Spa, and Hot Tub Code as published by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference as the Swimming Pool Code of the City of Amador City;

15. The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials, is hereby adopted by reference as the Dangerous Buildings Code of the City of Amador City;

16. The 1997 Edition of the Uniform Housing Code, published by the International Conference of Building Officials, as referenced and adopted by the California Department of Housing and Community Development in Title 25 of the California Code of Regulations pursuant to Sections 17958, 17958.5, 17958.7, 17958.9, and 17959 of the Health & Safety Code is hereby adopted by reference as the Housing Code of the City of Amador City;

17. The 1997 Edition of the Uniform Building Security Code, published by the International Conference of Building Officials, is hereby adopted by reference as the Security Building Code of the City of Amador City;

B. Permit fees shall be established by Resolution of the City Council.

The above-identified codes in this Section 15.04.010 (hereinafter collectively referred to as the "Uniform Codes") are adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Uniform Codes shall be maintained for use and examination of the public in the Office of the Building Official.

\*For statutory provisions which apply throughout the State of California, see various state regulations as applicable. For provisions regulating housing construction throughout the State of California, see Health and Safety Code 17922.

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

#### **15.04.020 Board of appeals.**

Section 1.8.8 and 113 of the California Building Code (CBC) shall be amended to read:

General. In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretations of the technical code, there shall be and is hereby created a Board of Appeals which shall consist of the City Council. The Building Official shall be an exofficio member and shall act as secretary to said board but shall have not vote

upon any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

**1504.030 Expiration.**

Section 105.5 of the California Building Code (CBC) Section R105.5 of the California Residential Code (CRC) shall have the following added at the end of the first paragraph:

For the purpose of this section, "suspended or abandoned" shall be determined based upon satisfactory completion of scheduled inspections.

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

**15.04.040 Roof snow load.**

The roof snow load for the City of Amador City shall be 20 pounds per square foot.

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

**15.04.050 Foundation systems.**

All foundation systems shall consist of reinforced concrete or reinforced masonry construction in conformance with Chapters 18, 19, and 21 of the California Building Code (CBC) and Chapter 4 of the California Residential Code (CRC). This section shall supplement Chapters 18, 19, and 21 of the California Building Code (CBC) and Chapter 4 of the California Building Code (CRC). Said system will require one No. 4 rebar three inches from the top and three inches from the bottom and maximum eighteen (18) inches apart.

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

**15.04.060 Interior wall and ceiling coverings.**

All interior wall and ceiling coverings for structures intended for human occupancy shall consist of minimum one-half inch gypsum wallboard or plaster pursuant to Chapter 25 of the California Building Code (CBC) and Chapter 7 of the California Residential Code (CRC), or wood products of equal thickness, but not a combination of those materials. The coverings shall be applied in conformance with Chapter 25 of the

California Building Code (CBC) and Chapter 7 of the California Residential Code (CRC).

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

**15.04.070 Reserved.**

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

**15.04.080 Reserved.**

(Ord. \_\_\_\_\_ § \_\_\_\_\_, 2020)

**15.04.090 Violations designated.**

It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, convert, demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done, contrary to or in violation of any of the provisions of this chapter.

(Ord. 106 §92.04.050, 1992)

**15.04.100 Notices of building code violations.**

A. Whenever the department has knowledge of a violation of the provisions of the building codes as referenced in this title, it may provide a notice of intent to record a notice of building code violation to the owner or reported owner of the property upon which the violation exists. Notice shall be given by posting a copy of the notice of intent to record a notice of building code violation in a conspicuous place on the affected property, and by mailing a copy thereof to the owner of the property as shown on the most recent assessment roll, or at such other more current address as may be known to the building department. Such notice shall state that the building department intends to record a notice of building code violation in the office of the County Recorder thirty (30) days from the date of the original notice of intention, and that the property owner shall have the right to a hearing before the city building official or his or her qualified designated representative on the issue whether a violation exists. A request for such hearing must be made in writing by the property owner and delivered to the building department within thirty (30) days from the date of the notice of intention.

B. In the event a hearing is not requested within the time specified, or if after a hearing of determination is made by the building official or his or her representative that one or more violations of building codes exist on the property, and such violation(s) have not been corrected, the building department may record a notice of building code violation which:

1. Contains a description of the property affected sufficient to identify it with particularity; and

2. States with particularity the violation(s) of the building codes found to exist on the property.

C. If the violation(s) of building codes have been corrected, and evidence thereof satisfactory to the building department has been presented to said department, the department shall issue a notice of expungement of the building codes violation to the property owner. The property owner may record such expungement at the property owner's expense.

D. Neither the building department nor any official or employee thereof shall be liable to any person for the recording of or failure to record such a notice of violation, as provided for in this section.

(Ord. 106 §92.047.051, 1992)

#### **15.04.110 Temporary power permits.**

It is unlawful for any person to use electric power in any building or structure for which a building permit is required by this chapter prior to final inspection and approval thereof by the building department, except in strict conformance with all of the provisions and conditions of an unrevoked and unexpired temporary power permit issued therefor by the building department. Such temporary power permit shall contain provisions with respect to the nature, location, and duration of use, load, and circuit limitations, fuse or circuit breaker requirements, and such other conditions as the building department determines are necessary to eliminate any hazard which might result from the use of such power. The building department may revoke any such temporary power permit for violation of any provision or condition contained therein, or for any practice in the use of such power which causes fire or safety hazard, by posting written notice of revocation of such permit in a conspicuous place on such building or structures.

(Ord. 106 §92.04.060, 1992)

#### **15.04.120 Utility company connections.**

It is unlawful for any person or utility company to supply electric power to any building or structure for which a building permit is required by this chapter prior to the final inspection and approval thereof by the building department unless a temporary power permit has been issued therefore, to continue supplying electric power to such building or structure after such temporary power permit has expired, or after receipt of a written notice of revocation of such permit.

(Ord. 106 §92.04.070, 1992)

#### **15.04.130 Emergency repairs.**

Where emergency repair work for which a permit is required by this chapter is made necessary by storm, flood, fire, explosion, earthquake, or similar calamity, such work may be done without first obtaining the required permit therefor, providing an application for such permit is filed with the building department before 5 p.m. of the next business day following commencement of such work. In such case, the permit requirements of this chapter shall not be deemed to have been violated, and the fee for such permit shall not be doubled.

(Ord. 106 §92.04.080, 1992)