

ORDINANCE NO. 22-008

AN ORDINANCE OF THE DIXON CITY COUNCIL REPEALING AND REPLACING TITLE 16 (BUILDING AND CONSTRUCTION) OF THE DIXON MUNICIPAL CODE IN ITS ENTIRETY TO:

- 1) ADOPT BY REFERENCE AND AMEND THE 2022 CALIFORNIA BUILDING, FIRE, ELECTRICAL, PLUMBING, MECHANICAL, BUILDING STANDARDS ADMINISTRATIVE, ENERGY, HISTORICAL BUILDING, EXISTING BUILDING, REFERENCED STANDARDS, RESIDENTIAL, AND GREEN BUILDING CODES, INCLUDING ADOPTING BY REFERENCE CERTAIN APPENDIX CHAPTERS OF THESE CODES;**
- 2) ADOPT BY REFERENCE AND AMEND THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE AND THE 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE;**
- 3) ADOPT FINDINGS OF FACT SUPPORTING THE LOCAL AMENDMENTS TO THE CODES; AND**
- 4) REPEAL OF CHAPTER 16.13 (HOUSING CODE) AND ADD A NEW CHAPTER (CHAPTER 16.19), ADOPTING AB 1236 AND AB 970 (PERMIT STREAMLINING FOR ELECTRIC VEHICLE CHARGING SYSTEMS).**

THE CITY COUNCIL OF THE CITY OF DIXON DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

WHEREAS, the California Building Standards Commission has adopted a new Title 24 of the California Code of Regulations, also referred to as the 2022 California Building Standards Code, that will become effective statewide on January 1, 2023; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 establish the authority for a city to adopt and make local amendments and modifications to the building standards in the California Building Standards Code to establish more restrictive building standards than those contained in the California Building Standards Code; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5 permit a city to make such local amendments and modifications as the city determines are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, California Health and Safety Code Sections 17958, 17958.5,

17958.7 and 18941.5 require a city, before making any amendments and modifications to the California Building Standards Code, to make express findings that such amendments and modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, Government Code Section 50022.2 permits enactment of city ordinances that adopt codes or statutes, including codes of the State of California, by reference; and

WHEREAS, on November 15, 2022, the Dixon City Council waived full reading and introduced the Ordinance and scheduled a public hearing for December 6, 2022, to adopt by reference, with amendments, the 2022 California Building, Fire, Electrical, Plumbing, Mechanical, Residential, Green Building, Energy, Existing Building, Historical, Administrative, and Referenced Building Standards Codes and the 2021 International Property Maintenance Code, and the 2021 International Swimming Pool and Spa Code; and

WHEREAS, notice of the December 6, 2022 public hearing was published in two local Dixon newspapers, The Independent Voice and Dixon Tribune, on two occasions, Friday November 18, 2022 and Friday November 25, 2022, in accordance with Government Code Sections 50022.3 and 6066; and such notice was sufficient to give notice to interested persons of the purpose of the ordinance and the subject matter thereof; and

WHEREAS, on December 6, 2022, the Dixon City Council conducted a public hearing and considered the written report of the Community Development and Fire Departments, including the draft Ordinance and accepted public comments;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF DIXON HERBY ORDAINS AS FOLLOWS

SECTION 1. RECITALS.

The City Council finds that all the recitals, facts, and conclusions set forth above in the preamble of this Ordinance are true and correct.

SECTION 2. FINDINGS

The City Council of the City of Dixon does hereby find

- A. The City, pursuant to the authority granted it under California Health and Safety Code Sections 17958.5 and 8941.5, has determined that there is a need to establish building standards that are more restrictive than those adopted by the State of California and found in Title 24 of the California Code of Regulations. These new building standards have been determined by the City of Dixon to address the problems, concerns and future direction by which the City can establish and maintain an environment which will afford an appropriate level of fire and life safety to all who live and work within its boundary.

- B. The City has determined that it is necessary to amend state building standards found in the following subcodes of the California Building Standards Code: the California Building, Fire, Electrical, Plumbing, Mechanical and Residential Codes and the International Property Maintenance and Swimming Pool and Spa Codes.
- C. Under the provisions of Sections 17958.5 and 18941.5 of the Health and Safety Code, the amendment of state building standards at the local level must be reasonably necessary due to local climatic, topographical and/or geological conditions and the City must make express findings in this regard. The Council has determined that the following findings of fact address and present the local climatic, topographical, and/or geological conditions, which either singularly or in combination, have caused the aforementioned amendments to be adopted:

1. CLIMATIC

- a. The City of Dixon has very hot and dry summers, with little or no rainfall between May and October. The area is also subject to high north winds and humidity is typically low during the summer months. As a result, the climate in the Dixon area can have a great influence on fire behavior and other major emergency events in the City. Accordingly, the respective Fire Protection Districts requires adequate fire breaks in order to prevent the rapid spread of fires.

2. TOPOGRAPHICAL

- a. The City of Dixon is affected by numerous topographical features which increase the difficulty of combating fires and can delay emergency response time. Freeway rights-of-way and rail lines bisect surface roads, which can interfere with direct access to fires. City roadways are at times congested by both local and regional traffic. The City also has natural creeks and man-made drainage channels, which can cause significant access problems for fire equipment in some portions of the City. These features impede the ability of fire equipment to quickly travel to the source of a fire call. Accordingly, the Fire Department requires fire access roads in order to ensure proper access to fires.

3. GEOLOGICAL

- a. Geological conditions such as natural creeks and man-made drainage channels cause significant access problems for fire equipment in some portions of City of Dixon. Accordingly, the Dixon Fire Department requires adequately constructed buildings and structures in all areas in order to ensure rapid access to fires.
- b. Local soil conditions (clay soils) tend to be highly expansive. This results in a pumping action caused by the soil shrinking and swelling during seasonal drying and wetting conditions. This pumping action can cause damage to concrete slabs and to concrete and asphalt

surfaces. Modifying the required thickness of concrete slabs and concrete and asphalt surfaces can better prevent the damage that can occur from the pumping action caused by the shrinking and swelling of local soils.

- c. The City of Dixon is located within an active seismic area (Seismic Zone 3). Severe seismic action could disrupt communications, damage gas mains, cause extensive electrical hazards, and place extreme demands on the limited and widely dispersed resources of the Fire Department resulting in failure to meet the fire and life safety needs of the community.
- d. Based on a State of California Cease and Desist Order Waste Discharge Requirement & Cease and Desist Order #R5-2014-0098, salt is no longer allowed in water softener systems as a means to protect the environment, therefore the amendment to the plumbing code is necessary

- D. Based upon the local climatic, topographical and geological conditions identified in Section C, the specific amendments identified in the table below are found to be reasonable and necessary modifications to the requirements established pursuant to Sections 17958.5 and 18941.5. While it is clearly understood that the adoption of such amendments may not prevent the incidence failures, the implementation of these various amendments to the code attempt to reduce the severity and potential loss of life, property and protection of the environment.
- E. California Health and Safety Code Section 17958.7 requires that building standard modifications or changes be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table identifies the local climatic, geological and topographical conditions, as identified in Section C, that have necessitated the City's modification of the state's building standards contained in the California Building and Fire Codes.

California Fire Code Section:	Local Condition
503.2.4	1a,2a, 3a & 3c
901.4.7.2	1a, 2a, 3a & 3c
903.2	1a, 2a, 3a & 3c
903.2.1.1	1a, 2a, 3a & 3c
903.2.1.2	1a, 2a, 3a & 3c
903.2.1.3	1a, 2a, 3a & 3c
903.2.1.4	1a, 2a, 3a & 3c
903.2.2.1	1a, 2a, 3a & 3c
903.2.3	1a, 2a, 3a & 3c
903.2.4	1a, 2a, 3a & 3c

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903.2.4.4	1a, 2a, 3a & 3c
903.2.7	1a, 2a, 3a & 3c
903.2.8.1.1	1a, 2a, 3a & 3c
903.2.9	1a, 2a, 3a & 3c
903.2.9.1	1a, 2a, 3a & 3c
903.2.10.1	1a, 2a, 3a & 3c
903.2.11.3	1a, 2a, 3a & 3c
903.2.18	1a, 2a, 3a & 3c
1028.5.1	1a, 2a, 3a & 3c
1103.5.6	1a, 2a, 3a & 3c
1103.5.7	1a, 2a, 3a & 3c
1103.5.8	1a, 2a, 3a & 3c
1103.5.8.1	1a, 2a, 3a & 3c
3311.1.2	1a, 2a, 3a & 3c
3311.3	1a, 2a, 3a & 3c
3311.3.1	1a, 2a, 3a & 3c
3311.3.2	1a, 2a, 3a & 3c
3312.2	1a, 2a, 3a & 3c
5001.1.2	1a, 2a, 3a & 3c
5601.1.3	1a, 2a, 3a & 3c
5601.2.1	1a, 2a, 3a & 3c
Chapter 80	1a, 2a, 3a & 3c
Appendix C	1a, 2a, 3a & 3c
California Building Code Section:	Local Condition
406.1.3.1	3b
1505.1.2	1a,2a,3a
1907A.1	3b
1030.3.1	1a,2b,3c
California Plumbing Code Section:	Local Condition
611.1.3	3d
International Property Maintenance Code	
302.4	1a

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SECTION 3. COMPLIANCE WITH CEQA.

This Ordinance is exempt from the California Environmental Quality Act (CEQA), pursuant to 14 CCR Section 15061(b)(3), since it can be seen with certainty that there is no possibility that the adoption of this Ordinance may have a significant effect on the environment. (14 Cal. Code Regs. Section 15061(b)(3), 'general rule' provision).

SECTION 4. Title 16 of the Dixon Municipal Code is hereby repealed in whole and reenacted as set for herein:

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**Title 16
BUILDING AND CONSTRUCTION**

Chapters:

- 16.00 Definitions**
- 16.01 Electrical Code**
- 16.02 Fire Code**
- 16.03 Building Code**
- 16.04 Grading Control**
- 16.05 Plumbing Code**
- 16.06 Storm Water Control**
- 16.07 Mechanical Code**
- 16.08 Building Standards Administrative Code**
- 16.09 Energy Code**
- 16.10 Historical Building Code**
- 16.11 Existing Building Codes**
- 16.12 Referenced Standards Code**
- 16.13 Housing Codes -REPEALED**
- 16.14 Property Maintenance Code**
- 16.15 Swimming Pool and Spa Code**
- 16.16 Residential Code**
- 16.17 Green Building Code**
- 16.18 Small Residential Rooftop Solar Energy**
- 16.19 Permit Streamlining for Electric Vehicle Charging Stations**

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**Chapter 16.00
DEFINITIONS**

Sections:

16.00.010 Definitions.

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For purposes of the Dixon Municipal Code, the following shall apply:

"Building Official" shall mean the Chief Building Official or his or her designee.

"Dixon Building Code" shall mean Chapter 16.03 DMC.

"Dixon Building Standards Administrative Code" shall mean Chapter 16.08 DMC.

"Dixon Electrical Code" shall mean Chapter 16.01 DMC.

"Dixon Energy Code" shall mean Chapter 16.09 DMC.

"Dixon Existing Building Code" shall mean Chapter 16.11 DMC.

"Dixon Fire Code" shall mean Chapter 16.02 DMC.

"Dixon Green Code" shall mean Chapter 16.17 DMC.

"Dixon Historical Building Code" shall mean Chapter 16.10 DMC.

"Dixon Mechanical Code" shall mean Chapter 16.07 DMC.

"Dixon Plumbing Code" shall mean Chapter 16.05 DMC.

"Dixon Property Maintenance Code" shall mean Chapter 16.14 DMC.

"Dixon Referenced Standards Code" shall mean Chapter 16.12 DMC.

"Dixon Residential Code" shall mean Chapter 16.16 DMC.

"Dixon Swimming Pool and Spa Code" shall mean Chapter 16.15 DMC.

"Dixon Uniform Codes" shall mean Chapters 16.01, 16.02, 16.03, 16.05, 16.07, 16.08, 16.09, 16.10, 16.11, 16.12, 16.13, 16.14, 16.15, 16.16 and 16.17 DMC.

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**Chapter 16.01
ELECTRICAL CODE**

Sections:

- | | |
|------------------|--------------------------------------|
| 16.01.010 | Title. |
| 16.01.020 | Adoption of Electrical Codes. |
| 16.01.030 | Penalties. |
| 16.01.040 | Administrative citations. |

16.01.010 Title.

This chapter shall be known and cited as the "Dixon Electrical Code" and may hereinafter be referred to as such or "this code." Article, section, division, and appendix numbers used in this chapter are those of the California Electrical Code or codes adopted by reference in this chapter.

16.01.020 Adoption of Electrical Codes.

Those certain codes and standards known as the 2022 California Electrical Code, Title 24, California Code of Regulations, Part 3 (hereinafter the "California Electrical Code" or "CEC"), which incorporates and amends by reference the 2021 National Electrical Code (NEC) published by the National Fire Protection Association, and all Annexes thereto, with the exception of Annex G, are hereby adopted by reference. Not less than one (1) copy of the CEC have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.01.030 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City

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16.01.040 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

**Chapter 16.02
FIRE CODE**

Sections:

- 16.02.100 Adoption of the Fire Codes.**
- 16.02.200 Amendment of Fire codes.**
- 16.02.300 Peace Officers.**

16.02.100 Adoption of Fire Codes.

Those certain codes and standards known as the 2022 California Fire Code, Title 24, Part 9 (hereinafter the "California Fire Code" or "CFC"), and by reference the 2021 International Fire Code published by the International Code Council, Inc., in its entirety, including Appendices B, BB, C, CC, D, E, F, G, H, I, and excluding non-adopted sections by the California State Fire Marshal's Office in Chapters 3 and 8, are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.02.200. Not less than one (1) copy of the CFC has been and is now filed at the Dixon Fire Department, Fire Prevention Division Office, 205 Ford Way, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.02.200 Amendments of 2022 California Fire Code.

The 2022 California Fire Code (CFC) is amended as follows:

A. Chapter 1 Scope and Administration:

101.1, Title. These regulations shall be known as the Fire Code of the City of Dixon, hereinafter referred to as "this code".

102.1 (3), Construction and design provisions. 3. Existing structures, facilities and conditions when identified in specific sections of this code and Chapter 11 as amended.

102.1(5), Construction and design provisions. 5. Where not otherwise limited by law, the provisions of this code shall apply to vehicles, ships, boats, and mobile vehicles when fixed in a specific location within the boundaries of this jurisdiction.

103.1 Creation of agency. The Prevention Division is hereby created and the official in charge shall be known as the fire code official. The function of the agency shall be implementation, administration and enforcement of the provisions of this code

107.4 Work commencing before permit issuance. Any person who commences work, activity or operation regulated by this code before obtaining the necessary permits shall be subject to an investigation fee equal to three

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times the fire permit fee, which shall be in addition to the required permit fees.

112.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000 dollars or by imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

B. Chapter 2, Definitions:

All-weather surface. A finished surface with hard packed road base (AB), asphalt, concrete, or road pavers capable of supporting an imposed vehicle load of 75,000 lbs.

Firebreak. A continuous strip of land upon and from which all rubbish, weeds, grass or other growth that could be expected to burn has been abated or otherwise removed in order to prevent extension of fire from one area to another.

Fire Control Room. A room (typically 5' x 5') directly accessible from the outside of the building to house risers, fire alarm panels, etc.

Ready Access. Access from exterior door directly into a fire control room.

Substantial Remodel. Substantial remodel shall mean the alteration of any structure which combined with any additions to the structure, performed within any three (3) year period, affects a floor area which exceeds fifty percent (50%) of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists components, the floor area of all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings or exterior wall finishes.

C. Chapter 5, Fire Service Features:

503.2.4 Minimum turning radius. A fire access road shall have a minimum standard turning radius of 28 feet inside and a 52-foot outside diameter.

D. Chapter 9, Fire Protection Systems:

901.4.7.2 Marking on access doors. Access doors for automatic sprinkler system riser rooms and fire pump rooms shall be labeled with an approved sign. The lettering shall be in contrasting color to the background. Letters shall have a minimum height of six (6) inches with a minimum stroke of 3/8".

903.2, Where required. Approved automatic sprinkler systems shall be installed in new buildings and structures as set forth in Section 903.2 as amended, on the basis of occupancy classification, type of construction and square footage. For the provisions of this section, portions of buildings separated by fire walls shall not be considered separate buildings. The building area shall be considered the fire area for this section.

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multiple-theater complex.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 3,000 square feet, contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,000 square feet.
2. The fire area has and occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 3,000 square feet, contains more than one fire area containing exhibition and display rooms, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating without openings.

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903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 3,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. Section 903.2.2 Ambulatory care facilities is amended as follows:

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where any care recipients are incapable of self-preservation.

903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. The fire area exceeds 3,000 square feet.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.
Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.
3. The Group E fire area has an occupant load of 300 or more.
4. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.
5. Throughout any Group E structure greater than 3,000 square feet in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than 4-hour fire resistance rating without openings.

903.2.4 Group F-1 1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 3,000 square feet.
2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors exceeds 3,000 square feet.

903.2.4.4 Group F-2. An automatic sprinkler system shall be provided throughout all buildings containing Group F-2 occupancy where the fire area exceeds 3,000 square feet.

903.2.7 Mercantile Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. The fire area exceeds 3,000 square feet.
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 3,000 square feet.
5. [SFM] The structure exceeds 3,000 square feet, contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire resistance rating without openings.

903.2.7.2 Is removed.

903.2.8.1.1 Group R-3, single occupancies, the floor area of an attached garage shall be included in the square footage calculation for determination of the total floor area of the occupancy. Attached garages are required to be protected by an automatic sprinkler system when installed in the structure.

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 3,000 square feet.
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 3,000 square feet.
4. A Group S-1 Fire area used for the storage of commercial motor vehicles where the fire area exceeds 3,000 square feet.

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the California Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 3,000 square feet.
2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 3,000 square feet.
3. Building with repair garages servicing vehicles parked in basements.
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 3,000 square feet.

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903.2.10 Group S-2. An automatic fire sprinkler system shall be provided throughout all buildings containing a Group S-2 occupancy where the fire area exceeds 3,000 square feet or in any building where an enclosed parking garage is located below other groups.

903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial motor vehicles where the fire area exceeds 3,000 square feet.

903.2.11.3 Buildings three stories or more than 35 feet in height. An automatic sprinkler system shall be installed in all occupancies regardless of type of construction, floor area, or occupant load if the building is three or more stories, or more than 35 feet in height measured in accordance with California Building Code.

903.2.18 Group U Miscellaneous. An automatic sprinkler system shall be provided throughout all buildings containing a Group U occupancy where the fire area exceeds 3,000 square feet. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D with California Amendments. Fire Sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft² over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

E. Chapter 10, Means of Egress:

1028.5.1 Exit discharge surface. Exterior exit pathway surfaces shall be suitable for pedestrian use in inclement weather.

F. Chapter 11, Construction Requirements for Existing Buildings:

1103.5.6, Additions, alterations, or remodels: In existing buildings any addition, alteration, or remodel which causes the total square footage to exceed 3,000 square feet or by more than fifty (50%), shall require the entire building be protected by an automatic sprinkler system installed in accordance with Section 903.3.

Exception: Group R-3 Occupancy (See Subsection 1103.5.8.)

1103.5.7, Change in use, character or occupancy classification: Existing buildings which undergo a change in use, character, or occupancy classification

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shall require the entire building be protected by an automatic sprinkler system installed in accordance with Section 903.3 when the area of the building exceeds 3,000 square feet.

1103.5.8, Additions, alterations, or remodels of Group R-3 occupancies: For Group R-3 occupancies, additions, alterations, or remodels that increase the existing floor area by more than 50 percent shall require the entire building be protected by an automatic sprinkler system.

1103.5.8.1, Maximum accumulative area increases: An automatic sprinkler system shall be installed in existing Group R-3 occupancies throughout the building where due to additions, alterations or remodels the accumulative total square footage exceeds three thousand (3,000) square feet, or when the total square footage of the increases exceed fifty percent (50%) of the original building.

H. Chapter 33, Fire Safety during Construction and Demolition.

3311.1.2 Temporary fire access roads. The use of a temporary roadway in lieu of permanent roadways is limited from May 15th through October 1st. Timelines may be modified by the fire code official depending on weather conditions. A temporary fire department access road shall be established and maintained as follows:

1. Prior to the start of combustible construction the applicant shall call for inspection to verify the roadway has been installed, meets City of Dixon Fire Department standards and is in service.
2. Roadway construction shall be laid and compacted to withstand the imposed weight loads of fire apparatus to a minimum 75,000 lbs.
3. Turn-a-round provisions shall be provided for roadways that exceed 150 feet in length. Turn-a- round provisions should primarily be those designed as part of the project however, in certain circumstances, alternatives may be submitted for approval by the fire code official. Turning radius is to be a minimum of 30 feet inside minimum diameter and fifty-two (52) feet outside diameter.
4. Roadways are required to provide emergency vehicle access to the construction site. The parking of worker vehicles must be monitored to assure a minimum unobstructed roadway width of twenty (20) feet is maintained. Roadway grade shall not exceed twelve percent (12%).
5. Conditions of permit are to be complied with throughout the duration of the permit timeline. Attention to maintenance of roadway conditions at all times is required. If at any time violations of the conditions of permit are observed, a "Stop Work Order" will be issued at which time all combustible construction will

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be halted until such time the conditions of the permit are re-established. For significant or repeated violations of the permit a permanent "Stop Work Order" will be issued and remain in effect until such time permanent roadways are installed.

6. Timelines may be modified depending on weather conditions with the approval of the fire code official.

Exception: A temporary fire department access road for construction of one (1) residential (Group R-3) unit is not required.

3311.3 Obstructions to access roads. Staging of building materials, placement of equipment or parking of worker's vehicles shall not take place within the required width of a fire department access road.

3311.3.1 Access to structures. Staging of building materials, placement of equipment or parking of worker's vehicles shall not obstruct frontal access to structures or fire hydrants.

3311.3.2 Construction site locks. Site security gates shall be provided with a Knox access system.

3312.2 Temporary water supply for subdivisions. For construction of residential projects or subdivisions, temporary water supplies are permitted only for construction of model units. Temporary water supplies shall meet the following requirements:

1. Prior to the start of combustible construction the applicant shall call for inspection to verify temporary water supplies have been provided, meet City of Dixon Fire Department standards, and are in service.
2. Temporary water storage for firefighting shall be provided in 20,000-gallon above ground containers. Minimum tank size is to be 20,000-gallon capacity. Water total aggregate shall meet the fire flow requirements found in Appendix B, Table B105.1.
3. Temporary water storage containers shall be located with regards to fire department emergency vehicle access. Containers shall be a minimum fifty (50) feet from structures.
4. Temporary water storage containers shall be provided with a 4 1/2 inch male NST valve controlled outlet. Outlet shall be so located to provide ready fire department access.
5. Temporary water storage containers are to be maintained full at all times. Water storage containers shall be restricted for fire department use only.

6. Fire department access to temporary water containers shall be maintained at all times. Obstructions including, but not limited to, workers vehicles or the staging of building materials is prohibited.

7. Fire pumps utilized for maintaining hydrant pressure are required.

I. Chapter 50, Hazardous Materials – General Provisions.

5001.1.2 Coordinated enforcement. Where the Solano County Department of Resource Management, Environmental Health Division is enforcing the Health and Safety Code and/or Solano County regulation, the City of Dixon Fire Department will coordinate regulation efforts when and where practical so as to not require duplication of time and resources to comply with hazardous material regulations. Where Solano County Health & Safety regulations and California Fire Code regulations conflict, the more restrictive provisions shall prevail.

Exception: Where state or county regulations specifically limit or preempt local regulations to be more restrictive.

J. Chapter 56, Explosives and Fireworks.

5601.1.3 Fireworks. Possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

5. Fireworks as permitted in the Dixon Fireworks ~~Pilot Program~~ Ordinance #11-006 and subsequent amendments.

5601.2.1 Residential uses. Exceptions:

1. The storage of fireworks as permitted in the Dixon Fireworks Ordinance #11-006 and subsequent amendments.

The following provisions of the "Referenced Standards," as adopted, Chapter 80 of the California Fire Code is amended as follows:

NFPA 13, 2022 Edition:

7.1.3 System risers. System risers shall be located in fire control rooms of the protected premises with an exterior door. The door shall be labeled FIRE CONTROL ROOM in six (6) inch high letters.

NFPA 13D, 2022 Edition:

7.6 Alarms. Water flow switches shall be connected to smoke alarms in such a

way that flow detection will cause all required smoke alarms to sound.

Exception: When an approved water flow monitoring system is installed, interior audible devices may be powered through the alarm panel.

7.8 Multipurpose and Passive Purge.

7.8.5 A modified passive purge system shall be installed.

7.8.6 The piping configuration shall provide a ½ inch outlet connected to all water closets within the home to facilitate water circulation.

8.3.4. Location of Sprinklers. Sprinklers shall not be required in open porches, carports with no habitable space above and similar structures.

8.3.5.1.1. Fuel Fired Equipment. Where fuel fired equipment is located above or beneath an occupied area of the dwelling unit, a pilot head shall be installed above and in the vicinity of the equipment.

8.3.11 Attached Garages. Attached garages, or other structures which are attached in any manner shall be protected with a sprinkler system. They shall have quick response fire sprinklers spaced to provide a maximum of one hundred thirty square feet (130 SF). The diameter of the main or cross-main piping shall be equal to the largest piping used within the whole system.

NFPA 13R, 2022 Edition:

6.11.2 Fire department connections (FDC). FDC's shall be at least one two and one half (2 1/2) inch connection.

NFPA 14, 2019 Edition:

Subsections 7.3.3 through 7.3.3.2 are hereby deleted and replaced as follows:

7.3.3. Class II standpipes. Class II standpipes are not approved.

NFPA 24, 2019 Edition:

5.9.5.1 Fire Department Connections. FDC's are to be located within forty (40) feet of a fire hydrant and immediately adjacent to an approved access road.

NFPA 72, 2022 Edition:

10.4.3.1 Fire Alarm Control Unit Locations. Fire alarm control units shall be installed in Fire Control Rooms of the protected premises. Actual location is to be determined by the fire code official.

Appendix C, Fire Hydrant Locations and Distributions:

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C103.4 Fire Hydrant location to FDC. A fire hydrant shall be located within forty (40) feet of fire department connections.

16.02.130 Peace officers.

Pursuant to Cal. Penal Code § 830.37, the Fire Chief is authorized to designate, in writing, a member or members of the Fire Department as a peace officer who shall enforce the Penal Code and the California Fire Code. These powers include the issuance of citations, powers to arrest and detain, and the authority to carry firearms in the course and scope of his or her employment.

**Chapter 16.03
BUILDING CODE**

Sections:

16.03.010	Title.
16.03.020	Adoption of Building Codes.
16.03.030	Amendment of adopted codes.
16.03.040	Penalties.
16.03.050	Administrative citations.

16.03.010 Title.

This chapter shall be known and cited as the "Dixon Building Code" and may hereinafter be referred to as such or "this code." Article, section, division, and appendix numbers used in DMC 16.03.030 are those of the California Building Code or codes adopted therein by reference.

16.03.020 Adoption of Building Codes.

Those certain codes and standards known as the 2022 California Building Code, Title 24, California Code of Regulations, Part 2 (hereinafter the "California Building Code" or "CBC"), which incorporates and amends by reference the 2021 International Building Code (IBC) published by the International Code Council, Appendices: Chapter 1, B, C, G, H I, J and P are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.03.030. Not less than one (1) copy of the CBC have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.03.030 Amendment of Adopted codes.

Notwithstanding the provisions of DMC 16.03.020, the CBC and the IBC are amended as follows:

Section 109.4 is amended to read as follows:

109.4 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to an investigation fee equal to three times the building permit fee that shall be in addition to the required permit fees.

Section 406.3.1.1 is added to read as follows:

Section 406.3.1.1, Concrete Driveways and Asphalt Paving.

- A. All concrete driveways designed to access Group U occupancies associated with private garages or carports shall be constructed with the

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following requirements:

1. The minimum thickness of concrete driveway slabs supported directly on the ground shall not be less than 4 inches.
2. The minimum concrete mix shall be 5 sacks per cubic yard of concrete.
3. The concrete driveway shall be reinforced with not less than six inches by six inches ten-gauge wire mesh or an approved alternate installed at mid height of the slab.
4. The concrete driveway shall be underlain by a minimum of three inches of gravel base material.

B. Asphalt Paving.

1. The minimum structural section of on-site asphalt paving shall be 3 inches of asphalt concrete over 8 inches of Class II aggregate base.
2. The Class II aggregate base shall be compacted to a minimum 95% over subgrade compacted to 92%.
3. In shipping areas, or other areas paved in anticipation of regular truck traffic, the minimum structural section shall be based upon the recommendations of the certified soils engineering report according to an appropriate traffic index for the anticipated use.

Section 1030.3.1 is added to read as follows:

Section 1030.3.1 Emergency Egress Window Replacement. Replacement of windows and frames for bedrooms shall meet current CBC egress requirements for height and width.

Section 1505.1.2 is amended to read as follows:

1505.1.2 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is a Class-A rated assembly

Section 1907A.1 is amended to read as follows:

Section 1907A.1, Minimum Slab Provisions.

- A The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than 4 inches.
- B The minimum concrete mix shall be 5 sacks per cubic yard of concrete.
- C. *The slab shall be reinforced with not less than six inches by six*

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inches ten-gauge wire mesh or an approved alternate installed at mid height of the slab.

Appendix B:

Section 101.3 Membership of the board, is amended to read as follows:

B101.3 Membership of board. The board shall consist of the current members of the Planning Commission appointed by the chief appointing authority of the jurisdiction. Each member shall serve for their tenure as a member of the Planning Commission or until a successor has been appointed. The building official shall be an ex officio member of said board but shall not vote on any matter before the board.

Section 103.1 Qualifications, is amended to read as follows:

B101.3.1 Qualifications. The board shall consist of the members of the Planning Commission, and are not employees of the jurisdiction

16.03.040 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00), or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City Council.

16.03.050 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

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**Chapter 16.04
GRADING CONTROL**

Sections:

16.04.010	Short title.
16.04.020	Purpose and scope.
16.04.030	Abatement – Public nuisance.
16.04.040	Grading permits required – Applications.
16.04.050	Denial of grading permit
16.04.060	Expiration of grading permit.
16.04.070	Approved plans.
16.04.080	Liability
16.04.090	Transfer of permits.
16.04.100	Bonds required.
16.04.110	Grading standards.
16.04.120	Chapter not retroactive.

16.04.010 Short title.

This chapter shall be known and may be cited as the "grading control ordinance."
[Ord. 04-006.]

16.04.20 Purpose and scope.

A. Purpose. This chapter is enacted to regulate grading on property within the City in order to accomplish the following purposes:

1. To safeguard life, health, property, and natural resources, and to promote the general public welfare; provided, however, this chapter is not intended to, and shall not be construed so as to, create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by its terms;
2. To ensure that the intended use of a graded site is consistent with the policies of the General Plan and all applicable City ordinances and regulations;
3. To establish uniform engineering standards and procedures for grading, excavation and earthwork construction, including fills and embankments, and to allow reasonable deviations from these standards;
4. To establish administrative procedures for the issuance of permits and provide for the approval of plans, specifications, and the inspection of grading construction;
5. To supplement the grading regulations within the Dixon Building Code;
6. To avoid the disruption of natural or City authorized drainage flows caused by the activities of clearing and grubbing, grading, filling and excavation of land;
7. To avoid the degradation or pollution of watercourses with nutrients, sediments, or other materials generated by new development and redevelopment;

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8. To minimize increases in storm water runoff from development and redevelopment in order to reduce flooding, siltation, increases in stream temperature, and streambank erosion and maintain the integrity of stream channels;

9. To meet the requirements of State and Federal law and the City's municipal storm water National Pollutant Discharge Elimination System ("NPDES") permit.

B. Scope. This chapter sets forth rules and regulations to control land disturbances, landfill, soil storage, pollution, and erosion and sedimentation resulting from new development and redevelopment, and establishes procedures for the issuance, administration and enforcement of permits for such activities. Except as otherwise provided in this chapter, all grading shall conform to the provisions of this chapter and all other applicable provisions of the Dixon Municipal Code and the code of the City of Dixon.

C. Definitions. To the extent not inconsistent with the Clean Water Act, the Porter-Cologne Act or the implementing regulations of those acts, the words used in this chapter shall have the meanings assigned to them in this section. If not defined in this section, they shall have the meanings assigned to them in the Uniform Building Code, as such code is adopted by the City.

"Applicant" means any person seeking or receiving a grading permit pursuant to this chapter.

"Best management practices (BMPs)" means activities, practices, and procedures to prevent or reduce the discharge of pollutants directly or indirectly to the municipal storm drain system and waters of the United States. Best management practices include but are not limited to: treatment facilities to remove pollutants from storm water; operating and maintenance procedures; facility management practices to control runoff, spillage or leaks of non-storm water, waste disposal, and drainage from materials storage; erosion and sediment control practices; and the prohibition of specific activities, practices, and procedures and such other provisions as the City determines appropriate for the control of pollutants.

"City" means the City of Dixon.

"City Council" means the City Council of the City of Dixon.

"Civil engineer" means a professional engineer registered and certified by the State of California.

"Clean Water Act" means the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.) as it now exists or may hereafter be amended.

"Compaction" means the increase of density of a soil or rock fill by mechanical means.

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“Construction activity” means activities subject to National Pollutant Discharge Elimination System (NPDES) construction permits. These include all construction projects resulting in land disturbance of one (1) or more acres. Such activities include, but are not limited to, clearing and grubbing, grading, excavating, and demolition.

“Cut” or “excavation” means the removal of naturally occurring materials by manual or mechanical means, and the conditions resulting therefrom.

“Development” means the building or placement of any structure or portion thereof, including, but not limited to, excavation and grading.

“Earth material” means any rock, natural soil or fill and/or any combination thereof. “Embankment” or “fill” means the deposit of soil, rock or other materials placed by artificial means and the conditions resulting therefrom.

“Emergency grading” means grading that is a response to an occurrence or a situation that involves a clear and imminent danger, requiring immediate action to prevent or reduce the loss or damage to life, health, property or essential public services.

“Engineered grading” means grading in excess of five thousand (5,000) cubic yards, and all grading for permanent correction of a landslide, rockslide, mud flow, debris flow, or other failure of earth or rock, and not of an emergency or maintenance nature.

“Engineering geologist” means an engineering geologist registered and certified by the State of California.

“Erosion” means the transport or displacement of the ground surface or soil as a result of the movement of wind, water or ice.

“Erosion and sediment control plan” (“ESC plan”) means a set of best management practices or equivalent measures designed to control surface runoff and erosion, retain sediment on a particular site, and prevent pollution of site runoff during the period in which preconstruction and construction related grading and/or soil storage occur, and before final improvements or permanent structures are completed.

“Erosion control” means measures that prevent erosion, including, but not limited to, seeding, mulching, vegetative buffer strips, sod, plastic covering, burlap covering, watering and other measures which control the movement of the ground surface or soil

“Exploratory grading” means grading for the purpose of determining conditions on a site.

“Export” means the hauling of natural earth materials from a site.

“Finished grading” means the final elevation of the site which conforms to the approved grading plan. This includes the finished pad elevation of all buildings, and the final elevations of building access, nonbuilding structures, paving and landscaping associated with a project.

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“Geologic hazards” means any condition in earth, whether naturally occurring or artificially created, which is dangerous or potentially dangerous to life, property, or improvements due to movement, failure, or shifting of earth. For the purposes of this chapter, soil conditions which endanger or potentially endanger life, limb, or property, or which, in the opinion of the Building Official, may lead to structural defects in structures located on or adjacent to soils having such conditions, shall be considered geologic hazards. Such geologic hazards include, but need not be limited to, faults, landslides, mudslides, and rockfalls; erosion and sedimentation; subsidence or settlement; and weak, expansive, or creeping soil.

“Grade” means the elevation of the ground surface as measured from a known vertical control.

“Grading” means the act or result of digging, excavating, transporting, spreading, depositing, filling, compacting, settling, or shaping of land surfaces and slopes, and other operations performed by or controlled by human activity involving the physical movement of rock or soil

“Import” means the hauling of natural earth materials to a site.

“National Pollutant Discharge Elimination System (NPDES) storm water discharge permits” means general, group, and individual storm water discharge permits which regulate facilities defined in Federal NPDES regulations pursuant to the Clean Water Act and the Porter-Cologne Act. The California Regional Water Quality Control Board, Central Valley Region, and the State Water Resources Control Board have adopted general storm water discharge permits, including but not limited to the general construction activity and general industrial activity permits.

“Pad elevation, graded” means the finished grade elevation of the building pad area for a residential or nonresidential structure and does not include areas for parking, landscaping, or other nonbuilding structure uses.

“Person” means any person, firm, corporation, business entity, or public agency, whether principal, agent, employee, or otherwise.

“Pollutant” means anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; nonhazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, articles, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure (including, but not limited to, sediments, slurries, and concrete rinsates); and noxious or offensive matter of any kind.

“Porter-Cologne Act” means Cal. Water Code § 13000 et seq., as it now exists or may hereafter be amended.

“Post-construction erosion and sediment control plan” (“PC plan”) means a set of best management practices or equivalent measures designed to control surface runoff and erosion and to retain sediment on a particular site after all final structures and permanent improvements have been erected or installed.

“Property owner” means the legal owner of the property where the grading work is to be done, as shown on the latest equalized assessment roll in the office of the Solano County Assessor.

“Regular grading” means grading involving five thousand (5,000) cubic yards or less or grading of an emergency or maintenance nature, and not for permanent correction, of a landslide, rockslide, mud flow, debris flow, or other failure of earth or rock.

“Rough grading” means the stage at which the grade approximately conforms to the approved plans, and structure foundation areas are at plan or sub-base foundation grade.

“Runoff” means surface water runoff and drainage related to storm events, snow melt, street wash water related to street cleaning or maintenance, and other waters associated with new development and redevelopment which are or may be introduced into the storm drain system.

“Sediment” means any material transported or deposited by water, including, but not limited to, soil debris or other foreign matter.

“Sediment control” means measures that prevent eroded sediment from leaving the site, including, but not limited to, dikes, sediment detention traps, sediment detention basins, filters, fences, barriers, swales, berms, drains, check dams, and other measures.

“Site” means a parcel or parcels of real property owned by one (1) or more than one (1) person on which activity regulated by this chapter is occurring or is proposed to occur.

“Slope” means an inclined ground surface the inclination of which may be expressed as the ratio of horizontal distance to vertical distance.

“Soil” means all earth material of any origin that overlies bedrock and may include the decomposed zone of bedrock which can be excavated readily by mechanical equipment.

“Soils engineer” means an engineer registered in the State of California as being qualified to practice soils and geotechnical engineering.

“Soils engineering” means the application of the principles of soil mechanics in the investigation, evaluation, design, and construction of civil works involving the use of earth materials and the inspection and testing of the construction thereof.

“Storm drain system” means the publicly owned facilities operated by the City by which storm water is collected and/or conveyed, including, but not limited

to, any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures which are within the City and are not part of a publicly owned treatment works as defined at 40 CFR § 122.2.

“Storm water” means any surface flow, runoff, and drainage consisting entirely of water from rainstorm events.

“Verification” means a written document prepared by the civil engineer, soils engineer or engineering geologist, as appropriate, attesting to completion of the work as shown on the approved plans and/or as described in a soils or geotechnical report.

“Watercourse” means any natural stream, whether flowing continuously or not, that is fed from permanent or natural sources, including, but not limited to, rivers, creeks, runs, and rivulets. [Ord. 04-006; Ord. 09-005; Ord. 09-013.]

16.04.30 Abatement – Public nuisance.

A. Any excavation, embankment, or fill on private property which is in a condition that could, in the opinion of the Building Official, City Engineer or the Director of Public Works, endanger persons or property, an overhead or underground utility, a public way, watercourse or drainage channel or swale, or which could adversely affect the water quality of any water bodies or watercourses, is hereby declared to be a public nuisance.

B. The owner of the property upon which such a public nuisance is located, or other person or agent in control of said property, upon receipt of notice in writing from the Building Official, City Engineer or the Director of Public Works, shall, within the period specified therein, repair, abate or eliminate such nuisance so as to be in conformance with the requirements of this chapter. The Building Official, City Engineer or the Director of Public Works may require the submission of plans, soil or geological reports, detailed construction recommendations, drainage study or other engineering data prior to and in connection with any work or activity proposed or required to correct such condition.

C. The provisions of this section regarding abatement are in addition to, and not in lieu of, the provisions of Chapter 9.01 DMC (relating to abatement of public nuisances). [Ord. 04-006.]

16.04.40 Grading permits required – Applications.

A. Permit Required. It is unlawful to undertake any of the following grading activities without a grading permit issued by the Building Official:

1. Grading, filling or excavating, or disposing of earth, fill, or dirt involving three hundred fifty (350) cubic yards or more of such materials.
2. Clearing or grubbing one (1) acre or more of land.

B. Application. An application for a grading permit pursuant to this chapter shall be submitted on a form specified by the Building Official or the City Engineer, as appropriate, and shall include, but not be limited to, the following:

1. The name, address and other contact information for the applicant, and the location of the site on which grading is to occur.
2. The name, address and other contact information for the owner of the site on which grading is to occur, if different from the applicant, and written authorization by the owner for the applicant to submit the application and perform the grading.
3. Payment of the grading permit fee as specified by resolution of the City Council.
4. Plans and specifications for the proposed grading as required by the Building Official or City Engineer.
5. A soils engineering report or engineering geology report if required by the Building Official or City Engineer.
6. In the case of construction activity subject to NPDES permitting requirements, an erosion and sediment control plan (ESC plan). The ESC plan shall include sufficient engineering analysis to show that the proposed erosion and sediment control measures during the period when preconstruction and construction related grading activities are to occur are capable of controlling surface runoff and erosion, retaining sediment on the project site, and preventing pollution of site runoff in compliance with the Clean Water Act, this chapter and such standards and specifications as may be adopted by the City. The ESC plan shall include, but is not limited to:

- a. A natural resources map identifying the location of on-site and surrounding watercourses and wetlands, existing and proposed drainage systems, and drainage boundaries and acreages. Additional hydrologic analysis shall be provided as required by the Building Official;

- b. A sequence of construction of the site, including stripping and clearing, rough grading, construction of utilities, infrastructure, and buildings, and final grading and landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, and the sequence of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation;

- c. All erosion and sediment control measures necessary to meet the objectives of this chapter throughout all phases of construction, including, but not limited to, the location, implementation and maintenance schedule of all erosion control measures and sediment control measures to be implemented or constructed prior to, during or immediately after construction. Depending on the complexity of the project, the drafting of intermediate plans may be required at the close of each season;

- d. If construction will occur between October 1st and April 30th, a certification that the applicant is prepared for an event which will stop construction, such as rain or snow, that all ESC plan best management practices shall be in place and operating correctly, that housekeeping practices shall be maintained and that the site can be left or abandoned safely for an extended period of time during the rainy season without causing any erosion or sediment control problems. If such a certification is required

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and has not been submitted and approved prior to September 16th, approval of the grading permit shall be suspended until the certification is submitted and approval thereof obtained.

e. At the discretion of the Building Official, the applicant may be required to submit periodic progress reports on specified calendar dates and at the commencement and completion of specified grading and erosion and sediment control operations, documenting the applicant's compliance with the ESC plan as approved.

7. In the case of construction activity subject to NPDES permitting requirements, a post-construction erosion and sediment control plan (PC plan). The PC plan shall include sufficient engineering analysis to show that the proposed post-construction storm water management measures are capable of controlling runoff from the site in compliance with the Clean Water Act, this chapter, and such standards and specifications as may be adopted by the City pursuant to this chapter. The PC plan shall include, but is not limited to:

a. A statement of the proposed best management practices to be used to secure the project after completion;

b. Provisions for maintenance of all permanent storm water management facilities, including, but not limited to, a description of the parts or components of the facility that need to be maintained; the equipment and/or skills or training necessary for such maintenance; an estimate of the cost(s) of maintenance; and any necessary easements, maintenance agreements and/or other legal instruments to ensure access to such facilities on a permanent basis;

c. A landscaping plan for management of vegetation at the site after construction is completed, including, but not limited to, the name and address of the person who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved on a permanent basis.

8. Any other data or supporting documents as required by the Building Official.

9. Any grading application where the design volume of either the export or import of earth material exceeds five thousand (5,000) cubic yards shall include proposed travel routes for the transport of equipment and materials. For such approvals, the City Engineer, or his designee, shall review, determine, and designate those routes which will be allowable for trucks or other equipment of applicant or its contractors or subcontractors, agents, or employees doing work under the grading permit, traveling between the construction site and/or the excavation, landfill, or quarry sites. The use of these designated routes shall be a requirement of such a grading permit. The use of routes other than the designated routes by applicant or its contractors or subcontractors, agents, or employees doing work under such a grading approval shall be cause for the City Engineer to revoke or suspend the grading approval.

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C. Technical Peer Review. In an application involving significant grade differentials or areas greater than fifty (50) acres, the Building Official may require a technical peer review of the grading plans and related reports. The review shall be conducted by a professional engineer with a technical specialty in civil engineering, soils engineering, or geotechnical engineering, as determined by the Building Official. The review shall be under contract to the City and the applicant shall pay all costs associated with the peer review.

D. Referral of Application. The Building Official may refer an application to the City Engineer, Public Works Director and/or other interested public agencies for their recommendations on the proposed grading.

E. Issuance of Grading Permit. The issuance of the grading permit is a ministerial action. It shall be issued upon payment of an inspection fee, which shall be in addition to the application fee, as specified by City Council resolution, and the submission of the bonds required by this chapter; provided, that the Building Official makes the following determinations before issuing the permit:

1. That the proposed grading complies with the provisions of this chapter.
2. That the grading complies with the applicable provisions of other ordinances of the City including, but not limited to:
 - a. The flood damage prevention ordinance (Chapter 13 of Article II of the Dixon City Code).
 - b. The storm water control ordinance, Chapter 16.06 DMC.
3. That the proposed grading complies with the applicable provisions of the other local, State, or Federal regulations, including but not limited to streambed alteration permits, wetland delineations, and storm water discharge permits.
4. Where the proposed grading is on a site that has previously been the subject of a land development approval process under either or both the City's subdivision ordinance or zoning ordinance, that the proposed grading is in conformance with any conditions of approval resulting from such land development approval process.

F. Approved Plans in Lieu of Grading Permit. Notwithstanding the provisions of this section requiring a separate grading permit, the grading plans contained within the stamped and approved building permit plans shall function as the grading permit, and a separate grading permit does not need to be issued pursuant to this chapter.

G. Exceptions to Requirements for Grading Permit. A grading permit is not required for the following activities:

1. Construction of swimming pools, basements or footings of structures authorized by a valid building permit.

2. Construction of underground utilities by a public utility or public agency or the contractor or agent of such public utility or public agency.
3. Construction of a single-family house authorized by a valid building permit.
4. Grading necessary for production of agricultural crops.
5. Emergency situations posing a threat to life or property, including responses to flood, earthquake or fire. [Ord. 04-006.]

16.04.050 Denial of grading permit.

A grading permit shall not be issued by the Building Official if in his or her judgment the proposed grading does not comply with the provisions of this chapter. The applicant shall be notified in writing of the reasons why the application was disapproved. [Ord. 04-006.]

16.04.60 Expiration of grading permit.

A. All work authorized by a grading permit shall be performed and completed within the time limit specified in the approved grading permit. If the work cannot be completed within the time specified, a request for an extension of time setting forth the reasons for the requested extension shall be presented in writing to the Building Official, as appropriate, prior to the expiration of the grading permit. The Building Official may grant additional time for the work.

B. If a grading permit expires, no further grading shall be done without renewing the permit. The permit may be renewed by reapplying for a grading permit pursuant to this chapter. Any costs associated for reviewing and renewing the permit shall be at the applicant's expense. [Ord. 04-006.]

16.04.70 Approved plans.

A. The approved plans and specifications upon which a grading permit has been based shall not be changed, modified, or altered without authorization from the Building Official and all work shall be done in accordance with the approved plans.

B. The issuance of a grading permit will not revoke or suspend the requirements of any other permit, final map, or parcel map, improvement plans or improvement contract, or the authority of any other agency or regulatory body having jurisdiction over the use or development of the land to be graded. The issuance of a grading permit hereunder shall not be construed as an approval of any action or condition constituting a violation of this chapter or of any other applicable laws, ordinances, rules or regulations. [Ord. 04-006.]

16.04.080 Liability.

Neither the issuance of a grading permit under this chapter nor compliance with the provisions hereof or with any conditions imposed in a permit issued hereunder shall relieve any person from responsibility for damage to any person or property or impose any liability upon the City, or any officer, employee, board, commission or authority of the City, for any damage to any person or property. [Ord. 04-006.]

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16.04.090 Transfer of permits.

No approval or permit issued hereunder may be transferred or assigned in any manner whatsoever without the express written consent of the Building Official or City Engineer, as appropriate. [Ord. 04-006.]

16.04.100 Bonds required.

A. Prior to the issuance of a grading permit, the applicant shall post a faithful performance bond, or other form of security, in a form approved by the City Attorney, to ensure that the grading will be completed in accordance with approved plans and specifications, will be corrected to eliminate hazardous conditions that may result, to clean up any debris left in the public right-of-way and to repair any damages that may occur. The bond may be released by the Building Official upon the satisfactory completion of the grading and the cleanup of the site.

B. Faithful performance bonds shall be in the penal sum of one hundred percent (100%) of the Building Official's estimate of the cost of the grading. The cost estimate shall include, but is not limited to:

1. The cost of cubic yards moved based on the volume of mass grading;
2. The cost of grading individual lots just prior to occupancy based on the volume of finished grading;
3. The cost of any drainage structure designed to protect slope stability;
4. The cost of all materials and labor associated with the installation and maintenance of the erosion control plan;
5. The cost of any construction required by the soils or geologic report.

C. In addition to the faithful performance security required above, the City Engineer may require the deposit of a maintenance bond or security in the amount of ten percent (10%) of the estimate of the cost of grading to guarantee and maintain the grading work performed, to assure the proper functioning of drainage systems and to ensure adequate post-construction erosion and sediment control. Said maintenance security shall be in a form acceptable to the City Attorney, and shall remain in effect for a period of one (1) year after the date of acceptance of the grading work.

D. The requirements for separate security or bonds may be waived if the obligations are included in the terms of other security provided to the City under the terms of other ordinances.

E. Upon failure to complete the grading, failure to comply with all of the terms of this chapter, or failure of the completed site to function properly or to provide proper drainage or erosion and sediment control as required hereunder, the City may, in addition to any other remedy available at law or in equity, do the required work, or cause it to be done and collect from the applicant or surety all costs incurred thereto, including administrative, legal and inspection costs. [Ord. 04-006.]

16.04.110 Grading standards.

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All grading shall be subject to the following standards:

A. Cuts and Fills. All fills shall be compacted according to the recommendations of the soils report if a soils report has been prepared. The compaction test method and the required relative compaction shall be indicated on the plans and/or specifications. The slope of cut or fill surfaces shall not be steeper than two (2) to one (1), except as specifically approved by the Building Official.

B. Drainage and Terracing. Unless otherwise specifically approved by the Building Official, drainage facilities and terracing shall conform to the grading regulations of the Uniform Building Code.

C. Setbacks. The tops and toes of cut and fill slopes shall be set back from existing or proposed property lines and existing or proposed structures as far as necessary to avoid impacting the neighboring properties, and to provide for adequate foundation support, required swales, berms and drainage facilities, contour grading, and applicable subdivision or zoning requirements. The minimum setbacks shall be in accordance with the Dixon Building Code, as adopted by the City; however, those setbacks are minimum requirements and may be increased by the Building Official or City Engineer when it is determined that such additional requirement is necessary for stability of the site, for safety, or to prevent future damage from water, soil, or debris.

D. Erosion Control Measures. All grading shall be subject to erosion control measures as required by the Building Official, as appropriate. Erosion control measures shall include the following:

1. Filter Materials. Filter materials shall be provided to prevent any debris and dirt from the construction activity from flowing into the City storm drain system;

2. Disturbed Areas. The faces of cut and fill slopes which accept overland or sheet flow or any cut or fill slope of erodible material over three (3) feet in height shall have approved erosion control installed immediately following rough or finished grading between November 1st and April 30th. Slopes graded between April 30th and November 1st shall have erosion control installed no later than November 1st. The Building Official may require that moneys be deposited to ensure that the erosion control measures are installed by November 1st. An approved erosion control plan or ESC plan may include effective planting or other erosion control devices and may require maintenance in a manner satisfactory to the City by means of contracts, deed restrictions, or other instruments approved by the City;

3. Other Devices. Check dams, sedimentation basins, cribbing, riprap, hydro-seeding, or other devices or methods to control erosion and sediments shall be employed when necessary to provide safety and protect water quality;

4. Exceptions. Where cut and fill slopes are not subject to erosion protection due to the erosion resistant character of the materials, the requirement for protection

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specified under subsections (D)(2) and (3) of this section may be deleted by the Building Official.

E. Dust and Debris Control Measures. It shall be the responsibility of any person who engages in any grading to take adequate measures to prevent wind blown debris, including, but not limited to, cardboard, paper, soil, and any other construction materials capable of being carried by the wind, from being blown off the construction site.

F. Water Obstruction. No person shall do or permit to be done any grading which may obstruct, impede, or interfere with the natural flow of storm waters, whether such waters are unconfined upon the surface of the land or confined within land depressions, natural drainage ways, unimproved channels, watercourses, improved ditches, channels or conduits, in such a manner as to cause flooding where it would not otherwise occur, aggravate any existing flooding condition or cause accelerated erosion except where said grading is in accordance with all applicable laws, including, but not limited to, the provisions of this chapter.

G. Levee Work. No person shall excavate or remove any material from or otherwise alter any levee adjacent to any river, creek, bay, or local drainage control channel, without prior approval of the governmental agency or agencies responsible for the operation and/or maintenance of the levee. [Ord. 04-006; Ord. 09-005; Ord. 09-013.]

16.04.120 Chapter not retroactive.

The provisions of this chapter shall not apply to grading activities for which all previously necessary permits and approvals were obtained prior to the effective date hereof. [Ord. 04-006.]

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**Chapter 16.05
PLUMBING CODE**

Sections:

16.05.010	Title.
16.05.020	Adoption of Plumbing Codes.
16.05.030	Amendment of adopted codes.
16.05.040	Penalties.
16.05.050	Administrative citations.

16.05.010 Title.

This chapter shall be known and cited as the "Dixon Plumbing Code" and may hereinafter be referred to as such or "this code." Article, section, division, and appendix numbers used in DMC 16.05.030 are those of the California Plumbing Code or codes adopted therein by reference.

16.05.020 Adoption of Plumbing Codes.

Those certain codes and standards known as the 2022 California Plumbing Code, Title 24, California Code of Regulations, Part 5 (hereinafter the "California Plumbing Code" or "CPC"), which incorporates and amends by reference the 2021 Uniform Plumbing Code (UPC) published by the International Association of Plumbing and Mechanical Officials, including Appendices Chapter 1, A, B, D, I and K, are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.05.030. Not less than one (1) copy of the CPC have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.05.30 Amendment of adopted codes.

Notwithstanding the provisions of DMC 16.05.020, the CPC and the UPC are amended as follows:

108.4, Permits, Fees, Applications and Inspections, is amended to read as follows:

108.4.2: Fees. Fees shall be assessed in accordance with the current fee schedule adopted by the City Council.

Section 611 Drinking Water Treatment, is amended by adding subsection 611.1.3 Prohibited, and reads as follows:

611.1.3 Prohibited Salt-based mediums are prohibited from being used to soften or condition domestic water.

16.05.040 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed

statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City Council.

16.05.050 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

**Chapter 16.06
STORM WATER CONTROL**

Sections:

- 16.06.010 Short title.**
- 16.06.020 Purpose and intent.**
- 16.06.030 Definitions.**
- 16.06.040 Applicability.**
- 16.06.050 Responsibility for administration.**
- 16.06.060 Regulatory consistency.**
- 16.06.070 Ultimate responsibility of discharger – No City liability.**
- 16.06.080 Prohibition of illegal discharges.**
- 16.06.090 Prohibition of illicit connections.**
- 16.06.100 Waste disposal prohibitions.**
- 16.06.110 Discharges in violation of industrial or construction activity NPDES storm water discharge permit.**
- 16.06.120 Requirement to prevent, control, and reduce storm water pollution.**
- 16.06.130 Requirement to eliminate illegal discharges.**
- 16.06.140 Requirement to eliminate or secure approval for illicit connections.**
- 16.06.150 Watercourse protection.**
- 16.06.160 Requirement to remediate.**
- 16.06.170 Requirement to monitor and analyze.**
- 16.06.180 Notification of spills.**
- 16.06.190 Authority to inspect and sample.**
- 16.06.200 Notice of violation.**
- 16.06.210 Appeal.**
- 16.06.220 Abatement by City.**
- 16.06.230 Summary abatement.**
- 16.06.240 Violations.**
- 16.06.250 Diversion programs.**
- 16.06.260 Violations deemed a public nuisance.**
- 16.06.270 Acts violating Clean Water Act and/or Porter-Cologne Act.**

16.06.010 Short title.

This chapter shall be known and may be cited as the "storm water control ordinance." [Ord. 04-006.]

16.06.020 Purpose and intent.

The purpose and intent of this chapter is to ensure the health, safety, and general welfare of the citizens of the City of Dixon, and to protect and enhance the water quality of watercourses and water bodies in a manner pursuant to and consistent with the Federal Clean Water Act and the Porter-Cologne Act by reducing pollutants in storm water discharges to the maximum extent practicable and by prohibiting non-storm water

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discharges to the storm drain system. [Ord. 04-006.]

16.06.30 Definitions.

The terms used in this chapter shall have the following meanings ascribed to them in this section. Any term(s) defined in the Clean Water Act and/or the implementing regulations thereto, and which are not specifically defined in this section, shall when used in this chapter have the same meaning as set forth in said Act or regulation.

“Best management practices (BMPs)” means activities, practices, and procedures to prevent or reduce the discharge of pollutants directly or indirectly to the municipal storm drain system and waters of the United States. Best management practices include but are not limited to: treatment facilities to remove pollutants from storm water; operating and maintenance procedures; facility management practices to control runoff, spillage or leaks of non-storm water, waste disposal, and drainage from materials storage; erosion and sediment control practices; and the prohibition of specific activities, practices, and procedures and such other provisions as the City determines appropriate for the control of pollutants.

“City” means the City of Dixon.

“Clean Water Act” means the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.), as amended.

“Construction activity” means activities subject to National Pollutant Discharge Elimination System (NPDES) construction permits pursuant to the Clean Water Act. These include construction projects resulting in land disturbance of one (1) or more acres. Such activities include, but are not limited to, clearing and grubbing, grading, excavating, and demolition.

“Development” means the building or placement of any structure or portion thereof, including, but not limited to, excavation and grading.

“Hazardous materials” means any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

“Illegal discharge” means any direct or indirect non-storm water discharge to the storm drain system.

“Illicit connections” means either of the following:

1. Any drain or conveyance, whether on the surface or subsurface, which allows an illegal discharge to enter the storm drain system including but not limited to any conveyances which allow any non-storm water discharge including sewage, process wastewater, and wash water to enter the storm drain system and any connections to the storm drain system from

indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by a government agency; or

2. Any drain or conveyance connected from a commercial or industrial land use to the storm drain system which has not been documented in plans, maps, or equivalent records and approved by the City.

“Industrial activity” means activities subject to NPDES industrial permits as defined in 40 CFR § 122.26(b)(14).

“National Pollutant Discharge Elimination System (NPDES) storm water discharge permits” means general, group, and individual storm water discharge permits which regulate facilities defined in Federal NPDES regulations pursuant to the Clean Water Act.

“Noncommercial car washing” means the washing and rinsing of passenger vehicles on private property in which no commercial enterprise is being conducted in the washing of those vehicles and no consideration is asked or received for such washing. “Non-storm water discharge” means any discharge to the storm drain system that is not composed entirely of storm water.

“Person” means any person, firm, corporation, business entity, or public agency, whether principal, agent, employee, or otherwise.

“Pollutant” means anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; nonhazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, articles, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances (including chlorine) and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure (including, but not limited to, sediments, slurries, and concrete rinsates); and noxious or offensive matter of any kind.

“Pollution” means the human-made or human-induced alteration of the quality of waters by waste to a degree which unreasonably affects, or has the potential to unreasonably affect, either the waters for beneficial uses or the facilities which serve these beneficial uses.

“Porter-Cologne Act” means the Porter-Cologne Water Quality Control Act (Cal. Water Code § 13000 et seq.), as amended.

“Premises” means any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

“Storm drain system” means the publicly owned facilities operated by the City by which storm water is collected and/or conveyed, including, but not limited to, any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures which are within the City and which are not part of a publicly owned treatment

works as defined at 40 CFR § 122.2.

“Storm water” means any surface flow, runoff, and drainage consisting entirely of water from rainstorm events.

“Watercourse” means any natural stream, whether flowing continuously or not, that is fed from permanent or natural sources, including, but not limited to, rivers, creeks, runs, and rivulets.

“Waters of the United States” means surface watercourses and water bodies as defined at 40 CFR § 122.2, including all natural waterways and definite channels and depressions in the earth that may carry water, even though such waterways may only carry water during rains and storms and may not carry storm water at and during all times and seasons. [Ord. 04-006.]

16.06.040 Applicability.

This chapter shall apply to all water entering the storm drain system generated on any developed and undeveloped lands lying within the City, including any annexations to the City. [Ord. 04-006.]

16.06.050 Responsibility for administration.

The Public Works Director of the City shall administer, implement, and enforce the provisions of this chapter. Any powers granted or duties imposed upon the Public Works Director may be delegated in writing by the Public Works Director to persons or entities acting in the beneficial interest of or in the employ of the City. [Ord. 04-006.]

16.06.060 Regulatory consistency.

This chapter shall be construed to assure consistency with the requirements of the Clean Water Act and Porter-Cologne Act and any applicable implementing regulations. [Ord. 04-006.]

16.06.070 Ultimate responsibility of discharger – No City liability.

The standards set forth herein and promulgated pursuant to this chapter are minimum standards. This chapter does not either intend or imply that compliance by any person will ensure that there will be no contamination, pollution, nor unauthorized discharge of pollutants into waters of the U.S. caused by said person. This chapter shall not be construed so as to create liability on the part of the City, or any officer, employee, board, commission or authority of the City, for any damages that result from any discharger’s reliance on this chapter or any administrative decision made thereunder. [Ord. 04-006.]

16.06.080 Prohibition of illegal discharges.

A. It is unlawful for any person to discharge or cause to be discharged into the municipal storm drain system or watercourses any materials, including but not limited to pollutants or waters containing any pollutants that cause or contribute to a violation of applicable water quality standards, other than storm water.

B. Exceptions.

1. Discharges from the following activities will not be considered a source of pollutants to the storm drain system or to waters of the U.S. when properly managed to ensure that no potential pollutants are present, and therefore they shall not be considered illegal discharges unless determined to otherwise cause a violation of the provisions of the Porter-Cologne Act, Clean Water Act, or this chapter:

- a. Potable water line flushing;
- b. Uncontaminated pumped groundwater and other discharges from potable water sources;
- c. Landscape irrigation and lawn watering;
- d. Diverted stream flows;
- e. Rising groundwater;
- f. Groundwater infiltration to the storm drain system;
- g. Uncontaminated foundation and footing drains;
- h. Uncontaminated water from crawl space pumps;
- i. Air conditioning condensation;
- j. Uncontaminated nonindustrial roof drains;
- k. Springs;
- l. Individual residential and occasional noncommercial car washing;
- m. Flows from riparian habitats and wetlands;
- n. Dechlorinated swimming pool discharges;
- o. Street wash waters; and
- p. Flows from fire fighting.

2. The prohibition shall not apply to any non-storm water discharge permitted under an NPDES permit, waiver, or waste discharge order issued to the discharger and administered by the State of California under the authority of the Federal Environmental Protection Agency; provided, that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations; and provided, that written approval has been granted by the City for any discharge to the storm drain system.

3. With the written concurrence of the State Regional Water Quality Control Board, the City may exempt in writing other non-storm water discharges which are not a source of pollutants to the storm drain system nor waters of the U.S. [Ord.04-006.]

16.06.090 Prohibition of illicit connections.

A. It is unlawful to construct, use or maintain illicit connections to the storm drain system.

B. This prohibition expressly includes illicit connections made prior to the effective date of this chapter regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection. [Ord. 04-006.]

16.06.100 Waste disposal prohibitions.

It is unlawful for any person to throw, deposit, leave, maintain, keep, or permit to be thrown, deposited, left, or maintained, in or upon any public or private property, driveway, parking area, street, alley, sidewalk, component of the storm drain system, or waters of the U.S., any refuse, rubbish, garbage, litter, or other discarded or abandoned objects, articles, and accumulations, so that the same may cause or contribute to pollution. Wastes deposited in streets in proper waste receptacles for the purposes of collection are exempted from this prohibition. [Ord. 04-006.]

16.06.110 Discharges in violation of industrial or construction activity NPDES storm water discharge permit.

Any person subject to an industrial or construction activity NPDES storm water discharge permit shall comply with all provisions of such permit. Proof of compliance with said permit may be required in a form acceptable to the City Engineer prior to or as a condition of approval of a subdivision map, site plan, building permit, or development or improvement plan; upon inspection of the facility; during any enforcement proceeding or action; or for any other reasonable cause. [Ord. 04-006.]

16.06.120 Requirement to prevent, control, and reduce storm water pollution.

A. Authorization to Adopt and Impose Best Management Practices. The City may adopt requirements or regulations identifying best management practices for any activity, operation, or facility which may cause or contribute to pollution or contamination of storm water, the storm drain system, or waters of the U.S. Where best management practice requirements are promulgated by the City or any Federal, State of California, or regional agency for any activity, operation, or facility which would otherwise cause the discharge of pollutants to the storm drain system or waters of the U.S., every person undertaking such activity or operation, or owning or operating such facility, shall comply with such requirements.

B. Annual Report Regarding Best Management Practices. The Public Works Director shall report to the City Council annually on the status of implementation of BMPs, the pollutants of concern to be addressed the next year, and any new BMPs to be developed. BMPs developed under this program may thereafter be included in requirements or regulations adopted by the City Council.

C. New Development and Redevelopment. All new development and redevelopment projects shall comply with Attachment 4 of California State Water Resources Control Board's Water Quality Order No. 2003-005-DWQ, as may be amended, supplemented or superseded. Furthermore, the City may adopt requirements identifying appropriate best management practices to control the volume, rate, and potential pollutant load of storm water runoff from new development and redevelopment projects as may be appropriate to minimize the generation, transport and discharge of pollutants. The City shall incorporate such requirements in any land use entitlement and construction or building related permit to be issued

relative to such development or redevelopment. The owner and development shall comply with the terms, provisions, and conditions of such land use entitlements and building permits as required in this chapter, the grading, erosion, and sediment control ordinance, subdivision ordinance and zoning ordinance.

D. Responsibility to Implement Best Management Practices.

Notwithstanding the presence or absence of requirements or regulations promulgated pursuant to subsection A, B or C of this section, any person engaged in activities or operations or owning facilities or property which will or may result in pollutants entering storm water, the storm drain system, or waters of the U.S. shall implement best management practices to the extent they are technologically achievable to prevent and reduce such pollutants. The owner or operator of a commercial or industrial establishment shall provide reasonable protection from accidental discharge of prohibited materials or other wastes into the municipal storm drain system or watercourses. Facilities to prevent accidental discharge of prohibited materials or other wastes shall be provided and maintained at the owner's or operator's expense. [Ord. 04-006; Ord. 08-009.]

16.06.130 Requirement to eliminate illegal discharges.

The Public Works Director may by written notice require that a person responsible for an illegal discharge immediately, or by a specified date, discontinue the discharge and, if necessary, take measures to eliminate the source of the discharge to prevent the occurrence of future illegal discharges. [Ord. 04-006.]

16.06.140 Requirement to eliminate or secure approval for illicit connections.

A. The Public Works Director may by written notice require that a person responsible for an illicit connection to the storm drain system comply with the requirements of this chapter to eliminate or secure approval for the connection by a specified date, regardless of whether or not the connection or discharges to it had been established or approved prior to the effective date of this chapter.

B. If, subsequent to eliminating a connection found to be in violation of this chapter, the responsible person can demonstrate that an illegal discharge will no longer occur, said person may request City approval to reconnect to the storm drain system. The reconnection or reinstallation of the connection shall be at the responsible person's expense. [Ord. 04-006.]

16.06.150 Watercourse protection.

Every person owning property through which a watercourse passes, and having person, including lessees, having control of such property, shall keep and maintain that part of the watercourse within the property free of trash, debris, excessive vegetation, and other obstacles that would pollute, contaminate, or significantly retard the flow of water through the watercourse. In addition, the owner and person controlling such property shall maintain existing privately owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function, or physical integrity of the watercourse; provided, that the owner or person in control of the

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property shall not remove healthy bank vegetation beyond that reasonably necessary for maintenance, nor remove said vegetation in such a manner as to increase the vulnerability of the watercourse to erosion. The property owner shall be responsible for maintaining and stabilizing that portion of the watercourse that is within his or her property lines in order to protect against erosion and degradation of the watercourse originating or contributed from the property. [Ord. 04-006.]

16.06.160 Requirement to remediate.

Whenever the Public Works Director finds that a discharge of pollutants is taking place or has occurred which will result in or has resulted in pollution of storm water, the storm drain system, or waters of the U.S., the Public Works Director may require by written notice to the owner of the property and/or the responsible person that the pollution be remediated and the affected property restored within a specified time. [Ord. 04-006.]

16.06.170 Requirement to monitor and analyze.

The Public Works Director may require by written notice of requirement that any person engaged in any activity and/or owning or operating any facility which may cause or contribute to storm water pollution, illegal discharges, and/or non-storm water discharges to the storm drain system or waters of the U.S. undertake at said person's expense such monitoring and analyses and furnish such reports to the City as deemed necessary to determine compliance with this chapter. [Ord. 04-006.]

16.06.180 Notification of spills.

Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation or responsible for emergency response for a facility or operation Has information of any known or suspected release of materials which are resulting or may result in illegal discharges or pollutants discharging into storm water, the storm drain system, or waters of the U.S. from said facility, said person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of a hazardous material said person shall immediately notify emergency response officials of the occurrence via emergency dispatch services (911). In the event of a release of nonhazardous materials, said person shall notify the City's Public Works Department in person or by phone or facsimile no later than 5:00 p.m. of the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the City's Public Works Department, Attention: Director of Public Works, within three (3) business days of the phone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three (3) years. [Ord. 04-006.]

16.06.190 Authority to inspect and sample.

A. Whenever necessary to make an inspection to enforce any provision of this chapter, or whenever the Public Works Director has cause to believe that there

exists, or potentially exists, in or upon any premises any condition which constitutes a violation of this chapter, the Director may enter such premises at all reasonable times to inspect the same and to inspect and copy records related to storm water compliance. In the event the owner or occupant refuses entry after a request to enter and inspect has been made, the City Attorney is authorized to seek an inspection warrant from any court of competent jurisdiction.

B. During any inspection as provided herein, the Public Works Director may take any samples and perform any testing deemed necessary to aid in the pursuit of the inquiry or to record site activities. [Ord. 04-006.]

16.06.200 Notice of violation.

Whenever the Public Works Director finds that any person has violated a prohibition or failed to meet a requirement of this chapter, the Director may issue a written notice of violation to the responsible person. Among other matters, such notice of violation may require:

- A. The performance of monitoring, analyses, and reporting;
- B. The elimination of illicit connections or discharges;
- C. That violating discharges, practices, or operations shall cease and desist;
- D. The abatement or remediation of storm water pollution or contamination hazards and the restoration of any affected property;
- E. Payment of a fine to cover administrative and remediation costs; and
- F. The implementation of source control or treatment BMPs.

G. If abatement of a violation and/or restoration of affected property is required, the notice shall set forth a deadline within which such remediation or restoration must be completed. Said notice shall further advise that, should the violator fail to remediate or restore within the established deadline, the work will be done by the City or a contractor designated by the Public Works Director pursuant to DMC 16.06.220 and the expense thereof shall be charged to the violator. [Ord. 04-006.]

16.06.210 Appeal.

Notwithstanding the provisions of DMC 16.06.220, any person receiving a notice of violation under DMC 16.06.200 may appeal the determination of the Public Works Director to the City Manager. The notice of appeal must be received by the City Manager within ten (10) calendar days from the date of service of the notice of violation. The decision of the City Manager or designee shall be final. [Ord. 04-006.]

16.06.220 Abatement by City.

- A. If the violation has not been corrected pursuant to the requirements set forth

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in the notice of violation, or, in the event of an appeal under DMC 16.06.210, within ten(10) days of the decision of the City Manager upholding the decision of the Public Works Director, then the City or a contractor designated by the Public Works Director may enter upon the subject private property and is authorized to take any and all measures necessary to abate the violation and/or restore the property.

B. Within thirty (30) days after abatement of the nuisance by City, the Public Works Director shall notify the property owner of the property of the cost of abatement, including administrative costs. The property owner may file a written protest objecting to the amount of the assessment with the City Clerk within ten (10) days. The City Clerk shall set the matter for public hearing by the City Council. The decision of the City Council shall be set forth by resolution and shall be final.

C. If the amount due is not paid within ten (10) days of the decision of the City Council or the expiration of the time in which to file an appeal under this section, the charges shall become a special assessment against the property and shall constitute a lien on the property for the amount of the assessment. A copy of the resolution shall be turned over to the County Auditor so that the Auditor may enter the amounts of the assessment against the parcel as it appears on the current assessment roll, and the Tax Collector shall include the amount of the assessment on the bill for taxes levied against the parcel of land.

D. The provisions of this section shall be in addition to the provisions of Chapter 9.01 DMC relating to abatement of public nuisances, and any nuisances referred to in this chapter may be abated using either process. [Ord. 04-006.]

16.06.230 Summary abatement.

In the event of any violation of this chapter that constitutes an immediate threat to the health, safety or well-being of the public, the Public Works Director may undertake summary abatement pursuant to DMC 9.01.300. [Ord. 04-006.]

16.06.240 Violations.

It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this chapter or to fail to comply with any notice of violation or order issued pursuant to this chapter. A violation of or failure to comply with any of the requirements of this chapter shall constitute a misdemeanor and may be punished as set forth in DMC 1.06.050. In addition, any such violation may be enforced pursuant to the administrative citations ordinance (Chapter 9.01 DMC, Article VI). [Ord. 04-006.]

16.06.250 Diversion programs.

In lieu of civil or criminal enforcement proceedings, penalties, or remedies authorized by this chapter or other ordinances of the City, the Public Works Director may in his discretion offer a violator alternative diversionary programs, such as storm drain stenciling, attendance at compliance workshops, or creek cleanup. Attendance or participation in such diversion programs is voluntary; provided, that

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failure to attend or participate as requested by the Public Works Director may, in the Director's discretion, result in other enforcement action. [Ord. 04-006.]

16.06.260 Violations deemed a public nuisance.

In addition to the enforcement processes and penalties hereinbefore provided, any condition caused or permitted to exist in violation of any of the provisions of this chapter is a threat to public health, safety, and welfare, and is declared and deemed a nuisance, and may be abated or restored by the City at the violator's expense, and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be undertaken by the City. [Ord. 04-006.]

16.06.270 Acts violating Clean Water Act and/or Porter-Cologne Act.

Any person who violates any provision of this chapter or any regulation or requirement issued pursuant to this chapter may also potentially be in violation of the Clean Water Act and/or the Porter-Cologne Act. This chapter shall apply, and its penalties shall be in addition to those imposed under such acts. Any enforcement action authorized under this chapter shall also include written notice of such potential liability. [Ord. 04-006.]

**Chapter 16.07
MECHANICAL CODE**

Sections:

16.07.010	Title.
16.07.020	Adoption of Mechanical Codes.
16.07.030	Amendment of adopted codes.
16.07.040	Penalties.
16.07.050	Administrative citations.

16.07.010 Title.

This chapter shall be known and cited as the "Dixon Mechanical Code" and may hereinafter be referred to as such or "this code." Article, section, division, and appendix numbers used in DMC 16.07.030 are those of the California Mechanical Code or codes adopted therein by reference.

16.07.020 Adoption of Mechanical Codes.

Those certain codes and standards known as the 2022 California Mechanical Code, Title 24, California Code of Regulations, Part 4 (hereinafter the "California Mechanical Code" or "CMC"), which incorporates and amends by reference the 2021 Uniform Mechanical Code (UMC) published by the International Association of Plumbing and Mechanical Officials, including Appendices Chapter 1, A, B, C and D, are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.07.030. Not less than one (1) copy of the CMC have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.07.030 Amendment of adopted codes.

Notwithstanding the provisions of DMC 16.07.020, the CMC and the UMC are amended as follows:

Section 115.1 is amended to read as follows:

115.1 General. Fees shall be assessed in accordance with the current fee schedule adopted by the City Council. All References to Table 1-1 in Subsections 115.1, 115.2, and 115.3 are hereby deleted.

16.07.040 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations

shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City Council.

16.07.050 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

Chapter 16.08
BUILDING STANDARDS ADMINISTRATIVE CODE

Sections:

16.08.010 Title.

16.08.020 Adoption of Building Standards Administrative Code.

16.08.010 Title.

This chapter shall be known and cited as the "Dixon Building Standards Administrative Code" and may hereinafter be referred to as such or "this code."

16.08.020 Adoption of Building Standards Administrative Code.

Those certain codes and standards known as the 2022 California Building Standards Administrative Code, Title 24, California Code of Regulations, Part 1 (hereinafter the "California Building Standards Administrative Code" or "CBSAC"), are hereby adopted by reference. Not less than one (1) copy of the CBSAC have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

Chapter 16.09
ENERGY CODE

Sections:

- 16.09.010 Title.**
- 16.09.020 Adoption of Energy Code.**
- 16.09.030 Penalties.**
- 16.09.040 Administrative citations.**

16.09.010 Title.

This chapter shall be known and cited as the "Dixon Energy Code" and may hereinafter be referred to as such or "this code."

16.09.020 Adoption of Energy Code.

Those certain codes and standards known as the 2022 California Energy Code, Title 24, California Code of Regulations, Part 6 (hereinafter the "California Energy Code"), are hereby adopted by reference. Not less than one (1) copy of the California Energy Code have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.09.030 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City Council.

16.09.040 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

Chapter 16.10
HISTORICAL BUILDING CODE

Sections:

- 16.10.010 Title.**
- 16.10.020 Adoption of Historical Building Code.**
- 16.10.030 Penalties.**
- 16.10.040 Administrative citations.**

16.10.010 Title.

This chapter shall be known and cited as the "Dixon Historical Building Code" and may hereinafter be referred to as such or "this code."

16.10.020 Adoption of Historical Building Code.

Those certain codes and standards known as the 2022 California Historical Building Code, Title 24, California Code of Regulations, Part 8 (hereinafter the "California Historical Building Code" or "CHBC"), are hereby adopted by reference. Not less than one (1) copy of the CHBC have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.10.030 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City Council.

16.10.040 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

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Chapter 16.11
EXISTING BUILDING CODES

Sections:

- 16.11.010 Title.**
- 16.11.020 Adoption of Existing Building Codes.**
- 16.11.030 Penalties.**
- 16.11.040 Administrative citations.**

16.11.010 Title.

This chapter shall be known and cited as the "Dixon Existing Building Code" and may hereinafter be referred to as such or "this code."

16.11.020 Adoption of Existing Building Codes.

Those certain codes and standards known as the 2022 California Existing Building Code, Title 24, California Code of Regulations, Part 10 (hereinafter the "California Existing Building Code" or "CEBC"), and by reference the 2021 International Existing Building Code published by the International Code Council, are hereby adopted by reference. Not less than one (1) copy of the CEBC have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.11.030 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00), or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City Council.

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16.11.040 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

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Chapter 16.12
REFERENCED STANDARDS CODE

Sections:

- 16.12.010 Title.**
- 16.12.020 Adoption of Referenced Standards Code.**
- 16.12.030 Penalties.**
- 16.12.040 Administrative citations.**

16.12.010 Title.

This chapter shall be known and cited as the "Dixon Referenced Standards Code" and may hereinafter be referred to as such or "this code."

16.12.020 Adoption of Referenced Standards Code.

Those certain codes and standards known as the 2022 California Referenced Standards Code, Title 24, California Code of Regulations, Part 12 (hereinafter the "California Building Standards Referenced Standards Code" or "CRSC"), are hereby adopted by reference. Not less than one (1) copy of the CRSC have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.12.030 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City Council.

16.12.040 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

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**Chapter 16.13
HOUSING CODES**

Sections:

**16.13.010 REPEALED
16.13.020 REPEALED
16.13.030 REPEALED
16.13.040 REPEALED**

Chapter 16.14
PROPERTY MAINTENANCE CODE

Sections:

- 16.14.010 Title.**
- 16.14.020 Adoption of Property Maintenance Code.**
- 16.14.025 Amendments to the Property Maintenance Code.**
- 16.14.030 Penalties.**
- 16.14.040 Administrative citations.**

16.14.010 Title.

This chapter shall be known and cited as the "Dixon Property Maintenance Code" and may hereinafter be referred to as such or "this code."

16.14.020 Adoption of Property Maintenance Code.

Those certain codes and standards known as the 2021 International Property Maintenance Code (IPMC) are hereby adopted by reference. Not less than one (1) copy of the IPMC have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.14.025 Amendments to the Property Maintenance Code.

Everywhere in the International Property maintenance Code (IPMC) where reference is made to any International Code Council (ICC) code, it shall be understood that reference is to mean, the referenced code, as amended by the State of California.

Section 101.1 Title, is amended to read as follows:

101.1 Title. These regulations shall be known as the International Property Maintenance Code of City of Dixon, hereinafter referred to as "this code."

Section 103.1 Creation of agency, is amended to read as follows:

103.1 Creation of agency. The City of Dixon Building Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 302.4 Weeds, is amended to read as follows:

302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of six (6) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

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Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 108.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the proper

16.14.030 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City Council.

16.14.040 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

**Chapter 16.15
SWIMMING POOL AND SPA CODE**

Sections:

- 16.15.010 Title.**
- 16.15.020 Adoption of the International Pool and Spa Code.**
- 16.15.025 Amendments to the International Pool and Spa Code.**
- 16.15.030 Penalties.**
- 16.15.040 Administrative citations.**

16.15.010 Title.

This chapter shall be known and cited as the "Dixon Swimming Pool and Spa Code" and may hereinafter be referred to as such or "this code."

16.15.020 Adoption of the International Pool and Spa Code.

Those certain codes and standards known as the 2021 International Pool and Spa Code (IPSC) are hereby adopted by reference. Not less than one (1) copy of the IPSC have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.15.025 Amendments to the International Pool and Spa Code.

Everywhere in the International Swimming Pool and Spa Code (IPSC) where reference is made to any International Code Council (ICC) code, it shall be understood that reference is to mean, the referenced code, as amended by the state of California.

Section 101.1 Title, is amended to read as follows:

101.1 Title. These regulations shall be known as the Swimming Pool and Spa Code of City of Dixon, hereinafter referred to as "this code."

Section 103.1 Creation of Agency, is amended to read as follows:

103.1 Creation of agency. The City of Dixon Building Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

16.15.030 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a

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misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City Council. [

16.15.040 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

Chapter 16.16
RESIDENTIAL CODE

Sections:

16.16.010	Title.
16.16.020	Adoption of Residential Codes.
16.16.025	Amendments to the Residential Code.
16.16.030	Penalties.
16.16.040	Administrative citations.

16.16.010 Title.

This chapter shall be known and cited as the "Dixon Residential Code" and may hereinafter be referred to as such or "this code."

16.16.020 Adoption of Residential Codes.

Those certain codes and standards known as the 2022 California Residential Code, Title 24, California Code of Regulations, Part 2.5 (hereinafter the "California Residential Code" or "CRC") and Appendices AH, AQ, AZ, and by reference the 2021 International Residential Building Code (IRC) published by the International Code Council, are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.05.030. Not less than one (1) copy of the CRC have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.16.025 Amendments to the Residential Code.

Section 1.8.8.1 General, is amended to read as follows:

1.8.8.1 General. Every city, county or city and county shall establish a process to hear and decide appeals of orders, decisions and determinations made by the enforcing agency relative to the application and interpretation of this code and other regulations governing construction, use, maintenance and change of occupancy. The governing body of any city, county or city and county may establish a local appeals board and a housing appeals board to serve this purpose. Members of the appeals board(s) shall consist of all members of the current Planning Commission.

Where no such appeals boards or agencies have been established, the governing body of the city, county or city and county shall serve as the local appeals board or housing appeals board as specified in California Health and Safety Code Sections 17920.5 and 17920.6.

Section R108.6 Work commencing before permit issuance, is amended to read as follows:

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R108.6 Work commencing before permit issuance. Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee equal to three times the building permit fee that shall be in addition to the required permit fees.

16.16.030 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City Council.

16.16.040 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

**Chapter 16.17
GREEN BUILDING CODE**

Sections:

16.17.010	Title.
16.17.020	Adoption of Green Building Code.
16.17.030	Penalties.
16.17.040	Administrative citations.

16.17.010 Title.

This chapter shall be known and cited as the "Dixon Green Building Code" and may hereinafter be referred to as such or "this code."

16.17.020 Adoption of Green Building Code.

Those certain codes and standards known as the 2022 California Green Building Code (hereinafter the "CALGreen Code"), Title 24, California Code of Regulations, Part 11, are hereby adopted by reference save and except such portions as are deleted, modified or amended by DMC 16.05.030. Not less than one (1) copy of the CALGreen Code have been and are now filed in the Dixon Building Department, 600 East A Street, Dixon, CA 95620. Said code is adopted by reference pursuant to Cal. Gov't Code § 50022 et seq.

16.17.030 Penalties.

Any person who violates any of the provisions of this chapter or the codes adopted by reference and amended herein or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, unless the City Attorney determines the violation should be punished as an infraction. Misdemeanor violations shall be punishable by a fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00) or by imprisonment in the County jail for a period of time not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

The application of any above-mentioned penalty shall not be held to prevent the enforced removal of the prohibited conditions and/or the imposition of administrative fines or citations for the violation of the provisions of this chapter if approved by the City Council.

16.17.040 Administrative citations.

In addition to any other enforcement mechanism prescribed by law, this chapter may be enforced by the issuance of administrative citations pursuant to the administrative citation ordinance (Chapter 9.01 DMC, Article VI).

Chapter 16.18
SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY

Sections:

16.18.010	Purpose.
16.18.020	Definitions.
16.18.030	Applicability.
16.18.040	Solar energy system requirements.
16.18.050	Duties of Building Department and Building Official.
16.18.060	Expedited permit review and inspection requirements.

16.18.010 Purpose.

The purpose of this chapter is to adopt an expedited, streamlined solar permitting process that complies with the Solar Rights Act and Cal. Gov't Code § 65850.5 to achieve timely and cost-effective installations of small residential rooftop solar energy systems. This chapter is designed to encourage the use of solar systems by removing unreasonable barriers, minimizing costs to property owners and the City, and expanding the ability of property owners to install solar energy systems. This chapter allows the City to achieve these goals while protecting the public health and safety.

16.18.020 Definitions.

For the purposes of this chapter the following definitions apply:

"Building Department" shall mean the Building Department of the Planning and Building Department for the City of Dixon.

"Building Official" shall mean the Chief Building official of the City of Dixon or his or her designee.

"City" shall mean the City of Dixon, a municipal corporation.

"Electronic submittal" shall mean the utilization of one (1) or more of the following: email or the Internet,

"Expedited permitting" and "expedited review" shall mean the process outlined in DMC 16.18.060, Expedited permit review and inspection requirements.

"Feasible method to satisfactorily mitigate or avoid the specific, adverse impact" shall mean any cost-effective method, condition or mitigation imposed by the City on another similarly situated application in a prior successful application for a similar permit.

"Planning Commission" shall mean the Planning Commission for the City of Dixon.

"Small residential rooftop solar energy system" shall include all of the following:

1. A solar energy system that is not larger than ten (10) kilowatts alternating current nameplate rating or thirty (30) kilowatts thermal.

2. A solar energy system that conforms to all applicable State fire, structural, electrical, and other building codes as adopted or amended by the City of Dixon and all State of California health and safety standards.
3. A solar energy system that is installed on a single or duplex family dwelling.
4. A solar panel or module array that does not exceed the maximum legal building height as defined by the City of Dixon.

“Solar energy system” shall mean either of the following:

1. Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.
2. Any structural design feature of a building whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating, space cooling or water heating.

“Specific, adverse impact” shall mean a significant, quantifiable, direct and unavoidable impact, based on objective, identified and written public health or safety standards, policies or conditions as they existed on the date the application was deemed complete.

16.18.030 Applicability.

This chapter applies to the permitting of all small residential rooftop solar energy systems in the City. Small residential rooftop solar energy systems legally established or permitted prior to the effective date of this chapter are not subject to the requirements of this chapter unless physical modifications or alterations are undertaken that materially change the size, type, or components of a small rooftop energy system in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit.

16.18.040 Solar energy system requirements.

A. All solar energy systems shall meet applicable health and safety standards and requirements imposed by the City and the State of California.

B. Solar energy systems for heating water in single-family residences and for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.

C. Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

16.18.050 Duties of Building Department and Building Official.

A. All documents required for the submission of an expedited small residential rooftop solar energy system application shall be made available on the City's publicly accessible website.

B. Electronic submittal of the required permit application and documents via email, the City's website, or facsimile shall be made available to all small residential rooftop solar energy system permit applicants.

C. An applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature.

D. The Building Department shall adopt a standard plan and checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review.

E. The small residential rooftop solar system permit process, standard plans, and checklist shall substantially conform to the recommendations for expedited permitting, including the checklist and standard contained in the most current version of the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research.

F. All fees prescribed for the permitting of small residential rooftop solar energy systems must comply with Cal. Gov't Code §§ 65850.55 and 66015 and Cal. Health and Safety Code § 17951.

16.18.060 Expedited permit review and inspection requirements.

A. The Building Department shall adopt an administrative, nondiscretionary review process to expedite the approval of small residential rooftop solar energy system applications within thirty (30) days of adoption of this chapter. For an application for a small residential rooftop solar energy system that meets the requirements of the approved checklist and standard plan, the Building Department shall issue a building permit or other nondiscretionary permit within three (3) business days. The Building Official may require an applicant to apply for a use permit if the official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the Planning Commission.

B. Review of the application shall be limited to the Building Official's review of whether the applicant meets local, State and Federal health and safety requirements.

C. If a use permit is required, the Building Official may deny an application for the use permit if the official makes written findings based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. Such findings shall include the basis for the rejection of the

potential feasible alternative for preventing the adverse impact. Such decisions may be appealed to the Planning Commission.

D. Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost. The City shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of Cal. Civ. Code § 714(d)(1)(A)-(B).

E. If an application for a small residential rooftop solar energy system is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permitting shall be sent to the applicant for resubmission.

F. Only one inspection shall be required and performed by the Building Department for small residential rooftop solar energy systems eligible for expedited review.

G. The inspection shall be done in a timely manner and should include consolidated inspections. An inspection will be scheduled within two (2) business days of a request.

H. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized but need not conform to the requirements of this chapter.

Chapter 16.19
PERMIT STREAMLINING FOR ELECTRIC VEHICLE CHARGING STATIONS

Sections:

- 16.19.010 Purpose**
- 16.19.020 Applicability**
- 16.19.030 Duties of the Building Official**

16.19.010 Purpose.

The purpose of this chapter is to adopt an expedited, streamlined, Electric Vehicle Charging Station (EVCS), permitting process that complies with the provisions set forth in AB1236 (2017) and AB 970 (2021). This chapter is designed to remove hurdles in the approval process of this vital infrastructure to support the State's quickly growing number of electric vehicles. This chapter allows the City to achieve these goals while protecting the public health and safety.

16.19.020 Applicability.

The provisions of AB1236 and 970 ensure ministerial approval of all Electric Vehicle Charging Stations (EVCS), no design review requirements shall be imposed on any covered project.

16.19.030 Duties of the Building Official.

The Building Official is tasked with ensuring the review and approval of all EVCS occurs in a timely fashion.

SECTION 5. UNCODIFIED ORDINANCE.

This Ordinance shall not be codified in the Dixon Municipal Code unless and until the City Council so ordains.

SECTION 6. APPLICABILITY

Any building permit application that is received after the 1st of January, 2023, shall be subject to the provisions of the 2022 California Code of Regulations, Title 24 (Parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, and 12).

Any building permit application received after the 6th day of January, 2023, shall be subject to the 2022 California Code of Regulations, Title 24 (Parts 1,2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, and 12), along with all local amendments adopted by this Ordinance, herein, contained in Title 16, Chapters 1-19.

For the purposes of this section, building permit application shall mean the submittal of a complete permit application packet in accordance with the submittal requirements. Any incomplete application shall not be deemed submitted for purposes of this section.

SECTION 7. SEVERABILITY

If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, word, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons.

The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase, word, or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, state, or federal law, regulation, or codes dealing with life safety factors.

SECTION 8. PUBLICATION AND EFFECTIVE DATE.

Publication and Effective Date. This ordinance shall take effect thirty (30) days after its passage by the City Council, and following the affirmative vote of a majority of the members of the City Council. Within 15 days of its adoption, a summary of the ordinance shall be published in The Dixon Tribune and Independent Voice, two newspapers of general circulation, circulated and published in the City of Dixon, State of California, which summary shall include the names of those Councilmembers voting for and against the ordinance. A certified copy of the full text of this Ordinance shall be on file in the office of the City Clerk.

SECTION 9. CERTIFICATION OF COUNCIL ADOPTION AND APPROVAL.

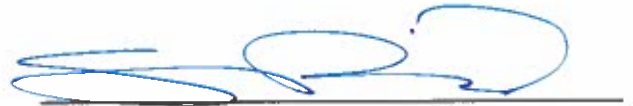
The foregoing ordinance was introduced before the City Council of the City of Dixon, at the regular meeting of the City Council, held on the 15th day of November and finally adopted at a regular meeting of the City Council held on the 6th day of December by the following vote:

AYES: Ernest, Hendershot, Johnson, Pederson, Bird

NOES: None

ABSENT: None

APPROVED:



Steve Bird
Mayor of the City of Dixon

ATTEST:



Kristin M. Janisch
Elected City Clerk of the City of Dixon

ORDINANCE NO.: 22-008

DATE: DEC 06 2022