

CHAPTER 15.34

DISASTER REPAIR AND RECONSTRUCTION

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15.34.010 Intent. This chapter establishes standards and regulations for the expeditious reconstruction of structures damaged as a result of a disaster for which a local emergency has been declared by the Board of Supervisors. The chapter does not allow exemptions from the Building, Fire, Electrical, Mechanical, Plumbing, other codes, or-County Ordinances. (Ord. 2147 (part), 1996).

15.34.020 Application of Provisions.

A. The provisions of this chapter are applicable to all buildings and structures regulated by the County of Tuolumne following each disaster after a local emergency has been declared by the Board of Supervisors.

B. The requirements of this chapter may be waived by the Building Official subject to an engineering evaluation as defined in Section 15.34.030. (Ord. 2147 (part), 1996).

15.34.030 Definitions. For the purpose of this chapter, the following definitions apply:

A. **Architect** is a person licensed by the State of California to practice architecture as prescribed by the State of California Business and Professions Code.

B. **Civil Engineer** is a person registered by the State of California to practice civil engineering as prescribed by the State of California Business and Professions Code.

C. **Current Code** shall mean the edition of the California Building Code published by the International Conference of Building Officials, as adopted by the County of Tuolumne in accordance with operation of law pursuant to Section 18941.5 of the State of California Health and Safety Code. The edition to be applied shall

be that edition in effect at the time of the declaration of a local emergency by the Tuolumne County Board of Supervisors.

D. **Engineering Evaluation** is an evaluation of a damaged or suspected damaged building or structure, building or structure, performed under the direction of a structural engineer, civil engineer or architect retained by the owner of the building or structure. Engineering evaluations shall, at a minimum contain recommendations for repair with appropriate opinion of construction cost for those repairs. All engineering evaluations shall include the engineer's or architect's stamp, wet-signature and license expiration date.

E. **Building Official** is the officer or other designated authority charged with the administration and enforcement of this chapter, or duly authorized representative. (Ord. 2147 (part), 1996).

15.34.040 Repair Criteria. Buildings and structures of all occupancies which have been damaged as the result of a disaster, except as otherwise noted, shall be repaired in accordance with the following criteria:

1. When the estimated value of repair does not exceed ten percent (10%) of the replacement value of the structure, the damaged portion may be restored to the pre-disaster condition; except that when the damaged elements include suspended ceiling systems, the ceiling system shall be repaired with all bracing required by current code.

2. When the estimated value of repair is greater than ten percent (10%) but less than fifty percent (50%) of the replacement value of the structure, the damaged elements shall be

repaired and/or brought into conformance with the structural requirements of the current codes.

3. When the estimated value of repair is fifty percent (50%) or more of the replacement value of the structure, the entire structure shall be brought into conformance with the fire and life safety and structural requirements of the current applicable codes. (Ord. 2147 (part), 1996).

15.34.050 Repair Criteria for Chimneys.

A. All damaged chimneys must be repaired or reconstructed to comply with the requirements of Chapter 31 of the California Building Code. Damaged portions of chimneys shall be removed in accordance with the following criteria:

1. When the damaged portion of the chimney is located between the roof line and the top of the chimney, the damaged portion may be removed to the roof line provided the roof and ceiling anchorage are in sound condition. The reconstruction portion of the chimney shall be braced to the roof structure using an approved method.

2. Of a single-story structure in which the damaged portion of the chimney is below the roof line or the damaged portion extends from above the roof line to below the roof line, the chimney may be removed to the top of the firebox.

3. For a multi-story structure, the damaged portion of the chimney shall be removed from the top to a floor line where anchorage is found.

4. In any structure where the firebox has been damaged, the entire chimney and firebox shall be removed to the foundation. If the foundation is in sound condition, the firebox and chimney may be reconstructed using the existing foundation. If the foundation has been damaged, the foundation shall be removed and replaced.

B. Where existing conditions preclude the installation of all anchorage required by Chapter 31 of the California Building Code, alternate systems may be used in accordance with the alternate methods and materials provisions of the California Building Code when approved by the Building Official.

C. Where the portion of the chimney extending above the roof line exceeds two times the least dimension of the chimney, that portion above the roof line shall be braced to the roof

structure using an approved method. (Ord. 2147 (part), 1996).

15.34.060 Repair Criteria For Historic Buildings or Structures.

A. Buildings or structures which are included on a national, state, or local register for historic places or which are qualifying structures within a recognized historic district, which have been damaged as a result of a disaster, shall have an engineering evaluation performed.

B. The minimum criteria for repair shall be as included in Section 15.34.040 Repair Criteria with due consideration given to the historical rating and nature of the structures. Additional standards and criteria, as noted in Part B. Title 24, California Code of Regulations shall apply.

C. Where conflicts exist between the standards contained herein and the State of California Historic Code, the Historic Building Code shall govern. (Ord. 2147 (part), 1996).

15.34.070 Repair Criteria for Unreinforced Masonry Buildings and Structures.

All damaged buildings determined to be bearing wall buildings constructed of unreinforced masonry shall be repaired and strengthened to fully comply with the requirements of the California Code for Building Conservation as adopted by the County of Tuolumne. (Ord. 2147 (part), 1996).

15.34.080 Violation; enforcement. A violation of this chapter shall be enforced as provided for in Chapter 1.10 of the Tuolumne County Ordinance Code. (Ord. 2296 § 6, 1999).

15.34.090 Enforcement responsibility. The provisions of this chapter shall be enforced by the chief building official of the community development department. (Ord. 2296 § 26, 1999).