

A. Sections 105.1.3 and 105.1.4 are added to read as follows:

105.1.3 Paving and Striping. Building permits shall be required for all paving, re-paving (including slurry coating), striping, re-striping, signage, and re-signage of parking spaces in parking lots and structures. Accessible parking spaces, access aisles, and signage shall be provided that meets currently adopted codes.

105.1.4 Demolition Permits. Building permits shall be required to demolish any building, portion of a building, or structure within the City of Santa Barbara and shall be subject to the following conditions:

1. The applicant shall ensure all utility connections have been removed by the appropriate utility providers, except such utility services that are approved for use in connection with the work of the demolition. The applicant shall provide verification from the utility providers that utility service has been disconnected.

2. The applicant shall obtain clearance from the Santa Barbara Air Pollution Control District for all commercial demolition, renovations and alterations.

3. All resulting building debris, trash, junk, vegetation, dead organic matter, rodent harborage, or combustible material that constitutes a threat to life, health, or property, or is detrimental to the public welfare or which may reduce adjacent property value shall be removed from the site within thirty (30) days after the demolition of the structure.

4. All demolition debris must be managed and handled in accordance with the City's Environmental Services Division regulations and guidelines.

B. Section 105.2 "Work Exempt From Permit" is amended to read as follows:

Section 105.2 Work Exempt From Permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following (Note - For work involving detached one- and two-family dwellings or townhouses or buildings accessory to detached one- and two-family dwellings or townhouses, see Section 105 of the California Residential Code as amended by the City of Santa Barbara in this Ordinance):

Building:

1. One-story detached residential accessory structures used as tool and storage sheds, playhouses, portable and fixed playground equipment, bicycle or skateboard ramps and similar uses, provided the floor area does not exceed 120 square feet (11 m²) and the height does not exceed ten (10) feet at the highest point; and further provided the structure does not encroach into required setbacks or required open yards, does not obstruct required parking, and is not served by any utilities. The combined square footage of exempt accessory structures may not exceed 200 square feet on any single parcel.

2. Residential fences and walls not over 3 ½ feet high, as measured from the lowest adjacent grade within 5 feet of the fence or wall that do not adversely affect drainage or cause erosion.

3. Oil derricks.

4. Residential retaining walls which are not over 4 feet in height as measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids, is installed on a slope 20% or greater, or the wall will tend to adversely affect drainage or cause increased erosion.

5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2:1.

6. Uncovered residential platforms, decks, porches, walks, and similar structures not more than 10 inches above adjacent grade, not over any basement or story below, not part of an accessible route, and not part of the means of egress from a normally occupied space.

7. Interior painting, papering, and similar finish work.

8. Temporary motion picture, television, and theater stage sets and scenery.

9. Ground mounted radio, television and other masts or antenna or dish shaped communication reception or transmitting structures less than 3 feet in diameter, which do not extend more than 15 feet above grade and are not served by electrical circuits regulated under the National Electrical Code (NEC). Light-weight roof-mounted radio, television, and other masts or antenna or dish shaped communication reception or transmitting structures less than 2 feet in diameter, which do not extend more than 15 feet above the roof, are not served by electrical circuits regulated under the NEC, and which are not subject to design review by the Architectural Board of Review, Historic Landmarks Commission, or Single Family Design Board.

10. Freestanding or movable cases, counters, and interior partitions not over 5 feet 9 inches in height, and not containing or requiring connections to electrical power or plumbing systems.

11. Permit applications submitted for other miscellaneous and minor work may be exempted by the Chief Building Official from permits, fees and inspections.

Electrical:

Repairs and maintenance. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations. The provisions of this code shall not apply to electrical equipment used for radio and televisions transmissions, but do apply to equipment and wiring for power supply and installations of towers and antennas.

Temporary testing systems. A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or

less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

C. Section 105.4.1 added to read as follows:

105.4.1 Issuance. All work authorized by building permit for other than R-3 or U occupancies shall be issued to an appropriate contractor licensed in accordance with the provisions of California State Law.

D. Section 105.5 “Expiration” is amended to read as follows:

105.5 Expiration. Unless extended by the Building Official, every permit issued shall become invalid, without notice being given to the permit holder when the following occurs:

1. The work on the site, authorized by such permit, is not commenced within 180 days of the permit issuance date, or
2. During any period of more than 180 days after permit issuance, the work on site does not receive full City Inspection approval for any one of the inspections found in Section 110.3.1-110.3.8.

Prior to the permit expiration above, when requested in writing, the Building Official may grant administrative permit extensions for circumstances, out of the permit holder’s control, that caused the construction to stop. However, no permit shall be active for more than 6 years.

E. Section 107.1.1 “Licensed Architect Required” is added to read as follows:

107.1.1 Licensed Architect Required. All permit applications and construction documents for multi-family residential buildings of greater than 2 units and non-residential projects with construction valuations greater than 20% of the current building value shall be reviewed for consistency and compliance and submitted with the seal and signature of a State licensed architect unless specifically allowed to do otherwise by the Building Official.

F. Section 107.2.9 “Certified Access Specialist (CASp) Approval” is added to read as follows:

107.2.9 Certified Access Specialist (CASp) Approval. Building permit applications and the associated construction drawings that include a CASp certification