

Housing Codes for California

Salinas and Monterey County

based on <http://municipalcodes.lexisnexis.com/codes/montereyco/> and <http://municipalcodes.lexisnexis.com/codes/salinas/> on January 28, 2007.

Monterey County Code

Title 18 – Buildings and Construction

18.16.010 Housing Code adopted.

The Uniform Housing Code, 1997 Edition, copyrighted by the International Conference of Building Officials, is adopted and incorporated into this Code by reference, with the modifications set forth in this Chapter. The above referenced Uniform Housing Code, as amended by this Chapter, shall be known as the Monterey County Housing Code. (Ord. 4189, 2003; Ord. 3946, 1997)

18.16.020 Section 101 amended.

Section 101, Title, is amended to read as follows: These regulations shall be known as the Monterey County Housing Code, may be cited as such, and will be referred to herein as “this code.”

18.16.030 Section 401 amended.

The following definitions contained in Section 401, Definitions, are amended to read as follows:

- **BUILDING CODE** is the Monterey County Building Code promulgated by the International Conference of Building Officials and the California Building Standards Commission, as amended and adopted by the COUNTY.
- **MECHANICAL CODE** is the Monterey County Mechanical Code promulgated by the International Association of Plumbing and Mechanical Officials and adopted by the California Building Standards Commission, as amended and adopted by the COUNTY.
- **NUISANCE.** The following shall be defined as nuisances:
 1. Every public or private act or condition known or described in the common law as a public nuisance and any other public or private act or condition which is or may be declared to be a nuisance under the laws of the State of California or by County ordinance.
 2. Any attractive nuisance that may prove detrimental to children whether in a building, on the premises of a building or on an unoccupied lot. This includes any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation that may prove a hazard for inquisitive minors.
 3. Whatever is dangerous to human life or is detrimental to health, as determined by the Health Officer.
 4. Overcrowding a room with occupants.
 5. Insufficient ventilation or illumination.
 6. Inadequate or unsanitary sewage or plumbing facilities.

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7. Uncleanliness, as determined by the Health Officer.
 8. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the Health Officer.
- **PLUMBING CODE** is the Monterey County Plumbing Code as promulgated by the International Association of Plumbing and Mechanical Officials and adopted by the California Building Standards Commission, as amended and adopted by the COUNTY.

Salinas Municipal Code

Chapter 9 – Buildings

Division I – Housing Code

Sec. 9-5.40. Adopted by reference.

The Uniform Housing Code, 1997 Edition, published by the International Conference of Building Officials, one copy of which is on file in the office of the city clerk of the city, is adopted, and each and every provisions set forth, with the exception of those amendments hereinafter appearing, is referred to and made a part thereof for all purposes as if fully set forth herein.

Sec. 9-5.45. Amendments to the Uniform Housing Code.

The amendments to the Uniform Housing Code as referred to in Section 9-5.40 are as follows:

(a) Amend Section 1001.1 by adding a new paragraph to the end of the section to read as follows:

With respect to residential structures, Health and Safety Code (‘HSC’) Division 13, Part 1.5, Section 17920.3, et seq., known as the State Housing Law, supersedes the applicability of the Uniform Housing Code to the degree of any conflict between the State Housing Law and either of the building standards.

(b) Amend Sections 1101.2 (3.1) and (3.3) by deleting the number “60” and by substituting the number “30” in its place each and every place it is found.

(c) Chapters 15 and 16 are hereby deleted.

Division II – Employee Housing Act.

Sec. 9-5.50. City responsibility.

Pursuant to the authority granted by the state law and regulations hereinafter specified, the city assumes the responsibility for the enforcement of Division 2, Part 9, Chapter 4 (commencing at

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Section 2610), of the Labor Code, known as the Employee Housing Act, and Title 25, Chapter 2 (commencing at Section 2000), of the California Code of Regulations, effective as of January 1, 1972.

Sec. 9-5.55. County director of public health and city building official to enforce.

The Monterey County director of public health and his or her representatives pursuant to the provisions of Article II of Chapter 16 of this Code shall administer and enforce this article and the state law and regulations specified in Section 9-5.50 of this article, except that the building official of the city shall administer and enforce all laws, regulations and ordinances applicable to the construction of labor camps.

Sec. 9-5.60. Fees.

- (a) Every person applying for a permit to operate a labor camp shall pay a fee to the Monterey County director of health services in an amount set by the county of Monterey board of supervisors.
- (b) The fees for a permit to construct a labor camp shall be those specified in Article I of Chapter 9 of this Code relating to the construction of buildings, or any ordinance of the city superseding it, and shall be paid to the building official of the city.

Chapter 16 – Health and Sanitation

Division 1 – Generally

Sec. 16-38. “Building” and “structure” defined.

Unless it is apparent from the context that another meaning is intended, the word “building” shall be deemed to include in its meaning the word “structure” and the words “building” and “structure” shall have the following meaning: Any construction, the arrangement of which may affect the health, safety or general welfare of man or animals.

Sec. 16-39. Inspection of buildings.

The health officer and his deputies shall have full power, except as herein otherwise provided, to inspect all buildings in this city as to their sanitary condition and it shall be unlawful for any person to obstruct the health officer or his deputies in the performance of their lawful duties.

Sec. 16-40. Flies.

It shall be unlawful for any person to suffer, permit or allow any rubbish, waste, or manure of any kind to remain in, about, or upon any premises in the city in any manner which will cause flies to accumulate by being attracted thereto. The owner or occupant of any premises in the city shall suppress the accumulation of flies in, about, or upon such premises by the use of an effective fly spray or poison.

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Division 2 – Pigeons

Sec. 16-41. Portions of buildings and structures overhanging public streets and sidewalks to be kept free of pigeons.

All portions of buildings and structures overhanging any public sidewalk, street, or place, in the city shall be continuously kept and maintained by the owner, the person in charge, or the occupant thereof, in such manner as to not afford nesting, roosting, or harboring places for pigeons.

Sec. 16-42. Trees within twenty feet of street or sidewalk to be kept free of pigeons.

All trees located within twenty feet of any public sidewalk, street, or place, in the city shall be continuously kept and maintained by the owner, the person in charge, or the occupant thereof, in such manner as not to afford nesting, roosting, or harboring places for pigeons.

Sec. 16-43. Roosting, etc., places declared nuisance; abatement.

All portions of buildings or structures which overhang any public sidewalk, street, or place, in the city which portions are roosting, harboring, or nesting places for pigeons, are hereby declared to be, and are, public nuisances, and the health officer is hereby authorized to abate the same.

All trees located within twenty feet of any public sidewalk, street, or place, in the city which are roosting, harboring, or nesting places for pigeons, are hereby declared to be, and are, public nuisances, and the health officer is hereby authorized to abate the same.

Division 3. Rats.

Sec. 16-44. Buildings to be kept free of rats.

All buildings, places and premises whatsoever in the city shall be placed, and shall continuously be kept by the owner, person in charge or the occupant thereof, in a clean and sanitary condition, and free from rats.

Sec. 16-45. Rat infested buildings declared nuisance; abatement.

All buildings, structures or any parts thereof that are infested with rats are hereby declared to be and are, public nuisances, and the health officer is hereby authorized and empowered to abate the same.

Sec. 16-46. Rubbish, etc., not to afford breeding, etc., place for rats.

No rubbish, waste or manure shall be placed, left, dumped or permitted to accumulate or remain in any building, place or premises in the city so that the same shall or may afford food or a harboring or breeding place for rats.