ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF REDWOOD CITY AMENDING CHAPTER 9 (BUILDINGS) OF THE REDWOOD CITY CODE TO ADD AN ARTICLE XV REGARDING SAFETY ASSESSMENT PROGRAM PLACARDS

WHEREAS, Chapter 9 of the Redwood City Code governs building standards; and

WHEREAS, safety assessment program placards have been widely used in past earthquakes, fires, manmade disasters, or other unsafe conditions to denote the condition of buildings and structures to protect property owners, occupants, and the general public; and

WHEREAS, adopting safety assessment program placards by ordinance allows the City to enforce the posting; and

WHEREAS, the City Council now desires to add Article XIII to Chapter 9 of the Redwood City Code to address safety assessment program placards specifically; and

WHEREAS, the City Council of the City of Redwood City is the decision-making body for this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and constitute the findings in this matter.

SECTION 2. Article XIII “Safety Assessment Program Placards” of Chapter 9 “Buildings” of the Redwood City Code is added to read as follows:

Article XIII. - SAFETY ASSESSMENT PROGRAM PLACARDS

Sec. 9.244. – PURPOSE:

This purpose of this Article is to establish safety assessment program placards to be used to indicate the condition of a structure for continued occupancy. The Article further authorizes the Building Official and their authorized representatives to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment.

Sec. 9.245. – APPLICATION OF PROVISIONS:

The provisions of this Article are applicable to all buildings and structures of all occupancies regulated by the City of Redwood City. The Council may extend the provisions as necessary.
Sec. 9.246. – DEFINITIONS:

“Safety assessment” means a visual, non-destructive examination of a building or structure for the purpose of determining the condition for continued occupancy.

Sec. 9.247. – SAFETY ASSESSMENTS:

The Building Official and their authorized representatives are hereby authorized to enter any building or structure within the City of Redwood City at reasonable times to conduct a safety assessment pursuant to this Article. In the process of assessing a building or structure for safety, the Building Official or their authorized representative shall present their credentials to the occupant and indicate they are performing an assessment to determine if the building or structure is safe or how the building or structure may be accessed. If such building or structure is unoccupied, the Building Official and/or authorized safety evaluator shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or structure and request entry. If entry is not authorized, the Building Official and/or authorized safety evaluator shall have recourse to the remedies provided by law to secure entry.

Sec. 9.248. – PLACARDS:

The following are descriptions of the official City placards to be used to designate the condition for continued occupancy of buildings or structures.

A. “INSPECTED - Lawful Occupancy Permitted” is to be posted on any building or structure wherein no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure. The color of this placard shall be green.

B. “LIMITED ENTRY” is to be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restriction to the continued occupancy. The individual who posts this placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy. The color of this placard shall be yellow.

C. “DO NOT ENTER UNSAFE - Do Not Enter or Occupy” is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the department that posted the building. Safety assessment teams shall be authorized to enter these buildings at any time. This placard is not to be used or considered as a demolition order. The individual who posts this placard will note in general terms the type of damage encountered. The color of this placard shall be red.

The name of the City, its address, and phone number shall be permanently affixed to each placard.
Once a placard has been attached to a building or structure, it is not to be removed, altered or covered unless done so by the Building Official or their authorized representatives. It shall be unlawful for any person, firm, or corporation, to alter, remove, cover or deface a posted placard unless authorized by this section.

SECTION 3. This proposed Ordinance amendment has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). Adoption of this Ordinance is not a project under CEQA Guidelines Section 15378 because it involves organizational or administrative activities that will not result in direct or indirect physical changes in the environment.

SECTION 4. If any section, subsection, clause or phrase of this Ordinance Amendment is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion or sections of the Ordinance Amendment. The City Council of the City of Redwood City hereby declares that it would have adopted the Ordinance Amendment and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

SECTION 5. This Ordinance shall go into effect 30 days following its adoption.

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