

(O-99-123)

ORDINANCE NUMBER O- 18658 (NEW SERIES)

ADOPTED ON JUL 19 1999

AN ORDINANCE AMENDING CHAPTER IX, ARTICLE 1, DIVISION 85, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 91.8503; AMENDING CHAPTER IX, ARTICLE 3, DIVISION 1 BY AMENDING SECTIONS 93.0102, 93.0103, 93.0109, 93.0110, AND 93.0111; AMENDING CHAPTER IX, ARTICLE 3, DIVISION 3, BY AMENDING 93.0301, 93.0302, AND 93.0306; AMENDING CHAPTER IX, ARTICLE 3, DIVISION 4 BY AMENDING SECTION 93.0401; BY AMENDING CHAPTER IX, ARTICLE 3, DIVISION 5 BY ADDING SECTION 93.0503; AND BY AMENDING CHAPTER 11, ARTICLE 1, DIVISION 13 BY AMENDING SECTION 111.1306, ALL RELATING TO THE MUNICIPAL PLUMBING AND MECHANICAL CODE.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter IX, Article 1, Division 85, of the San Diego Municipal Code is amended by amending Section 91.8503, to read as follows:

SEC 91.8503 Permits Required for Removal, Transportation and Relocation of Structures; Exemptions

8503.1 Removal Permit. No structure shall be removed from its site until a separate Removal Permit for each structure has first been obtained from the Building Official.

The removal work shall include, but shall not be limited to, the following:

All water, sewer, gas, communication, and electrical connections to the structure must be disconnected and sealed or removed in a manner approved by the Building

Official;

Abandoned sewers and private sewage disposal facilities shall be capped or removed in accordance with the California Plumbing Code currently adopted by the City;

[No change in remainder of 8503.1.]

8503.2 through 8503.4 [No change.]

Section 2. That Chapter IX, Article 3, Division 1, of the San Diego Municipal Code is amended by amending Sections 93.0102, 93.0109, 93.0110, and 93.0111, to read as follows:

SEC. 93.0102 Adoption of California Plumbing and Mechanical Codes

(a) Plumbing Code Adoption

(1) Except as provided in Section 93.0102(a)(2), the 1998 California Plumbing Code, published by the California Building Standards Commission and as amended by the State Department of Housing & Community Development [HCD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning & Development [OSHPD3]; and the State Fire Marshal [SFM], a copy of which is on file in the office of the City Clerk as Document No. OO-769838, is adopted by reference.

(2) The following portions of the 1998 California Plumbing Code are not adopted:

Chapter I - Administration

Appendices E, H and K.

Chapter 4 Section 413.0 and Table 4-1

Chapter 13 Medical Gas Systems

(3) The term "Plumbing Code" means those portions of the 1998 California Plumbing Code adopted in Section 93.0102(a) and Chapter IX, Article 3, Divisions 1 through 5 of the Municipal Code.

(b) Mechanical Code Adoption

(1) Except as provided in Section 93.0102(b), the California Mechanical Code, 1998 Edition, published by the California Building Standards Commission and as amended by the State Department of Housing & Community Development [HCD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning & Development [OSHPD3]; and the State Fire Marshal [SFM], a copy of which is on file in the office of the City Clerk as Document No. OO-769839, is adopted by reference.

(2) Chapters 1, 12, and 14 of the California Mechanical Code 1998 Edition are not adopted.

(3) The term "Mechanical Code" means those portions of the California Mechanical Code, 1998 Edition, adopted in Section 93.0102(b) and Chapter IX, Article 3, Divisions 1 through 5.

(c) Chapter IX, Article 3, Divisions 1 through 5, of the San Diego Municipal Code is intended by the City Council to implement provisions of the California Plumbing Code, 1998 Edition, and the California Mechanical Code, 1998 Edition, adopted in Section 93.0102 and to establish local laws to deal with local conditions and requirements for the portions of the California Plumbing and Mechanical Codes, 1998 Editions, not

adopted.

SEC. 93.0103 Enforcement Authority and Duties

(a) The Building Official and the Building Official's designated Enforcement Officials are authorized to administer and enforce the provisions of this Article by using the powers as set forth in Chapter I and Chapter IX, Article I of the Municipal Code.

(b) and (c) [No change.]

(d) In addition to those powers and authority set forth in Chapter I and Chapter IX, Article 1 of the Municipal Code, the Building Official may:

(1) through (3) [No change.]

SEC. 93.0109 General Prohibitions, Enforcement Remedies, and Requirements

(a) [No change.]

(b) Violations of this Article may be prosecuted as misdemeanors subject to the fines and custody provided in Chapter I, Article 2 of the Municipal Code. The Building Official may also seek injunctive relief and civil penalties in the Superior Court pursuant to Chapter I, Article 2, of this Code or may also pursue any administrative remedy provided in Chapter I of the Municipal Code.

(c) and (d) [No change.]

SEC. 93.0110 Authority to Abate Unsafe, Substandard or Dangerous Buildings

When any buildings or premises have been inspected by the Building Official and the new or existing plumbing, heating, ventilation, air conditioning, or refrigeration is found to be defective, hazardous, or in violation of the provisions of this Article, the Building Official may abate such conditions or structures in accordance with the

provisions of Section 91.0102.

SEC. 93.0111 Stop Orders

Whenever any work is being done contrary to the provisions of this Article, the Building Official may order work stopped by serving a notice in writing on any persons engaged in doing or causing work to be done. Any persons served with a notice shall immediately stop such work until authorized by the Building Official to proceed. The provisions of Section 91.0106 govern the suspension or revocation of permits.

Section 3. That Chapter IX, Article 3, Division 3, of the San Diego Municipal Code is amended by amending Sections 93.0301, 93.0302, and 93.0306, to read as follows:

SEC. 93.0301 Plumbing Permits Required

(a) No plumbing system or part thereof shall be installed within or on any building, structure, or premises, nor shall any alteration, addition, or replacement be made in any such plumbing system unless a permit therefor has first been issued, in accordance with Section 111.1306(b), to the persons performing such work except as stated otherwise in Section 93.0303.

(b) through (f) [No change.]

SEC. 93.0302 Heating, Ventilation, Air Conditioning, and Refrigeration Permits Required

(a) No heating, ventilating, air conditioning, or refrigeration system or part thereof shall be installed, altered, replaced or repaired unless a permit therefor has first been issued, in accordance with Section 111.1306(b), to the persons performing such work except as stated otherwise in Section 93.0304.

(b) through (e) [No change.]

SEC. 93.0306 Incompleted Installations

Should any person to whom a permit has been issued quit an installation, for any reason, that person or his or her authorized representative shall notify the Building Official. Such notice shall be made within forty-eight (48) hours of the date when work was discontinued and shall include a request for inspection of the work installed. No person shall resume work on any incompleted installation until such installation has been released by the Building Official and a new permit obtained. A copy of the written notice must accompany the application for the new permit.

Section 4. That Chapter IX, Article 3, Division 4, of the San Diego Municipal Code is amended by amending Section 93.0401, to read as follows:

SEC. 93.0401 Fees Required

(a) and (b) [No change.]

(c) Refunds

A portion of the fees provided for in this Article, determined by resolution of the City Council and filed in the office of the City Clerk, may be refunded in the event that no portion of any work authorized by permit has been performed and provided that no inspections have been made. A refund may be authorized by the Building Official upon application by the permittee within one year from the date of permit issuance. Prior to authorization of any refund under the provisions of the section, the Building Official shall require that the permittee's copy of the issued permit be returned.

Section 5. That Chapter IX, Article 3, Division 5, of the San Diego Municipal Code is

amended by amending Section 93.0503, to read as follows:

SEC. 93.0503 Minimum Required Inspections for Gas Piping Installations

The Building Official shall make the following inspections and either approve that portion of the work as completed, or shall notify the permit holder wherein the same fails to comply with the Municipal Code.

(a) Rough Piping inspection shall be made after all gas piping authorized by the permit has been installed and before any fixture or appliance has been attached thereto. This inspection shall include a determination that the gas piping size, material, and installation meet the requirements of the Municipal Code. This inspection shall include an air pressure test, at which time the gas piping shall stand a pressure of not less than ten (10) pounds per square inch gauge pressure, and shall hold this pressure for a length of time satisfactory to the Building Official, but in no case for less than fifteen (15) minutes, with no perceptible drop in pressure. Welded piping and all piping two and one-half inches (2 1/2") or larger, or all piping carrying gas at pressures in excess of fourteen inches (14") water column pressure, shall be tested with a recording gauge. All necessary apparatus for conducting tests shall be furnished by the permit holder. When recording gauge tests are required, they shall be made at pressure not less than sixty (60) pounds per square inch. The tests shall continue for a period of time acceptable to the Building Official. Recording gauge tests shall be started and completed in the presence of the Building Official. Charts shall be identified in a manner acceptable to the Building Official and shall, at a minimum, contain the following information: (1) date and time the test was started; (2) name of permittee and permit number; (3) date and time the test was

completed; (4) identity of plumbing contractor and journeyman responsible for the test; and (5) identity of the inspector.

(2) Final Gas Inspection: This inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be covered or concealed are so concealed, and after all fixtures and appliances to be installed have been attached thereto.

Section 6. That Chapter XI, Article 1, Division 13, of the San Diego Municipal Code is amended by amending Sections 111.1306, to read as follows:

SEC. 111. 1306 Electrical, Plumbing and Mechanical Permits

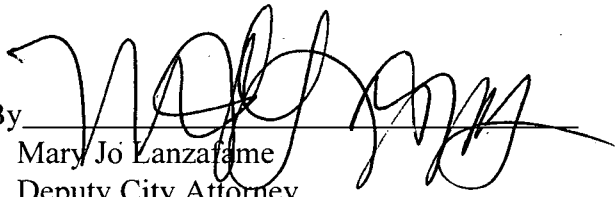
(a) Supplemental Provisions. The provisions of this section shall supplement the provisions of Municipal Code Chapter IX, Articles 2 and 3, the California Electrical Code, the California Plumbing Code, and the California Mechanical Code, as adopted by the City. For purposes of this Division, mechanical permits shall include heating, ventilation, air conditioning and refrigeration permits.

(b) through (d) [No change.]

Section 7. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 8. That this ordinance shall take effect and be in force on the thirtieth day
from and after its passage.

APPROVED: CASEY GWINN, City Attorney

By 
Mary Jo Lanzafame
Deputy City Attorney

MJL:cdk
06/11/99
Or.Dept:Plan.& Dev.Rev.
O-99-123

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Underlined

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ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE AMENDING CHAPTER IX, ARTICLE 1, DIVISION 85, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 91.8503; AMENDING CHAPTER IX, ARTICLE 3, DIVISION 1 BY AMENDING SECTIONS 93.0102, 93.0103, 93.0109, 93.0110, AND 93.0111; AMENDING CHAPTER IX, ARTICLE 3, DIVISION 3, BY AMENDING 93.0301, 93.0302, AND 93.0306; AMENDING CHAPTER IX, ARTICLE 3, DIVISION 4 BY AMENDING SECTION 93.0401; BY AMENDING CHAPTER IX, ARTICLE 3, DIVISION 5 BY ADDING SECTION 93.0503; AND BY AMENDING CHAPTER 11, ARTICLE 1, DIVISION 13 BY AMENDING SECTION 111.1306, ALL RELATING TO THE MUNICIPAL PLUMBING AND MECHANICAL CODE.

SEC 91.8503 Permits Required for Removal, Transportation and Relocation of Structures;

Exemptions

8503.1 Removal Permit. No structure shall be removed from its site until a separate Removal Permit for each structure has first been obtained from the Building Official.

The removal work shall include, but is shall not be limited to, the following:

All water, sewer, gas, communication, and electrical connections to the structure must be disconnected and sealed or removed in a manner approved by the Building Official;

Abandoned sewers and private sewage disposal facilities shall be capped or removed in accordance with the ~~Uniform~~California Plumbing Code currently adopted by the City;

[No change in remainder of 8503.1.]

8503.2 through 8503.4 [No change.]

SEC. 93.0102 Adoption of ~~California Model Codes As The~~ Plumbing and Mechanical Codes

(a) Plumbing Code Adoption

(1) Except as provided in Section 93.0102(a)(2), the 1998 California Uniform Plumbing Code, published by the California Building Standards Commission and as amended by the State Department of Housing & Community Development [HCD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning & Development [OSHPD3]; and the State Fire Marshal [SFM]~~International Association of Plumbing and Mechanical Officials (1994 Edition)~~, amended by the ~~California Department of Housing and Community Development~~ and adopted by the State Building Standards Commission, a copy of which is on file in the office of the City Clerk as Document No. OO-76982869823, is hereby adopted by reference.

(2) ~~Portions of the Uniform Plumbing Code. Not Adopted.~~ The following portions of the California Uniform Plumbing Code, 1994~~8~~ Edition, are not adopted:

Chapter I - Administration

Appendices ~~C~~, E, F, H and ~~I~~ K.

Chapter 4 Section 413.0 and Table 4-1

Chapter 13 Medical Gas Systems

(3) ~~Term "Plumbing Code" Explained.~~ The term "Plumbing Code" means those portions of the 1998 California Uniform Plumbing Code, 1994 Edition, adopted in Section 93.0102(a) and ~~Divisions 1 through 5 of the San Diego Municipal Code, Chapter IX, Article 3,~~

Divisions 1 through 5 of the Municipal Code.

(b) Mechanical Code Adoption

(1) Except as provided in Section 93.0102(b)(2), the CaliforniaUniform Mechanical Code, 1998 Edition, published by the California Building Standards Commission and as amended by the State Department of Housing & Community Development [HCD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning & Development [OSHPD3]; and the State Fire Marshal [SFM]International Conference of Building Officials, (1994 Edition), amended by the California Department of Housing and Community Development and adopted by the State Building Standards Commission, a copy of which is on file in the office of the City Clerk as Document No. 769824 OO-769839, is hereby adopted by reference.

(2) ~~Portions of the Uniform Mechanical Code. Not Adopted:~~ Chapters 1, 12, and 14 of the CaliforniaUniform Mechanical Code 19948 Edition is are not adopted.

(3) ~~Term "Mechanical Code" Explained.~~ The term "Mechanical Code" means those portions of the CaliforniaUniform Mechanical Code, 19948 Edition, adopted in Section 93.0102(b) and ~~San Diego Municipal Code, Chapter IX, Article 3, Divisions 1 through 5 of the~~ Municipal Code.

(c) Chapter IX, Article 3, Divisions 1 through 5, of the San Diego Municipal Code is intended by the City Council to implement provisions of the CaliforniaUniform Plumbing Code, 19948 Edition, and the CaliforniaUniform Mechanical Code, 19948 Edition, adopted in Section 93.0102 and to establish local laws to deal with local conditions and requirements for the portions of the CaliforniaUniform Plumbing and Mechanical Codes, 19948 Editions, not

adopted.

SEC. 93.0103 Enforcement Authority and Duties

(a) The Building Official ~~and the Director of the Neighborhood Code Compliance Department~~ and the Building Official's designated Enforcement Officials are authorized to administer and enforce the provisions of this Article by using the powers as set forth in Chapter I and Chapter IX, Article I of the Municipal Code.

(b) and (c) [No change.]

(d) In addition to those powers and authority set forth in Chapter I and Chapter IX, Article 1 of the Municipal Code, the Building Official ~~or Director of Neighborhood Code Compliance Department~~ may:

(1) through (3) [No change.]

SEC. 93.0109 General Prohibitions, Enforcement Remedies, and Requirements

(a) [No change.]

(b) Violations of this Article may be prosecuted as misdemeanors subject to the fines and custody penalties provided in Chapter I, Article 2 of the Municipal Code. The Building Official ~~or the Director of Neighborhood Code Compliance Department~~ may also seek injunctive relief and civil penalties in the Superior Court pursuant to Chapter I, Article 2, of the Municipal Code or may also pursue any administrative remedy provided in Chapter I of the Municipal Code.

(c) and (d) [No change.]

SEC. 93.0110 Authority to Abate Unsafe, Substandard or Dangerous Buildings

When any buildings or premises have been inspected by the Building Official ~~Development Services Department or Neighborhood Code Compliance Department~~ and the new

or existing plumbing, heating, ventilation, air conditioning, or refrigeration is found to be defective, hazardous, or in violation of the provisions of this Article, the Building Official ~~or Director of Neighborhood Code Compliance Department~~ may abate such conditions or structures in accordance with the provisions of Section 91.0102.

SEC. 93.0111 Stop Orders

Whenever any work is being done contrary to the provisions of this Article, the Building Official ~~or Director of Neighborhood Code Compliance Department~~ may order work stopped by serving a notice in writing on any persons engaged in doing or causing work to be done. Any persons served with a notice shall immediately stop such work until authorized by the Building Official ~~or Director~~ to proceed. The provisions of Section 91.0106 govern the suspension or revocation of permits.

SEC. 93.0301 Plumbing Permits Required

(a) No plumbing system or part thereof shall be installed within or on any building, structure, or premises, nor shall any alteration, addition, or replacement be made in any such existing plumbing system unless a permit therefor has first been issued, in accordance with Section 111.1306(b), ~~by the Development Services Department~~ to the persons performing such work except as stated otherwise in Section 93.0303.

(b) through (f) [No change.]

SEC. 93.0302 Heating, Ventilation, Air Conditioning, and Refrigeration Permits Required

(a) No heating, ventilating, air conditioning, or refrigeration system or part thereof shall be installed, altered, replaced or repaired unless a permit therefor has first been issued, in accordance with Section 111.1306(b), ~~by the Development Services Department~~ to the contractor

or persons performing such work, except as stated otherwise in Section 93.0304.

(b) through (e) [No change.]

SEC. 93.0306 Incompleted Installations

Should any person to whom a permit has been issued quit an installation, for any reason, that person or his or her authorized representative the Development Services Department shall notify the Building Official ~~be so notified in writing by either the permittee, owner or his authorized representative.~~ Such notice shall be made within forty-eight (48) hours of the date when work was discontinued and shall include a request for inspection of the work installed. No person shall resume work on any incompleted installation until such installation has been released by the ~~Development Services Department~~ and a new permit obtained. A copy of the written notice must accompany the application for the new permit.

SEC. 93.0401 Fees Required

(a) and (b) [No change.]

(c) Refunds

A portion of the fees provided for in this Article, ~~shall be~~ determined by resolution of the City Council and filed in the office of the City Clerk, may be refunded in the event that no portion of any work authorized by permit has been performed and provided that no inspections have been made. A refund may be authorized by the Building Official upon application by the permittee within one year from the date of permit issuance. Prior to authorization of any refund under the provisions of the section, the Building Official shall require that the permittee's copy of the issued permit be returned ~~to the Development Services Department.~~

SEC. 93.0503 Minimum Required Inspections for Gas Piping Installations

The Building Official shall make the following inspections and either approve that portion of the work as completed, or shall notify the permit holder wherein the same fails to comply with the Municipal Code.

(a) Rough Piping inspection shall be made after all gas piping authorized by the permit has been installed and before any fixture or appliance has been attached thereto. This inspection shall include a determination that the gas piping size, material, and installation meet the requirements of the Municipal Code. This inspection shall include an air pressure test, at which time the gas piping shall stand a pressure of not less than ten (10) pounds per square inch gauge pressure, and shall hold this pressure for a length of time satisfactory to the Building Official, but in no case for less than fifteen (15) minutes, with no perceptible drop in pressure. Welded piping and all piping two and one-half inches (2 1/2") or larger, or all piping carrying gas at pressures in excess of fourteen inches (14") water column pressure, shall be tested with a recording gauge. All necessary apparatus for conducting tests shall be furnished by the permit holder. When recording gauge tests are required, they shall be made at pressure not less than sixty (60) pounds per square inch. The tests shall continue for a period of time acceptable to the Building Official. Recording gauge tests shall be started and completed in the presence of the Building Official. Charts shall be identified in a manner acceptable to the Building Official and shall, at a minimum, contain the following information: (1) date and time the test was started; (2) name of permittee and permit number; (3) date and time the test was completed; (4) identity of plumbing contractor and journeyman responsible for the test; and (5) identity of the inspector.

(b) Final Gas inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be covered or concealed are so concealed, and

after all fixtures and appliances to be installed have been attached thereto.

SEC. 111. 1306 Electrical, Plumbing and Mechanical Permits

(a) Supplemental Provisions. The provisions of this section shall supplement the provisions of Municipal Code Chapter IX, Articles 2 and 3, the ~~National~~California Electrical Code, the ~~Uniform~~California Plumbing Code, and the ~~Uniform~~California Mechanical Code, as adopted by the City. For purposes of this Division, mechanical permits shall include heating, ventilation, air conditioning and refrigeration permits.

(b) through (d) [No change.]

MJL:cdk
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Or.Dept:Dev.Svcs.
O-99-123