

ORDINANCE NUMBER O- 18728 (NEW SERIES)

ADOPTED ON DEC 06 1999

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 8, DIVISION 1, BY AMENDING SECTIONS 128.0103 AND 128.0104; AMENDING CHAPTER 12, ARTICLE 8, DIVISION 2, BY AMENDING SECTIONS 128.0207, 128.0208, 128.0209, AND 128.0210; AMENDING CHAPTER 12, ARTICLE 8, DIVISION 3, BY AMENDING SECTIONS 128.0302, 128.0303, 128.0304, 128.0307, 128.0308, 128.0309, 128.0310, 128.0311, 128.0312, AND 128.0313; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 1, BY AMENDING SECTION 129.0113; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 2, BY AMENDING SECTION 129.0215; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 3, BY AMENDING SECTION 129.0303; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 1, BY AMENDING SECTIONS 145.0102, 145.0103, 145.0104, 145.0105, 145.0106, AND 145.0107; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 2, BY AMENDING SECTIONS 145.0201, 145.0202, 145.0203, 145.0204, 145.0205, 145.0206, AND 145.0207; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 3, BY AMENDING SECTIONS 145.0302 AND 145.0303; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 4, BY AMENDING SECTIONS 145.0404, 145.0405, 145.0406, 145.0407, 145.0408, 145.0409, 145.0410, 145.0411, 145.0412, 145.0425, AND 145.0426; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 1, BY AMENDING SECTIONS 146.0103 AND 146.0104; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 2, BY AMENDING SECTIONS 146.0202, 146.0204, AND 146.0208; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 1, BY AMENDING SECTIONS 147.0103, 147.0104, 147.0105, AND 147.0106; ALL RELATING TO THE LAND DEVELOPMENT CODE.

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

Section 1. That Chapter 12, Article 8, Division 1, of the San Diego Municipal Code is amended by amending sections 128.0103 and 128.0104; Division 2, by amending sections

128.0207; 128.0208; 128.0209, and 128.0210; and Division 3; by amending sections 128.0302, 128.0303, 128.0304, 128.0307, 128.0308, 128.0309, 128.0310, 128.0311, 128.0312, and 128.0313, to read as follows:

SEC. 128.0103 Powers and Duties of the Planning and Development Review Director in Implementing Environmental Quality Procedures

The Planning and Development Review Director shall be responsible for implementing this article.

(a) The Planning and Development Review Director shall have the following powers as required for all projects or activities as defined by CEQA, whether proposed by private *applicants*, the City, or other public agencies:

(1) through (8) [No change.]

(b) The Planning and Development Review Director shall establish and maintain that degree of independence in the performance of these functions and duties as will assure the City Council, the City Manager, the Planning Commission, and the people of the City of San Diego that the review and analysis of the environmental consequences of projects, are in accordance with CEQA, are independent and wholly objective, and are not prepared for the purpose of either supporting or detracting from any project, plan, or position, whether advanced by the City, any other governmental agency, or private interest.

SEC. 128.0104 Authority to Require Mitigation and Monitoring Programs

When the conditions of a project approval require mitigation and monitoring, the City Manager and the Planning and Development Review Director are responsible for promulgating mitigation and monitoring standards and guidelines for public and private

projects consistent with the requirements of CEQA Section 21081.6. The Planning and Development Review Director or City Manager may require appropriate surety instruments or bonds from private project *applicants* to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its costs to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

SEC. 128.0207 Review for Exemption from the Requirements of CEQA

As part of the preliminary review of an activity proposed within the City of San Diego, the Planning and Development Review Director shall determine whether the proposed activity is exempt from CEQA as described in Section 128.0203 and in the State CEQA Guidelines, Section 15061.

SEC. 128.0208 Determination of Type of Environmental Document

- (a) After an application for a discretionary permit or action is *deemed complete*, the Planning and Development Review Director shall take one of the following actions:
 - (1) through (3) [No change.]
- (b) [No change.]
- (c) The Planning and Development Review Director shall notify the *applicant* of the scope of the required environmental document and the additional information required, if any, in accordance with the State CEQA Guidelines, Section 15060.

SEC. 128.0209 When a Previous Environmental Document May Be Used

- (a) A previously certified EIR or Negative Declaration, including any supplement or addendum, may be used when changes in the project or circumstances have

- occurred, unless the Planning and Development Review Director determines that one or more of the situations identified in the State CEQA Guidelines, Section 15162, exist.
- (b) If a previously certified document is to be used, the Planning and Development Review Director shall provide the decision-making body with an explanatory cover letter stating that none of the conditions specified in the State CEQA Guidelines, Section 15162, exists.
- (c) [No change.]

SEC. 128.0210 When a National Environmental Policy Act (NEPA) Document or Joint Document May Be Used

- (a) NEPA applies to projects that are carried out, financed, or approved in whole or in part by federal agencies. If a project will require compliance with both CEQA and NEPA, the Planning and Development Review Director should use the NEPA document rather than preparing a separate CEQA document if the following two conditions exist:
 - (1) and (2) [No change.]
- (b) If the NEPA document would not be prepared by the federal agency by the time the City of San Diego would need to consider an environmental document consistent with this article, the Planning and Development Review Director should try to prepare a combined NEPA-11CEQA document. Preparation of this joint environmental document shall involve the federal agency to avoid the need for the federal agency to prepare a separate document for the same project.

SEC. 128.0302 Time Limits for Preparation of Environmental Documents

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

(c) The one year time limit set forth in (a) above may be extended once for a period of not more than 90 days upon consent of the Planning and Development Review Director and the *applicant*.

SEC. 128.0303 Who May Prepare an Environmental Document for the City

(a) The Planning and Development Review Director shall be responsible for preparation of environmental documents required by this article. The Planning and Development Review Director is authorized to retain consultants to implement the provisions of this section and expend funds collected in accordance with Section 128.0206 for this purpose.

(b) The Planning and Development Review Director may choose one or more of the following alternatives for preparing a draft environmental document:

(1) and (2) [No change.]

(3) Execute a three-party agreement or memorandum of understanding with the *applicant* and an independent environmental consultant to govern the preparation of a draft environmental document by the independent environmental consultant based on a scope of work prepared by the Planning and Development Review Director; or

(4) Allow a draft environmental document to be prepared by an environmental consultant retained by the *applicant* based on a scope of work prepared by the Planning and Development Review Director.

- (c) An environmental document prepared in accordance with this section shall be subject to the requirements for independent review and analysis set forth in Section 128.0103(b) and shall not be released for public review until the Planning and Development Review Director determines that the document is adequate.
- (d) The Planning and Development Review Director shall review and consider for inclusion in an environmental document any information regarding the project submitted by any person.

SEC. 128.0304 Notice of Preparation of an Environmental Impact Report

After the Planning and Development Review Director has determined that an EIR is required for a project, the Planning and Development Review Director shall send to each Responsible Agency, each Federal Agency involved in approving or funding the project, and each Trustee Agency responsible for natural resources affected by the project a Notice of Preparation stating that an EIR will be prepared. The contents, distribution, and procedures for the Notice of Preparation shall be consistent with the State CEQA Guidelines, Section 15082.

SEC. 128.0307 Requests for Additional Public Review Time on the Draft Environmental Document

The Planning and Development Review Director may approve a request from the affected officially recognized community planning group or *interested party* if there is no officially recognized community planning group for an additional review period not to exceed 14 calendar days. The additional time for review shall not extend the time for action beyond that required under law. The failure to allow additional time for review

shall not invalidate any discretionary approval based upon the document for which the additional review time was requested.

SEC. 128.0308 Responses to Comments on the Draft Environmental Documents

The Planning and Development Review Director shall prepare, or supervise preparation of, written responses to letters of comment received during the public review period for all environmental documents. Both the letters of comment and the responses shall be attached to the final environmental document.

SEC. 128.0309 Recirculation of a Draft Environmental Document

When significant new information is added to an environmental document after notice is given of the availability of the document for public review but before it is certified, the Planning and Development Review Director shall recirculate the draft environmental document consistent with the State CEQA Guidelines, Section 15088.5.

SEC. 128.0310 Final Environmental Document Preparation, Distribution and Public Review

A final environmental document consisting of all information required by CEQA and the State CEQA Guidelines and any other information the Planning and Development Review Director may add shall be prepared and distributed for review.

(a) **Final Environmental Document Distribution**

At least 14 calendar days before the first public hearing or discretionary action on the project, the Planning and Development Review Director shall make all final environmental documents available to the public and decision makers and shall also mail copies of final environmental documents to the officially recognized community planning groups and members of the public who commented on the

draft document. Failure to provide this 14-calendar-day review period shall not be treated as a procedural defect and shall not preclude discretionary action on the project when necessary to avoid conflict with time limits imposed by law. The Planning and Development Review Director shall provide a final EIR to any public agency that commented on the draft document consistent with CEQA.

(b) [No change.]

SEC. 128.0311 Certification of an Environmental Document

(a) [No change.]

(b) If the environmental document has been previously certified because the decision is being heard on appeal, because the City is acting as a Responsible Agency, or because of reuse of a previously certified document, subsequent discretionary approvals on the same project shall not require recertification of any previously certified environmental document prepared in connection with the project. In this case, the decision maker need not certify as required by Section 128.0311(a)(1) but shall state the information contained in Section 128.0311(a)(2) for the record. Nothing in this section shall be deemed to preclude the Planning and Development Review Director from reviewing the previously certified document to determine whether any supplemental information or document may be necessary.

(c) [No change.]

SEC. 128.0312 Adoption of Candidate Findings and Statement of Overriding Considerations by the Decision Maker

[No change in first paragraph.]

(a) Review of Further Information

If before making a decision, the decision maker determines that substantive additional information has been presented at the public hearing requiring further review, the decision maker may refer the information to the Planning and Development Review Director for analysis, provided the referral does not adversely affect any time limits imposed by law.

(b) [No change.]

SEC. 128.0313 Notice of Determination

The Planning and Development Review Director shall file a Notice of Determination following each project approval for which an environmental document was considered. The contents of the Notice of Determination and procedures for its filing shall be consistent with the State CEQA Guidelines, Section 15075 and 15094.

Section 2. That Chapter 12, Article 9, Division 1, of the San Diego Municipal Code is amended by amending section 129.0113; Division 2, by amending section 129.0212; and Division 3, by amending section 129.0303; to read as follows:

SEC. 129.0113 When a Certificate of Occupancy is Required

(a) [No change.]

(b) Changes in the character or use of a building shall not be made except as specified in the 1998 California Building Code Section 3405.

SEC. 129.0215 Issuance of a Building Permit for a Part of a Structure

The Building Official may issue a permit, and work may begin, for the construction of part of a *structure* before the plans and specifications for the entire *structure* have been submitted or approved, if adequate information and detailed statements have been submitted complying with all applicable requirements of the Building Code. As a

condition of issuance, the permittee shall agree that he or she proceeds at his or her own risk without assurance that the Building Permit for the entire *structure* will be issued. The partial construction shall comply with the Building Regulations and any other regulation in effect on the date the complete permit application is submitted to, and is accepted by, the Building Official.

SEC. 129.0303 Exemptions from an Electrical Permit

An Electrical Permit is not required for the following work:

- (a) through (c) [No change.]
- (d) Installation made by a public service corporation acting as permitted in the 1998 California Electrical Code, Section 90-2; or
- (e) [No change.]

Section 3. That Chapter 14, Article 5, Division 1, of the San Diego Municipal Code is amended by amending sections 145.0102, 145.0103, 145.0104, 145.0105, 145.0106, and 145.0107; Division 2, by amending sections 145.0201, 145.0202, 145.0203, 145.0204, 145.0205, 145.0206, and 145.0207; Division 3, by amending sections 145.0302 and 145.0303; and Division 4, by amending sections 145.0404, 145.0405, 145.0406, 145.0407, 145.0408, 145.0409, 145.0410, 145.0411, 145.0412, 145.0425, and 145.0426, to read as follows:

SEC. 145.0102 When the Building Regulations Apply

- (a) through (c) [No change.]
- (d) Administration and enforcement of the Building Regulations of The City of San Diego are regulated by the applicable provisions of Chapters 11 and 12 of the Land Development Code.

SEC. 145.0103 Adoption of the 1998 California Building Code

(a) The 1998 California Building Code, published by the California Building Standards Commission, as amended by the State Department of Housing and Community Development [HCD]; the Division of the State Architect/Access and Compliance [D.A./A.C.]; the State Office of Statewide Health Planning and Development [OSHPD3]; and the State Fire Marshal [SFM] (1998 California Building Code) is adopted by reference, except as otherwise provided in Sections 145.0104, 145.0105, 145.0106, and 145.0107. A copy of the 1998 California Building Code is on file in the office of the City Clerk as Document No.

OO-769840.

- (b) Each of the regulations, provisions, conditions, and terms of the 1998 California Building Code is made a part of this article as if fully set forth in this article except as otherwise provided in Sections 145.0104, 145.0105, 145.0106, and 145.0107.
- (c) Numbering of sub-sections in Division 2 of this Article is cross-referenced to sections in the 1998 California Building Code.
- (d) The adoption of the 1998 California Building Code shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.

SEC. 145.0104 - Portions of the 1998 California Building Code Not Adopted by the City of San Diego

The following portions of the 1998 California Building Code are not adopted by the City of San Diego:

- (a) Chapter 1, ADMINISTRATION
- (b) Chapter 33 SITE WORK, DEMOLITION AND CONSTRUCTION, Section 3301 EXCAVATIONS AND FILLS, Sub-section 3301.1 General is not adopted.
- (c) Chapter 34 EXISTING STRUCTURES, Section 3403 ADDITIONS, ALTERATIONS OR REPAIRS, Sub-section 3403.5 Historic Buildings is not adopted.

SEC. 145.0105 Modifications to the 1998 California Building Code Adopted by the City of San Diego

The following sections or sub-sections of the 1998 California Building Code have been modified by the City of San Diego:

- (a) Chapter 15 ROOFING AND ROOF STRUCTURES, Section 1503 ROOFING REQUIREMENTS is adopted as modified.
- (b) [No change.]

SEC. 145.0106 Additions to the 1998 California Building Code Adopted by The City of San Diego

The following sections or sub-sections have been added to the 1998 California Building Code regulations by The City of San Diego.

- (a) Chapter 18, FOUNDATIONS AND RETAINING WALLS, Section 1804 FOUNDATION INVESTIGATION, Sub-section 1804.10 REQUIRED GEOLOGIC INVESTIGATION including 1804.10.1 through 1804.10.4.

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

SEC. 145.0107 Adoption of Appendices to the 1998 California Building Code

The following Appendix Chapters of the 1998 California Building Code are adopted by The City of San Diego.

[No change to Appendix Chapters.]

Article 5: Building Regulations

Division 2: Text of Modifications and Additions to the 1998 California Building Code for The City of San Diego

SEC. 145.0201 Purpose of City Modifications or Additions to the 1998 California Building Code

The purpose of this division is to provide building regulations that meet local conditions by modifying or adding sections to the 1998 California Building Code.

SEC. 145.0202 Local Modifications to Roofing Requirements of the 1998 California Building Code

(CBC Chapter 15-Roofing and roof structures, Section 1503-Roofing requirements)

Section 1503 ROOFING REQUIREMENTS of the 1998 California Building Code is adopted with modifications, as follows pursuant to Section 145.0105 of the Land Development Code:

The roof covering or roofing assembly on any structure regulated by this Code shall be as specified in Table 15-A of the 1998 California Building Code and as classified in Section 1504 of the 1998 California Building Code. Noncombustible roof covering as defined in Section 1504.2 may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

Single family residences (Group R, Division 3 Occupancies) and accessory structures (Group U, Division 1 Occupancies) shall have a minimum Class B roofing assembly for all new roofs and complete reroofs.

Roofing shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

SEC. 145.0203 Local Modifications and Additions to Foundations and Retaining Walls Requirements of the 1998 California Building Code

(CBC Chapter 18-Foundations and Retaining Walls, Section 1804-Foundation investigation)

- (a) Sub-section 1804.1 of the 1998 California Building Code has been adopted without change pursuant to Section 145.0103 of the Land Development Code.
- (b) Sub-Section 1804.2 of the 1998 California Building Code is adopted with modifications as follows, pursuant to Section 145.0105 of the Land Development Code:

[No change in second paragraph.]

When required by Section 1804.10 or the Building Official, the potential for seismically induced soil liquefaction and soil instability shall be evaluated as described in Section 1804.5 of the 1998 California Building Code.

Exceptions:

(1) through (5) [No change.]

- (c) Sub-sections 1804.3 Reports through 1804.9 Drainage of the 1998 California Building Code have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

(d) Sub-section 1804.10 Required Geologic Investigation has been added as follows pursuant to Section 145.0106 of the Land Development Code:

- (1) 1804.10.1 A geologic investigation shall be submitted when required by Table 145-02A or the Building Official, for all new structures, non-exempt additions to existing structures or whenever the occupancy classification of a building changes to a higher relative hazard category (refer to Table 5-E of the current edition of the Uniform Code for Building Conservation) as a result of the proposed work, unless exempted by Section 1804.10.3.
- (2) 1804.10.2 When required, a report of the geologic investigation shall be submitted to the Building Official. When geologic hazards are identified, the report shall contain appropriate recommendations for mitigation of the hazards, and these recommendations shall be incorporated in the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geologic investigation establishes that construction of buildings or structures would be unsafe because of the geologic hazards. Issuance of a Building Permit does not constitute a representation that the site or construction is safe.
- (3) 1804.10.3 Additions to detached one- and two-family dwellings are exempt from geologic investigation requirements for Building Permits, except when the site is located within Geologic Hazard Category 11 or 21, or when required by discretionary action. All new additions of less than 500 square feet of floor area, remodels and non-structural tenant improvements (TIs) to existing structures are exempt from geologic investigation

requirements. Consecutive additions to the same structure which total 500 square feet or more in any 12-month period may require a geologic investigation.

- (4) 1804.10.4 The Building Official may require that a "NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS" be executed by the property owner as a condition to the issuance of a Building Permit for any structure to be located over a suspected fault or other geologic hazard. A "NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS" may also be required when a geologic investigation cannot conclusively establish that buildings or structures located on the site would either be safe or unsafe. The form of notice shall be as provided by the Building Official, executed by the owner of the property, recorded with the San Diego County Recorder, and filed with the City of San Diego as a condition to issuance of the Building Permit.

**Table 145-02A
Required Geologic Investigation⁽⁵⁾**

Hazard Category ⁽¹⁾	Geologic Renaissance	Geologic Investigation
11 ⁽³⁾ , 13 ⁽³⁾ , 21, 31 ⁽⁴⁾ , 41	---	A ⁽²⁾ , B ⁽²⁾ , C ⁽²⁾ , D ⁽²⁾
12 ⁽³⁾ , 22, 42, 43	C, D	A, B
23-27, 32 ⁽⁴⁾ , 54	B, C	A
44-48, 52, 53	B	A
51, 55	---	A

Footnotes for Table 145-02A

- (1) [No change.]
 (2) Building, structure, and facility classes A, B, C and D.

- A. Class A includes the following:
- 1) Essential Facilities as defined in Section 1627 of the 1998 California Building Code.
 - 2) [No change.]
- B. Class B includes the following developments, occupancy groups, and structures provided they are not included in Class A:
- 1) All developments consisting of four or more structures.
 - 2) All new structures requiring deep foundations (piers or pilings).
 - 3) All buildings over three stories in height.
 - 4) All buildings containing the following occupancies (Refer to 1998 California Building Code, Table 3-A):
 - a. Group A, Divisions 1, 2, and 2.1.
 - b. Group E, Division 1.
 - c. Group H, Divisions 1, 2, 3, 6 and 7.
 - d. Group I, Divisions 1 and 3.
 - 5) All buildings with an occupant load of more than 300 persons as determined by Table 10-A of the 1998 California Building Code.
 - 6) through 9) [No change.]
- C. Class C includes the following occupancy groups and structures provided they are not included in Classes A or B:
- 1) All buildings containing the following occupancies (Refer to 1998 California Building Code, Table 3-A):
 - a. through c. [No change.]
 - d. Group F, Divisions 1 and 2.
 - e. Group H, Divisions 4 and 5.
 - f. Group I, Division 2.
 - g. Group M.
 - h. Group R, Division 1.
 - i. Group S, Divisions 1, 2, 3, 4 and 5.

2) through 5) [No change.]

D. Class D includes the following occupancy group and structures provided they are not included in Classes A, B, or C:

1) All buildings containing the following occupancies (refer to 1998 California Building Code, Table 3-A):

a. Group R, Division 3.

Note: No geologic investigations are required for occupancy Group U, Division 1, or any other structures of a similar minor nature.

(3) [No change.]

(4) Liquefaction Potential--Hazard Category 31 and 32.

When an investigation is required, adhere to Section 1804.5 of the 1998 California Building Code for minimum requirements.

(5) [No change.]

SEC. 145.0204 Local Additions to the Plumbing Systems Requirements of the 1998 California Building Code

(CBC Chapter 29-Plumbing Systems, Section 2902-Number of Fixtures)

Sub-sections 2902.1 General through 2902.6 Group R Occupancies of the 1998 California Building Code have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

SEC. 145.0205 Local Additions to the Construction in the Public Right-of-Way Requirements of the 1998 California Building Code

(CBC Chapter 32-Construction in the Public Right-of-way, Section 3208-Entrance Canopies)

[No change to remainder of section.]

SEC. 145.0206 Local Deletions and Additions to the Site Work, Demolition, and Construction Regulations of the 1998 California Building Code

(CBC Chapter 33-Site Work, Demolition and Construction)

(a) through (c) [No change.]

SEC. 145.0207 Local Deletions and Additions to the Existing Structures Requirements in the 1998 California Building Code

(CBC Chapter 34-Existing Structures, Section 3403-Additions, Alterations or Repairs)

- (a) Sub-sections 3403.1 General through 3403.4 Glass Replacement of the 1998 California Building Code have been adopted without change pursuant to Section 145.0103 of the Land Development Code.
- (b) Sub-section 3403.5 Historic Buildings of the 1998 California Building Code has not been adopted pursuant to Section 145.0104 of the Land Development Code. Title 24, Part 8, California Code of Regulations governs restoration of historical buildings.

(c) [No change.]

SEC. 145.0302 When Swimming Pool, Spa, and Hot Tub Regulations Apply

The building regulations of this division apply to any outdoor swimming pool. An outdoor swimming pool means any structure intended for swimming or recreational bathing that can contain water over 18 inches in depth and is not totally contained within a residential structure and surrounded on all four sides by walls of the structure. This includes in-ground, aboveground and on-ground swimming pools, hot tubs, and spas.

SEC. 145.0303 Barrier Requirements for Outdoor Swimming Pools

An outdoor swimming pool shall be provided with a barrier, meaning a fence, wall, building wall, or combination thereof, that completely surrounds the swimming pool, obstructs access to the swimming pool, and complies with the following:

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

- (g) Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 2 inches.
- (h) Access gates shall comply with the requirements of Section 145.0303(a) through (g), and shall be equipped to accommodate a locking device no less than 60 inches above grade. Pedestrian-access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall comply with the requirements of Section 145.0303(a) through (g), and shall be equipped with a locking device.
- (i) [No change.]
- (j) Hot tubs and spas located outdoors and not exceeding 64 square feet of water surface may have rigid locking safety covers that comply with American Society for Testing and Materials (ASTM) Standard F1346-91) in lieu of the barrier required by this division.
- (k) Outdoor swimming pools may have a manually or power-operated safety pool cover that complies with all of the performance standards of ASTM F1346-91 in lieu of the barrier required by this division.
- (l) When the house forms part of the swimming pool barrier and the house wall has door openings that lead directly into the pool yard area, one of the following child safety features must be provided:
 - (1) The pool area must be isolated from the home by an additional barrier as described in this section.
 - (2) The pool must be equipped with an approved safety cover as described in Section 145.0303(k) above.

- (3) The residence must have exit alarms on all doors leading from the house directly to the pool yard area.
- (4) All doors leading to the pool yard area must have self-closing, self-latching door hardware with a release mechanism located no less than 54 inches above the floor.
- (m) Where unusual circumstances exist that make strict enforcement of this division impractical, the Building Official may grant modifications for individual cases as provided in Section 129.0104(a).

SEC. 145.0404 Definitions for this Division Only

The following definitions apply to this division:

"Building" through Date of Service" [No change.]

"Essential Facility" means any building or structure classified in Occupancy Category I of Table 16-K of the 1998 California Building Code adopted by the City.

"Existing Use or Occupancy" through "Hazard Category" [No change.]

"Hazardous Facility" means any building or structure classified in Occupancy Category II of Table 16-K of the 1998 California Building Code adopted by the City.

"Historical Building" through "Value of the Building" [No change.]

"Value of Remodel or Renovation" means the valuation of work, requiring a permit, that is obtained by using the building valuation schedule administered by the Building Official for tenant improvements, additions or alterations in effect at the time of permit issuance or other evidence satisfactory to the Building Official of the valuation of work, whichever is less. If unpermitted work, for which a permit was required, is discovered after January 1, 1994, the valuation of the work is obtained by using the

current building valuation schedule administered by the Building Official for tenant improvements, additions or alterations.

SEC. 145.0405 General Regulations for Archaic Materials and Methods of Construction

- (a) [No change.]
- (b) In addition to the requirements set forth in this division, the provisions of the 1998 California Building Code, Chapter 34, shall also apply to alterations or additions made to buildings within the scope of this division.
- (c) [No change.]
- (d) Except as specifically provided for by the 1998 California Building Code, Chapter 34, alterations performed solely to achieve compliance with the requirements of this division, or the value of such alterations, or both, shall not subject the owner to compliance with other provisions of the San Diego Municipal Code, such as Section 142.0610.
- (e) and (f) [No change.]
- (g) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the 1998 California Building Code as adopted by the City, except as modified by this division.
- (h) [No change.]

SEC. 145.0406 Regulations for Essential or Hazardous Facilities

- (a) The regulations of this section apply to essential or hazardous facilities, described as any building or structure within the scope of this division and classified in

Occupancy Category I or II of Table 16-K of the 1998 California Building Code adopted by the City.

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

(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 1998 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.

(e) and (f) [No change.]

SEC. 145.0407 Regulations for Remodels Exceeding 100 Percent of Valuation

(a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:

(1) The buildings are not classified in Occupancy Category I or II of Table 16-k of the 1998 California Building Code; and

(2) [No change.]

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

(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 1998 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.

(e) and (f) [No change.]

SEC. 145.0408 Regulations for Change to a Higher Hazard Category

(a) The regulations of this section apply to buildings within the scope of this division that (1) are not classified in Occupancy Category I or II of Table 16-k of the 1998

California Building Code, and (2) if more than 33 percent of the total floor area of the building changes from an Existing Use or Occupancy to a Higher Hazard category use or occupancy as determined by Table 145-05A of Section 145.0427, except as provided in 145.0408(b).

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

SEC. 145.0409 Regulations for Unsafe Buildings Within the Scope of this Division

(a) through (c) [No change.]

(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 1998 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.

(e) [No change.]

SEC. 145.0410 Regulations for Buildings Not Classified as Essential or Hazardous Facilities

(a) The regulations of this section apply to buildings that are within the scope of this division and are not classified in Occupancy Category I or II of Table 16-K of the 1998 California Building Code, and that contain any parapets and other exterior wall or roof appendages or objects attached to or located on the roof structure or forming the exterior facade of a building that meet both of the following criteria:

(1) and (2) [No change.]

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

SEC. 145.0411 Regulations for Remodels over 50 Percent of Building Value

(a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:

- (1) The buildings are not classified in Occupancy Category I or II of Table 16-k of the 1998 California Building Code; and
- (2) [No change.]

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

SEC. 145.0412 Regulations for Historical Buildings Within the Scope of this Division

(a) [No change.]

(b) Allowable stresses for archaic materials not specified in the 1998 California Building Code or Table No. A-1-C of the UCBC Appendix Chapter 1 may be based on substantiating research data or engineering judgement subject to the Building Official's satisfaction.

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

SEC. 145.0425 Regulations for Buildings of Archaic Unreinforced Masonry

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

(c) Existing or re-erected walls of adobe or stone shall conform to the following:

(1) and (2) [No change.]

(3) New or existing unstabilized brick and adobe brick masonry shall test to 75 percent of the compressive strength required of new materials by the 1998 California Building Code, as adopted by the City. Unstabilized brick shall only be used where existing brick is unstabilized and where the building is

not susceptible to flooding conditions or direct exposure. Adobe may be allowed a maximum value of 3 pounds per square inch for shear with no increase of lateral forces.

(4) Mortar may be of the same soil composition and stabilization as the brick, in lieu of cement mortar, if cement mortar is required for new materials under the 1998 California Building Code.

(5) [No change.]

(d) Allowable stresses for archaic materials not specified in the 1998 California Building Code, as adopted by the City or in this division shall be based on substantiating research data or engineering judgement with the approval of the Building Official.

SEC. 145.0426 Alternate Materials, Designs, and Methods of Construction

(a) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the 1998 California Building Code, as adopted by the City, except as modified by this division.

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

Section 4. That Chapter 14, Article 6, Division 1, of the San Diego Municipal Code is amended by amending sections 146.0103 and 146.0104; and Division 2, by amending sections 146.0202, 146.0204, and 146.0208; to read as follows:

SEC. 146.0103 Interpretation of the Electrical Regulations

The language used in this article and in the California Electrical Code, 1998 Edition, which is made a part of this article by reference, is intended to convey the common and accepted meaning familiar to the electrical industry.

The Building Official, in accordance with Section 129.0104, is authorized to determine the intent and meaning of any provision of this article. The Building Official may utilize other codes, guides, or standards in making such determinations. These may include the National Fire and Life Safety Codes, published by NFPA; Standards for Safety, published by Underwriters Laboratories, Inc. (UL); American National Standards, published by the American National Standards Institute (ANSI); Manufacturing Standards, published by the National Electrical Manufacturers Association (NEMA); National Electrical Safety Code, published by the Institute of Electrical and Electronic Engineers (IEEE); General Order 95 and 128, published by the California Public Utilities Commission; the Electrical Service Guide, published by San Diego Gas and Electric Company; the San Diego Area Electrical Newsletters, published by the San Diego Chapter of the International Conference of Building Officials; and other references that the Building Official may deem appropriate.

Determinations shall be made in writing and a record shall be kept that is open to the public.

SEC. 146.0104 Adoption of the 1998 California Electrical Code

The California Electrical Code, 1998 Edition, published by the California Building Standards Commission and as amended by the California Department of Housing and Community Development [HCD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Planning and Development [OSHPD3]; and the State Fire Marshal [SFM] (1998 California Electrical Code) is adopted by reference and made a part of this article as if fully set forth, except as otherwise provided in this article. The regulations so referenced are the standard for electrical installations regulated by this

article. A copy of the 1998 California Electrical Code is on file in the office of the City Clerk as Document No. 769837.

SEC. 146.0105 Portions of the 1998 California Electrical Code Not Adopted

The following sections or sub-sections of the 1998 California Electrical Code are not adopted by the City of San Diego.

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

SEC. 146.0106 Sub-sections of the 1998 California Electrical Code That Have Been Adopted with Modifications

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

SEC. 146.0202 Alterations, Additions, Relocations, and Conversions of Existing Wiring

(a) Additions, extensions, alterations, or removal of existing wiring installations shall be made in compliance with the provisions of this article.

(1) and (2) [No change.]

(3) Where the electrical system is upgraded at the owners initiative and the wall covering is not removed, the receptacle spacing requirements of the 1998 California Electrical Code, Article 210, section 52, need not apply.

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

SEC. 146.0204 Circuit Cards

A complete schedule of circuits, showing the number and arrangement of outlets on each circuit, shall be posted at the service equipment location prior to request for rough wiring inspection. Circuit cards furnished by the Planning and Development Review Department shall be used for this purpose. In lieu of a circuit card, an approved wiring plan may be used.

SEC. 146.0208 Use of Nonmetallic Cables

- (a) [No change.]
- (b) This limitation does not apply to nonmetallic cables installed in accordance with Articles 725, 760, and 800 of the 1998 California Electrical Code.

Section 5. That Chapter 14, Article 7, Division 1, of the San Diego Municipal Code is amended by amending sections 147.0103, 147.0104, 147.0105, and 147.0106, to read as follows:

SEC. 147.0103 Adoption of the 1998 California Plumbing Code

Except as provided in Section 147.0104, the 1998 California Plumbing Code, published by the California Building Standards Commission and as amended by the California Department of Housing and Community Development [HUD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning and Development [OSHDP3]; and the State Fire Marshal [SFM], a copy of which is on file in the office of the City Clerk as Document No. 769838, is adopted by reference.

SEC. 147.0104 Portions of the 1998 California Plumbing Code Not Adopted

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

Chapter I - Administration
Chapter 4 Section 413.0 and Table 4-1
Chapter 13 Medical Gas Systems
Appendices E, H and K

SEC. 147.0105 Adoption of the 1998 California Mechanical Code

Except as provided in Section 147.0105, the 1998 California Mechanical Code, published by the California Building Standards Commission and as amended by the California Department of Housing and Community Development [HUD]; the Division of

the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning and 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. 769839, is adopted by reference.

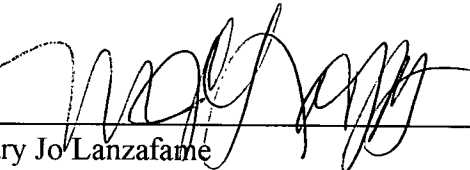
SEC. 147.0106 Portions of the 1998 California Mechanical Code Not Adopted

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

Section 6. 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 7. That this ordinance shall take effect and be in force on the date the Land Development Code becomes effective pursuant to Ordinance No. O- 18691 (O-99-116).

APPROVED: CASEY GWINN, City Attorney

By 
Mary Jo Lanzafame
Deputy City Attorney

MJL:cdk:pev
09/09/99
Or.Dept:PDR
O-2000-22

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~
NEW LANGUAGE: Redlined

(O-2000-22)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 8, DIVISION 1, BY AMENDING SECTIONS 128.0103 AND 128.0104; AMENDING CHAPTER 12, ARTICLE 8, DIVISION 2, BY AMENDING SECTIONS 128.0207, 128.0208, 128.0209, AND 128.0210; AMENDING CHAPTER 12, ARTICLE 8, DIVISION 3, BY AMENDING SECTIONS 128.0302, 128.0303, 128.0304, 128.0307, 128.0308, 128.0309, 128.0310, 128.0311, 128.0312, AND 128.0313; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 1, BY AMENDING SECTION 129.0113; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 2, BY AMENDING SECTION 129.0215; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 3, BY AMENDING SECTION 129.0303; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 1, BY AMENDING SECTIONS 145.0102, 145.0103, 145.0104, 145.0105, 145.0106, AND 145.0107; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 2, BY AMENDING SECTIONS 145.0201, 145.0202, 145.0203, 145.0204, 145.0205, 145.0206, AND 145.0207; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 3, BY AMENDING SECTIONS 145.0302 AND 145.0303; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 4, BY AMENDING SECTIONS 145.0404, 145.0405, 145.0406, 145.0407, 145.0408, 145.0409, 145.0410, 145.0411, 145.0412, 145.0425, AND 145.0426; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 1, BY AMENDING SECTIONS 146.0103 AND 146.0104; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 2, BY AMENDING SECTIONS 146.0202, 146.0204, AND 146.0208; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 1, BY AMENDING SECTIONS 147.0103, 147.0104, 147.0105, AND 147.0106; ALL RELATING TO THE LAND DEVELOPMENT CODE.

SEC. 128.0103 Powers and Duties of the Development Services Planning and Development Review Director in Implementing Environmental Quality Procedures

The Development Services Planning and Development Review Director shall be responsible for implementing this article.

- (a) The Development Services Planning and Development Review Director shall have the following powers as required for all projects or activities as defined by CEQA, whether proposed by private *applicants*, the City, or other public agencies:
 - (1) through (8) [No change.]
- (b) The Development Services Planning and Development Review Director shall establish and maintain that degree of independence in the performance of these functions and duties as will assure the City Council, the City Manager, the Planning Commission, and the people of the City of San Diego that the review and analysis of the environmental consequences of projects, are in accordance with CEQA, are independent and wholly objective, and are not prepared for the purpose of either supporting or detracting from any project, plan, or position, whether advanced by the City, any other governmental agency, or private interest.

SEC. 128.0104 Authority to Require Mitigation and Monitoring Programs

When the conditions of a project approval require mitigation and monitoring, the City Manager and the Development Services Planning and Development Review Director are responsible for promulgating mitigation and monitoring standards and guidelines for public and private projects consistent with the requirements of CEQA Section 21081.6. The Development Services Planning and Development Review Director or City Manager may require appropriate surety instruments or bonds from private project *applicants* to ensure the long term performance

or implementation of required mitigation measures or programs. The City is authorized to recover its costs to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

SEC. 128.0207 Review for Exemption from the Requirements of CEQA

As part of the preliminary review of an activity proposed within the City of San Diego, the ~~Development Services Planning and Development Review~~ Director shall determine whether the proposed activity is exempt from CEQA as described in Section 128.0203 and in the State CEQA Guidelines, Section 15061.

SEC. 128.0208 Determination of Type of Environmental Document

- (a) After an application for a discretionary permit or action is *deemed complete*, the ~~Development Services Planning and Development Review~~ Director shall take one of the following actions:
 - (1) through (3) [No change.]
- (b) [No change.]
- (c) The ~~Development Services Planning and Development Review~~ Director shall notify the *applicant* of the scope of the required environmental document and the additional information required, if any, in accordance with the State CEQA Guidelines, Section 15060.

SEC. 128.0209 When a Previous Environmental Document May Be Used

- (a) A previously certified EIR or Negative Declaration, including any supplement or addendum, may be used when changes in the project or circumstances have occurred, unless the ~~Development Services Planning and Development Review~~ Director determines

that one or more of the situations identified in the State CEQA Guidelines, Section 15162, exist.

(b) If a previously certified document is to be used, the ~~Development Services Planning and Development Review~~ Director shall provide the decision-making body with an explanatory cover letter stating that none of the conditions specified in the State CEQA Guidelines, Section 15162, exists.

(c) [No change.]

SEC. 128.0210 When a National Environmental Policy Act (NEPA) Document or Joint Document May Be Used

(a) NEPA applies to projects that are carried out, financed, or approved in whole or in part by federal agencies. If a project will require compliance with both CEQA and NEPA, the ~~Development Services Planning and Development Review~~ Director should use the NEPA document rather than preparing a separate CEQA document if the following two conditions exist:

(1) and (2) [No change.]

(b) If the NEPA document would not be prepared by the federal agency by the time the City of San Diego would need to consider an environmental document consistent with this article, the ~~Development Services Planning and Development Review~~ Director should try to prepare a combined NEPA-11CEQA document. Preparation of this joint environmental document shall involve the federal agency to avoid the need for the federal agency to prepare a separate document for the same project.

SEC. 128.0302 Time Limits for Preparation of Environmental Documents

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

- (c) The one year time limit set forth in (a) above may be extended once for a period of not more than 90 days upon consent of the ~~Development Services Planning and Development Review~~ Director and the *applicant*.

SEC. 128.0303 Who May Prepare an Environmental Document for the City

- (a) The ~~Development Services Planning and Development Review~~ Director shall be responsible for preparation of environmental documents required by this article. The ~~Development Services Planning and Development Review~~ Director is authorized to retain consultants to implement the provisions of this section and expend funds collected in accordance with Section 128.0206 for this purpose.
- (b) The ~~Development Services Planning and Development Review~~ Director may choose one or more of the following alternatives for preparing a draft environmental document:
- (1) and (2) [No change.]
 - (3) Execute a three-party agreement or memorandum of understanding with the *applicant* and an independent environmental consultant to govern the preparation of a draft environmental document by the independent environmental consultant based on a scope of work prepared by the ~~Development Services Planning and Development Review~~ Director; or
 - (4) Allow a draft environmental document to be prepared by an environmental consultant retained by the *applicant* based on a scope of work prepared by the ~~Development Services Planning and Development Review~~ Director.
- (c) An environmental document prepared in accordance with this section shall be subject to the requirements for independent review and analysis set forth in Section 128.0103(b) and

shall not be released for public review until the ~~Development Services Planning and~~
~~Development Review~~ Director determines that the document is adequate.

- (d) The ~~Development Services Planning and Development Review~~ Director shall review and consider for inclusion in an environmental document any information regarding the project submitted by any person.

SEC. 128.0304 Notice of Preparation of an Environmental Impact Report

After the ~~Development Services Planning and Development Review~~ Director has determined that an EIR is required for a project, the ~~Development Services Planning and Development Review~~ Director shall send to each Responsible Agency, each Federal Agency involved in approving or funding the project, and each Trustee Agency responsible for natural resources affected by the project a Notice of Preparation stating that an EIR will be prepared. The contents, distribution, and procedures for the Notice of Preparation shall be consistent with the State CEQA Guidelines, Section 15082.

SEC. 128.0307 Requests for Additional Public Review Time on the Draft Environmental Document

The ~~Development Services Planning and Development Review~~ Director may approve a request from the affected officially recognized community planning group or *interested party* if there is no officially recognized community planning group for an additional review period not to exceed 14 calendar days. The additional time for review shall not extend the time for action beyond that required under law. The failure to allow additional time for review shall not

invalidate any discretionary approval based upon the document for which the additional review time was requested.

SEC. 128.0308 Responses to Comments on the Draft Environmental Documents

The ~~Development Services~~ ~~Planning and Development Review~~ Director shall prepare, or supervise preparation of, written responses to letters of comment received during the public review period for all environmental documents. Both the letters of comment and the responses shall be attached to the final environmental document.

SEC. 128.0309 Recirculation of a Draft Environmental Document

When significant new information is added to an environmental document after notice is given of the availability of the document for public review but before it is certified, the ~~Development Services~~ ~~Planning and Development Review~~ Director shall recirculate the draft environmental document consistent with the State CEQA Guidelines, Section 15088.5.

SEC. 128.0310 Final Environmental Document Preparation, Distribution and Public Review

A final environmental document consisting of all information required by CEQA and the State CEQA Guidelines and any other information the ~~Development Services~~ ~~Planning and Development Review~~ Director may add shall be prepared and distributed for review.

(a) Final Environmental Document Distribution

At least 14 calendar days before the first public hearing or discretionary action on the project, the ~~Development Services~~ ~~Planning and Development Review~~ Director shall make all final environmental documents available to the public and decision makers and shall also mail copies of final environmental documents to the officially recognized community planning groups and members of the public who commented on the draft document.

Failure to provide this 14-calendar-day review period shall not be treated as a procedural defect and shall not preclude discretionary action on the project when necessary to avoid conflict with time limits imposed by law. The ~~Development Services Planning and Development Review~~ Director shall provide a final EIR to any public agency that commented on the draft document consistent with CEQA.

(b) [No change.]

SEC. 128.0311 Certification of an Environmental Document

(a) [No change.]

(b) If the environmental document has been previously certified because the decision is being heard on appeal, because the City is acting as a Responsible Agency, or because of reuse of a previously certified document, subsequent discretionary approvals on the same project shall not require recertification of any previously certified environmental document prepared in connection with the project. In this case, the decision maker need not certify as required by Section 128.0311(a)(1) but shall state the information contained in Section 128.0311(a)(2) for the record. Nothing in this section shall be deemed to preclude the ~~Development Services Planning and Development Review~~ Director from reviewing the previously certified document to determine whether any supplemental information or document may be necessary.

(c) [No change.]

SEC. 128.0312 Adoption of Candidate Findings and Statement of Overriding Considerations by the Decision Maker

[No change in first paragraph.]

(a) Review of Further Information

If before making a decision, the decision maker determines that substantive additional information has been presented at the public hearing requiring further review, the decision maker may refer the information to the ~~Development Services~~ ~~Planning and Development Review~~ Director for analysis, provided the referral does not adversely affect any time limits imposed by law.

(b) [No change.]

SEC. 128.0313 Notice of Determination

The ~~Development Services~~ ~~Planning and Development Review~~ Director shall file a Notice of Determination following each project approval for which an environmental document was considered. The contents of the Notice of Determination and procedures for its filing shall be consistent with the State CEQA Guidelines, Section 15075 and 15094.

SEC. 129.0113 When a Certificate of Occupancy is Required

(a) [No change.]

(b) Changes in the character or use of a building shall not be made except as specified in the ~~Uniform~~ ~~1998 California~~ Building Code Section 3405.

SEC. 129.0215 Issuance of a Building Permit for a Part of a Structure

The Building Official may issue a permit, and work may begin, for the construction of part of a *structure* before the plans and specifications for the entire *structure* have been submitted or approved, if adequate information and detailed statements have been submitted complying with all applicable requirements of the Building Code. As a condition of issuance, the permittee shall agree that he or she proceeds at his or her own risk without assurance that the Building Permit for the entire *structure* will be issued. The partial construction shall comply with the Building

Regulations and any other regulation in effect on the date the complete permit application is submitted to, and is accepted by, the ~~Building Official~~ ~~Development Services Director~~.

SEC. 129.0303 Exemptions from an Electrical Permit

An Electrical Permit is not required for the following work:

- (a) through (c) [No change.]
- (d) Installation made by a public service corporation acting as permitted in the ~~1993 National Electrical~~ ~~1998 California Electrical Code~~, Section 90-2; or
- (e) [No change.]

SEC. 145.0102 When the Building Regulations Apply

- (a) through (c) [No change.]
- (d) Administration and enforcement of the Building Regulations of ~~t~~The City of San Diego are regulated by the applicable provisions of Chapters 11 and 12 of the Land Development Code. ~~Uniform Building Code, 1994~~

SEC. 145.0103 Adoption of the ~~1998 California~~ ~~1994 Uniform Building Code (UBC)~~

- (a) The ~~“Uniform Building Code, 1994 Edition~~ ~~1998 California Building Code, Volumes 1, 2 & 3~~ published by the ~~California Building Standards Commission~~, as amended by the State Department of Housing and Community Development [HCD], the Division of the State Architect/Access and Compliance [D A/A C.], the State Office of Statewide Health Planning and Development [OSHPD3], and the State Fire Marshal [SFM] (~~1998 California Building Code~~) is adopted by reference ~~International Conference of Building Officials is hereby adopted~~, except as otherwise provided in Sections 145.0104, 145.0105, 145.0106, and 145.0107. ~~A copy of the 1998 California Building Code is on file in the office of the City Clerk as Document No. OO-769840.~~

- (b) Each of the regulations, provisions, conditions, and terms of the ~~Uniform Building Code, 1994 Edition~~ **1998 California Building Code** published by the International Conference of Building Officials is adopted and is made a part of this article as if fully set forth in this article except as otherwise provided in Sections 145.0104, 145.0105, 145.0106, and 145.0107.
- (c) Numbering of sub-sections in Division 2 of this Article is cross-referenced to sections in the ~~Uniform Building Code, 1994 Edition~~ **1998 California Building Code**.
- (d) The adoption of the ~~Uniform Building Code, 1994 Edition~~ **1998 California Building Code** shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.

SEC. 145.0104 Portions of the ~~1998 California 1994 Uniform Building Code~~ Not Adopted by the City of San Diego

The following portions of the ~~Uniform Building Code, 1994 Edition~~ **1998 California Building Code** are not adopted by the City of San Diego:

- (a) Chapter 1, ADMINISTRATION
- ~~(b) Chapter 11, ACCESSIBILITY~~
- ~~(c)~~ Chapter 33 SITE WORK, DEMOLITION AND CONSTRUCTION, Section 3301 EXCAVATIONS AND FILLS, Sub-section 3301.1 General is not adopted.
- ~~(d)~~ Chapter 34 EXISTING STRUCTURES, Section 3403 ADDITIONS, ALTERATIONS OR REPAIRS, Sub-section 3403.5 Historic Buildings is not adopted.

SEC. 145.0105 Modifications to the 1998 California 1994 Uniform Building Code Adopted by the City of San Diego

The following sections or sub-sections of the ~~Uniform Building Code, 1994 Edition, 1998 California Building Code~~ have been modified by the City of San Diego:

- (a) Chapter 15 ~~ROOFSING AND ROOF STRUCTURES~~, Section 1503 ~~ROOF COVERING REQUIREMENTS~~ is adopted as modified.
- (b) [No change.]

SEC. 145.0106 Additions to the 1998 California 1994 Uniform Building Code Adopted by The City of San Diego

The following sections or sub-sections have been added to the ~~Uniform Building Code, 1994 Edition, 1998 California Building Code~~ regulations for by The City of San Diego.

- (a) Chapter 18, FOUNDATIONS AND RETAINING WALLS, Section 1804 FOUNDATION INVESTIGATION, Sub-section 1804.810 REQUIRED GEOLOGIC INVESTIGATION including 1804.810.1 through 1804.810.4.
- (b) through (e) [No change.]

SEC. 145.0107 Adoption of Appendices to the 1998 California 1994 Uniform Building Code, 1994 Edition

The following Appendix Chapters of the ~~Uniform Building Code, 1994 Edition, 1998 California Building Code~~ are adopted by The City of San Diego. The remaining Appendix Chapters are not adopted:

[No change to Appendix Chapters.]

Article 5: Building Regulations

Division 2: Text of Modifications and Additions to the 1998 California 1994 Uniform Building Code for The City of San Diego

SEC. 145.0201 Purpose of City Modifications or Additions to the 1998 California 1994 Uniform Building Code

The purpose of this division is to provide building regulations that meet local conditions by modifying or adding sections to the ~~1994 Uniform Building Code~~ 1998 California Building Code.

SEC. 145.0202 Local Modifications to Roofing-Covering Requirements of the 1998 California 1994 Uniform Building Code

(UCBC Chapter 15-Roofing and roof structures, Section 1503-Roof-covering requirements)

Section 1503 ROOF-COVERING REQUIREMENTS of the ~~Uniform Building Code, 1994 Edition~~, 1998 California Building Code is adopted with modifications, as follows pursuant to Section 145.0105 of the Land Development Code:

~~The roof covering on any structure regulated by the Building Code shall be as specified in Table 15-A of the Uniform Building Code, 1994 Edition and as classified in Section 1504 of the Uniform Building Code, 1994 Edition.~~ The roof covering or roofing assembly on any structure regulated by this Code shall be as specified in Table 15-A of the 1998 California Building Code and as classified in Section 1504 of the 1998 California Building Code. Noncombustible roof covering as defined in Section 1504.2 may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

~~All wood shingles and wood shakes shall have a Class C roof covering rating.~~

Single family residences (Group R, Division 3 Occupancies) and accessory structures (Group U, Division 1 Occupancies) shall have a minimum Class B roofing assembly for all new roofs and complete reroofs.

~~The roof-covering assembly includes the roof deck, underlayment, interlayment, insulation and covering which is assigned a roof-covering classification.~~ Roofing shall be secured or fastened

to the supporting roof construction and shall provide weather protection for the building at the roof.

SEC. 145.0203 Local Modifications and Additions to Foundations and Retaining Walls Requirements of the 1998 California 1994 Uniform Building Code

(UCBC Chapter 18-Foundations and Retaining Walls, Section 1804-Foundation investigation)

(a) Sub-section 1804.1 of the ~~Uniform Building Code, 1994 Edition,~~ 1998 California Building Code has been adopted without change pursuant to Section 145.0103 of the Land Development Code.

(b) Sub-Section 1804.2 of the ~~Uniform Building Code, 1994 Edition,~~ 1998 California Building Code is adopted with modifications as follows, pursuant to Section 145.0105 of the Land Development Code:

[No change in second paragraph.]

When required by Section 1804.810 or the Building Official, the potential for seismically induced soil liquefaction and soil instability shall be evaluated as described in Section 1804.5 of the 1998 California Building Code.

Exceptions:

(1) through (5) [No change.]

(c) Sub-sections 1804.3 Reports through 1804.79 Drainage of the ~~Uniform Building Code, 1994 Edition,~~ 1998 California Building Code have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

(d) Sub-section 1804.810 Required Geologic Investigation has been added as follows pursuant to Section 145.0106 of the Land Development Code:

- (1) 1804.810.1 A geologic investigation shall be ~~made~~submitted when required by Table ~~18-I-E145-02A~~ or the Building Official, for all new structures, non-exempt additions to existing structures or whenever the occupancy classification of a building changes to a higher relative hazard category (refer to Table 5-E of the current edition of the Uniform Code for Building Conservation) as a result of the proposed work, unless ~~excepted~~exempted by Section 1804.10.3.
- (2) 1804.810.2 When required, a report of the geologic investigation shall be submitted to the Building Official. When geologic hazards are identified, the report shall contain appropriate recommendations for mitigation of the hazards, and these recommendations shall be incorporated in the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geologic investigation establishes that construction of buildings or structures would be unsafe because of the geologic hazards. Issuance of a Building Permit does not constitute a representation that the site or construction is safe.
- (3) 1804.810.3 Additions to ~~detached one- and two-family dwellings~~ are exempt from geologic investigation requirements for Building Permits, except when the site is located within Geologic Hazard Category 11 or 21, or when required by discretionary action. All new additions ~~existing structures~~ of less than 500 square feet of floor area, remodels and non-structural tenant improvements (TIs) to ~~existing structures~~ are exempt from geologic investigation requirements. Consecutive additions to the same structure which total 500 square feet or more in any 12-month period may require a geologic investigation.

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- (4) 1804.810.4 The Building Official may require that a "NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS" be executed by the property owner as a condition to the issuance of a Building Permit for any structure to be located over a suspected fault or other geologic hazard. A "NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS" may also be required when the a geologic investigation cannot conclusively establish that buildings or structures located on the site would either be safe or unsafe. The form of notice shall be as provided by the Building Official, executed by the owner of the property, recorded with the San Diego County Recorder, and filed with the City of San Diego as a condition to issuance of the Building Ppermit.

**Table 145-02A
Required Geologic Investigation⁽⁵⁾**

Hazard Category ⁽¹⁾	Geologic Renaissance	Geologic Investigation
11 ⁽³⁾ , 13 ⁽³⁾ , 21, 31 ⁽⁴⁾ , 41	---	A ⁽²⁾ , B ⁽²⁾ , C ⁽²⁾ , D ⁽²⁾
12 ⁽³⁾ , 22, 42-44, 54, 43	C, D	A, B
22-23-27, 32 ⁽⁴⁾ , 54	B, C	A
45-44-48, 52, 53	B	A
51, 55	---	A

Footnotes for Table 145-02A

- (1) [No change.]
- (2) Building, structure, and facility classes A, B, and C and D.
- A. Class A includes the following:
- 1) Essential Facilities as defined in Section 16257 of the Uniform Building Code, 1994 Edition 1998 California Building Code.
 - 2) [No change.]

- B. Class B includes the following developments; occupancy groups, and structures provided they are not included in Class A:
- 1) All developments consisting of four or more structures.
 - 2) All new structures requiring deep foundations (piers or pilings).
 - 3) All buildings over ~~two~~three stories in height.
 - 4) All buildings containing the following occupancies (Refer to ~~1994 UBC~~1998 California Building Code, Table 3-A):
 - a. Group A, Divisions 1, 2, and 2.1.
 - b. Group E, Division 1.
 - ~~c. Group F, Division 1 and 2.~~
 - ~~d. Group H, Divisions 1, 2, 3, 6 and 7.~~
 - ~~e. Group I, Divisions 1 and 3.~~
 - ~~f. Group S, Division 1.~~
 - 5) All buildings with an occupant load of more than 300 persons as determined by ~~Section 10-22, Table 10-A of the Uniform Building Code, 1994 Edition~~1998 California Building Code.
 - 6) through 9) [No change.]
- C. Class C includes the following occupancy groups and structures provided they are not included in Classes A or B:
- 1) All buildings containing the following occupancies (Refer to ~~1994 UBC~~1998 California Building Code, Table 3-A):
 - a. through c. [No change.]
 - ~~d. Group H, Divisions 4 and 5.~~Group F, Divisions 1 and 2.
 - ~~e. Group I, Division 2.~~Group H, Divisions 4 and 5.
 - ~~f. Group M.~~Group I, Division 2.
 - ~~g. Group R, Divisions 1 and 3.~~Group M.
 - ~~h. Group S, Divisions 2, 3, 4, and 5.~~Group R, Division 1.
 - ~~i. Group S, Divisions 1, 2, 3, 4 and 5.~~
 - 2) through 5) [No change.]
- D. Class D includes the following occupancy group and structures provided they are not included in Classes A, B, or C:

1) All buildings containing the following occupancies (refer to 1998 California Building Code, Table 3-A)

a. Group R, Division 3

Note: No geologic investigations are required for occupancy Group U, Division 1, or any other structures of a similar minor nature.

(3) [No change.]

(4) Liquefaction Potential--Hazard Category 31 and 32.

When an investigation is required, adhere to Section 1804.5 of the 1998 California Building Code for minimum requirements.

(5) [No change.]

SEC. 145.0204 Local Additions to the Plumbing Systems Requirements of the 1998 California 1994 Uniform Building Code

(UCBC Chapter 29-Plumbing Systems, Section 2902-Number of Fixtures)

Sub-sections 2902.1 General through 2902.6 Group R Occupancies of the Uniform Building Code, 1994 Edition, 1998 California Building Code have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

SEC. 145.0205 Local Additions to the Construction in the Public Right-of-Way Requirements of the 1998 California 1994 Uniform Building Code

(UCBC Chapter 32-Construction in the Public Right-of-way, Section 3208-Entrance Canopies)

[No change to remainder of section.]

SEC. 145.0206 Local Deletions and Additions to the Site Work, Demolition, and Construction Regulations of the 1998 California 1994 Uniform Building Code

(UCBC Chapter 33-Site Work, Demolition and Construction)

(a) through (c) [No change.]

SEC. 145.0207 Local Deletions and Additions to the Existing Structures Requirements in the 1998 California 1994 Uniform Building Code

(UCBC Chapter 34-Existing Structures, Section 3403-Additions, Alterations or Repairs)

- (a) Sub-sections 3403.1 General through 3403.4 Glass Replacement of the ~~Uniform Building Code, 1994 Edition,~~ 1998 California Building Code have been adopted without change pursuant to Section 145.0103 of the Land Development Code.
- (b) Sub-section 3403.5 Historic Buildings of the ~~Uniform Building Code, 1994 Edition,~~ 1998 California Building Code has not been adopted pursuant to Section 145.0104 of the Land Development Code. Title 24, Part 8, California Code of Regulations governs restoration of historical buildings.
- (c) [No change.]

SEC. 145.0302 When Swimming Pool, Spa, and Hot Tub Regulations Apply

The building regulations of this division apply to any outdoor swimming pool. An outdoor swimming pool means any structure intended for swimming or recreational bathing that can contain water over 24¹⁸ inches in depth and is not totally contained within a residential structure and surrounded on all four sides by walls of the structure. This includes in-ground, aboveground and on-ground swimming pools, hot tubs, and spas.

SEC. 145.0303 Barrier Requirements for Outdoor Swimming Pools

An outdoor swimming pool shall be provided with a barrier, meaning a fence, wall, building wall, or combination thereof, that completely surrounds the swimming pool, obstructs access to the swimming pool, and complies with the following:

- (a) through (f) [No change.]

- (g) Where the barrier is composed of diagonal members, ~~such as a lattice fence,~~ the maximum opening formed by the diagonal members shall be no more than 2 inches.
- (h) Access gates shall comply with the requirements of Section 145.0303(a) through (g), and shall be equipped to accommodate a locking device no less than 5460 inches above grade. Pedestrian-access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall comply with the requirements of Section 145.0303(a) through (g), and shall be equipped with a locking device.
- (i) [No change.]
- (j) Hot tubs and spas located outdoors and not exceeding 64 square feet of water surface may have rigid ~~poollocking safety covers that comply with American Society for Testing and Materials (ASTM) Standard F1346-91) equipped with a permanent locking and latching device~~ in lieu of the barrier required by this division.
- (k) ~~Outdoor swimming pools may have a manually or power-operated safety pool cover that complies with all of the performance standards of ASTM F1346-91 in lieu of the barrier required by this division.~~
- (l) ~~When the house forms part of the swimming pool barrier and the house wall has door openings that lead directly into the pool yard area, one of the following child safety features must be provided:~~
- (1) ~~The pool area must be isolated from the home by an additional barrier as described in this section.~~
 - (2) ~~The pool must be equipped with an approved safety cover as described in Section 145.0303(k) above.~~

- (3) The residence must have exit alarms on all doors leading from the house directly to the pool yard area.
- (4) All doors leading to the pool yard area must have self-closing, self-latching door hardware with a release mechanism located no less than 54 inches above the floor.
- (km) Where unusual circumstances exist that make strict enforcement of this division impractical, the Building Official may grant modifications for individual cases as provided in Section 129.0104(a).

SEC. 145.0404 Definitions for this Division Only

The following definitions apply to this division:

"Building" through "Date of Service" [No change.]

"Essential Facility" means any building or structure classified in Occupancy Category I of Table 16-K of the ~~Uniform Building Code, 1994 Edition~~ 1998 California Building Code adopted by the City.

"Existing Use or Occupancy" through "Hazard Category" [No change.]

"Hazardous Facility" means any building or structure classified in Occupancy Category II of Table 16-K of the ~~Uniform Building Code, 1994 Edition~~ 1998 California Building Code adopted by the City.

"Historical Building" through "Value of the Building" [No change.]

"Value of Remodel or Renovation" means the valuation of work, requiring a permit, that is obtained by using the building valuation schedule administered by the Building Official for tenant improvements, additions or alterations in effect at the time of permit issuance or other evidence satisfactory to the Building Official of the valuation of work, whichever is less. If unpermitted work, for which a permit was required, is discovered after January 1, 1994, the

valuation of the work is obtained by using the current building valuation schedule administered by the Building Official for tenant improvements, additions or alterations

SEC. 145.0405 General Regulations for Archaic Materials and Methods of Construction

- (a) [No change.]
- (b) In addition to the requirements set forth in this division, the provisions of ~~Uniform Building Code, Chapter 34, 1994 Edition~~ ~~the~~ 1998 California Building Code, Chapter 34, shall also apply to alterations or additions made to buildings within the scope of this division.
- (c) [No change.]
- (d) Except as specifically provided for by ~~Uniform Building Code~~ ~~the~~ 1998 California Building Code, Chapter 34, ~~1994 Edition~~, alterations performed solely to achieve compliance with the requirements of this division, or the value of such alterations, or both, shall not subject the owner to compliance with other provisions of the San Diego Municipal Code, such as Section 142.0610.
- (e) and (f) [No change.]
- (g) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the ~~Uniform Building Code, 1994 Edition~~ ~~1998 California Building Code~~ as adopted by the City, except as modified by this division.
- (h) [No change.]

SEC. 145.0406 Regulations for Essential or Hazardous Facilities

- (a) The regulations of this section apply to essential or hazardous facilities, described as any building or structure within the scope of this division and classified in Occupancy

Category I or II of Table 16-K of the ~~Uniform Building Code, 1994 Edition~~ 1998
California Building Code adopted by the City.

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

(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the ~~1994 Uniform Building Code~~ 1998 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.

(e) and (f) [No change.]

SEC. 145.0407 Regulations for Remodels Exceeding 100 Percent of Valuation

(a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:

(1) The buildings are not classified in Occupancy Category I or II of Table 16-k of the ~~Uniform Building Code, 1994 Edition~~ 1998 California Building Code; and

(2) [No change.]

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

(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the ~~1994 Uniform Building Code~~ 1998 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.

(e) and (f) [No change.]

SEC. 145.0408 Regulations for Change to a Higher Hazard Category

(a) The regulations of this section apply to buildings within the scope of this division that (1) are not classified in Occupancy Category I or II of Table 16-k of the ~~Uniform Building~~

~~Code, 1994 Edition~~1998 California Building Code, and (2) if more than 33 percent of the total floor area of the building changes from an Existing Use or Occupancy to a Higher Hazard category use or occupancy as determined by Table 145-05A of Section 145.0427, except as provided in 145.0408(b).

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

SEC. 145.0409 Regulations for Unsafe Buildings Within the Scope of this Division

(a) through (c) [No change.]

(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the ~~1994 Uniform Building Code~~1998 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.

(e) [No change.]

SEC. 145.0410 Regulations for Buildings Not Classified as Essential or Hazardous Facilities

(a) The regulations of this section apply to buildings that are within the scope of this division and are not classified in Occupancy Category I or II of Table 16-K of the ~~UBC, 1994 Edition~~1998 California Building Code, and that contain any parapets and other exterior wall or roof appendages or objects attached to or located on the roof structure or forming the exterior facade of a building that meet both of the following criteria:

(1) and (2) [No change.]

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

SEC. 145.0411 Regulations for Remodels over 50 Percent of Building Value

- (a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:
- (1) The buildings are not classified in Occupancy Category I or II of Table 16-k of the ~~Uniform Building Code, 1994 Edition~~ 1998 California Building Code, and
 - (2) [No change.]
- (b) through (d) [No change.]

SEC. 145.0412 Regulations for Historical Buildings Within the Scope of this Division

- (a) [No change.]
- (b) Allowable stresses for archaic materials not specified in the ~~Uniform Building Code, 1994 Edition~~ 1998 California Building Code or Table No. A-1-C of the UCBC Appendix Chapter 1 may be based on substantiating research data or engineering judgement subject to the Building Official's satisfaction.
- (c) and (d) [No change.]

SEC. 145.0425 Regulations for Buildings of Archaic Unreinforced Masonry

- (a) and (b) [No change.]
- (c) Existing or re-erected walls of adobe or stone shall conform to the following:
- (1) and (2) [No change.]
 - (3) New or existing unstabilized brick and adobe brick masonry shall test to 75 percent of the compressive strength required of new materials by the ~~Uniform Building Code, 1994 Edition~~ 1998 California Building Code, as adopted by the City.

Unstabilized brick shall only be used where existing brick is unstabilized and where the building is not susceptible to flooding conditions or direct exposure. Adobe

may be allowed a maximum value of 3 pounds per square inch for shear with no increase of lateral forces.

- (4) Mortar may be of the same soil composition and stabilization as the brick, in lieu of cement mortar, if cement mortar is required for new materials under the ~~Building Code~~ 1998 California Building Code.
- (5) [No change.]
- (d) Allowable stresses for archaic materials not specified in the ~~Uniform Building Code, 1994 Edition~~ 1998 California Building Code, as adopted by the City or in this division shall be based on substantiating research data or engineering judgement with the approval of the Building Official.

SEC. 145.0426 Alternate Materials, Designs, and Methods of Construction

- (a) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the ~~Uniform Building Code, 1994 Edition~~ 1998 California Building Code, as adopted by the City, except as modified by this division.
- (b) through (d) [No change.]

SEC. 146.0103 Interpretation of the Electrical Regulations

The language used in this article and in the ~~National~~ California Electrical Code, 1993 Edition, which is made a part of this article by reference, is intended to convey the common and accepted meaning familiar to the electrical industry.

The Building Official, in accordance with Section 129.0104, is authorized to determine the intent and meaning of any provision of this article. The Building Official may utilize other codes, guides, or standards in making such determinations. These may include the National Fire and Life

Safety Codes, published by NFPA; Standards for Safety, published by Underwriters Laboratories, Inc. (UL); American National Standards, published by the American National Standards Institute (ANSI); Manufacturing Standards, published by the National Electrical Manufacturers Association (NEMA); National Electrical Safety Code, published by the Institute of Electrical and Electronic Engineers (IEEE); General Order 95 and 128, published by the California Public Utilities Commission; the Electrical Service Guide, published by San Diego Gas and Electric Company; the San Diego Area Electrical Newsletters, published by the San Diego Chapter of the International Conference of Building Officials; and other references that the Building Official may deem appropriate.

Determinations shall be made in writing and a record shall be kept that is open to the public.

SEC. 146.0104 Adoption of the 1998 California National Electrical Code

The National California Electrical Code, 1998³ Edition (1993-NEC), published by the National Fire Protection Association, California Building Standards Commission and as amended by the California Department of Housing and Community Development [HCD], the Division of the State Architect-Access Compliance [DSA/AC], the State Office of Statewide Planning and Development [OSHPD3], and the State Fire Marshal [SFM] (1998 California Electrical Code), and adopted by the State Buildings Standards Commission, is hereby adopted by reference and made a part of this article as if fully set forth, except as modified by otherwise provided in this article. The regulations so referenced are the standard for electrical installations regulated by this article. A copy of the National 1998 California Electrical Code, 1993 Edition, is on file in the office of the City Clerk as Document No. 76982237.

SEC. 146.0105 Portions of the National 1998 California Electrical Code Not Adopted

The following sections or sub-sections of the National 1998 California Electrical Code; ~~1993 Edition~~; are not adopted by the City of San Diego.

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

SEC. 146.0106 Sub-sections of the National 1998 California Electrical Code That Have Been Adopted with Modifications

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

SEC. 146.0202 Alterations, Additions, Relocations, and Conversions of Existing Wiring

(a) Additions, extensions, alterations, or removal of existing wiring installations shall be made in compliance with the provisions of this article.

(1) and (2) [No change.]

(3) Where the electrical system is upgraded at the owners initiative and the wall covering is not removed, the receptacle spacing requirements of ~~N.E.C. 210-52~~ the 1998 California Electrical Code, Article 210, section 52, need not apply.

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

SEC. 146.0204 Circuit Cards

A complete schedule of circuits, showing the number and arrangement of outlets on each circuit, shall be posted at the service equipment location prior to request for rough wiring inspection. Circuit cards furnished by the ~~Development Services~~ ~~Planning and Development Review~~ Department shall be used for this purpose. In lieu of a circuit card, an approved wiring plan may be used.

SEC. 146.0208 Use of Nonmetallic Cables

(a) [No change.]

- (b) This limitation does not apply to nonmetallic cables installed in accordance with Articles 725, 760, and 800 of the 1993 ~~California Electrical Code-NEC~~.

SEC. 147.0103 Adoption of the 1998 California Uniform Plumbing Code

Except as provided in Section 147.0104, the ~~1998 California Uniform Plumbing Code, 1994 Edition~~, published by the ~~California Building Standards Commission and as International Association of Plumbing and Mechanical Officials~~, amended by the California Department of Housing and Community Development [HUD], the Division of the State Architect-Access Compliance [DSA/AC], the State Office of Statewide Health Planning and Development [OSHPD3], and the State Fire Marshal [SFM] 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. ~~769823769838~~, is hereby adopted by reference.

SEC. 147.0104 Portions of the 1998 California Uniform Plumbing Code Not Adopted

The following portions of the ~~Uniform 1998 California Plumbing Code, 1994 Edition~~, are not adopted:

Chapter I - Administration
Chapter 4 Section 413.0 and Table 4-1
Chapter 13 Medical Gas Systems
Appendices C, E, F, H and K

SEC. 147.0105 Adoption of the Uniform 1998 California Mechanical Code

Except as provided in Section 147.0105, the ~~Uniform 1998 California Mechanical Code, 1994 Edition~~, published by the ~~International Association of Plumbing and Mechanical Officials California Building Standards Commission~~ and as amended by the California Department of Housing and Community Development [HUD], the Division of the State Architect-Access Compliance [DSA/AC], the State Office of Statewide Health Planning and Development

~~[OSHPD3], and the State Fire Marshal [SFM], 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. 769824769839, is hereby adopted by reference.~~

SEC. 147.0106 Portions of the Uniform 1998 California Mechanical Code Not Adopted

~~Chapters 1, 12, and 14 of the Uniform 1998 California Mechanical Code, 1994 Edition, isare not adopted.~~

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