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2/6/06

(O-2006-83)

ORDINANCE NUMBER O- 19462 (NEW SERIES)

ADOPTED ON FEB 09 2006

AN ORDINANCE AMENDING LAND DEVELOPMENT  
MANUAL VOLUME 1, CHAPTER 1- PROJECT SUBMITTAL  
REQUIREMENTS, SECTION 4 – DEVELOPMENT  
PERMITS/APPROVALS.

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

Section 1. That Volume 1, Chapter 1 – Project Submittal Requirements, Section 4 –  
Development Permits/Approval, of the Land Development Manual is amended by adding the  
following:

- (a) Building Conditions Report for Condominium Conversions- The following shall be submitted in accordance with the requirements of Section 144.0503(b).
  - (1) An evaluation of the building for compliance with current health and safety standards and current editions of City adopted construction codes for the existing building foundation and walls, roofs, electrical systems, plumbing systems, mechanical systems, paved areas, and storm water drainage facilities;
  - (2) The existing condition of and current development requirement for recreational facilities and parking;
  - (3) A discussion of the actions taken to assure that plumbing, heating, electrical, and roofing systems are operating safely and efficiently;

- (4) A discussion detailing the level of compliance with energy efficiency standards applicable to heating and cooling appliances and the building envelope surrounding each dwelling unit and common occupied areas;
- (5) Scaled elevations that identify all proposed structural and cosmetic improvements of all building facades;
- (6) A property facilities analysis that identifies the integral components of the building such as roofs, water heating systems, cooling and heating mechanical systems, and floor coatings protecting exterior wood flooring structures that are determined to have a remaining life of five years or less.
- (7) A description of the building's current and proposed level of compliance with the accessibility standards in the prevailing edition of the California Building Code for disabled persons; and
- (8) A list of improvements intended to be made to the premises.

Section 2. 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 3. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: MICHAEL J. AGLIRRE, City Attorney

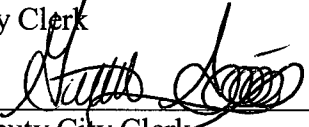
By

  
David Miller  
Deputy City Attorney

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Or.Dept:DSD  
O-2006-93  
MMS#2474

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at its meeting of FEB 06 2006.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: Feb 09, 06  
(Date)

  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(Date)

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JERRY SANDERS, Mayor

DM:cfq  
01/12/06  
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