

ORDINANCE NUMBER O- 20624 (NEW SERIES)

DATE OF FINAL PASSAGE APR 06 2016

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 5, ARTICLE 9.5 OF THE SAN DIEGO MUNICIPAL CODE BY REPEALING DIVISION 7 AND SECTION 59.5.0701; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 1 BY AMENDING SECTIONS 129.0111 AND 129.0113; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 2 BY AMENDING SECTIONS 129.0203 AND 129.0205; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 3 BY AMENDING SECTIONS 129.0303 AND 129.0310, REPEALING SECTIONS 129.0311, 129.0312, AND 129.0313; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 4 BY AMENDING SECTIONS 129.0403, 129.0404, 129.0407, 129.0411, AND 129.0416, AND REPEALING SECTIONS 129.0412, 129.0413, AND 129.0414; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 5 BY AMENDING SECTION 129.0503; AMENDING CHAPTER 12, ARTICLE 9 BY ADDING NEW DIVISION 9, - SECTIONS 129.0901, 129.0902, 129.0903, 129.0904, 129.0905, 129.0906, 129.0907, 129.0908, AND 129.0909; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 12 BY AMENDING SECTION 142.1210; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 1 BY AMENDING SECTIONS 145.0101, 145.0103, 145.0104, 145.0105, 145.0106, 145.0107, AND 145.0108; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 2 AND SECTIONS 145.0201 AND 145.0202; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 3 AND SECTION 145.0301; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 4 AND SECTION 145.0401 AND REPEALING SECTION 145.0419; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 5 AND SECTION 145.0501; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 6 AND SECTION 145.0601; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 7 AND SECTIONS 145.0701, 145.0702, 145.0703, 145.0705 AND 145.0706, AND ADDING NEW SECTION 145.0717; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 8 AND SECTION 145.0801; AMENDING

CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 9 AND SECTION 145.0901; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 10 AND SECTION 145.1001, AND REPEALING SECTION 145.1017; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 11 AND SECTION 145.1101; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 12 AND SECTIONS 145.1201 AND 145.1203, AND ADDING NEW SECTION 145.1207; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 13 AND SECTION 145.1301; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 14 AND SECTION 145.1401; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 15 AND SECTIONS 145.1501, 145.1505, 145.1507, AND 145.1510; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 16 AND SECTION 145.1601, ADDING NEW SECTIONS 145.1607 AND 145.1612, AND REPEALING SECTION 145.1613; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 17 AND SECTIONS 145.1701 AND 145.1705; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 18 AND SECTIONS 145.1801 AND 145.1803; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 19 AND SECTION 145.1901, AND REPEALING SECTION 145.1908; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 20 AND SECTION 145.2001; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 21 AND SECTION 145.2101; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 22 AND SECTION 145.2201; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 23 AND SECTION 145.2301; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 24 AND SECTION 145.2401; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 25 AND SECTION 145.2501; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 26 AND SECTION 145.2601; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 27 AND SECTION 145.2701; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 28 AND SECTION 145.2801; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 29 AND SECTION

145.2901; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 30 AND SECTION 145.3001; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 31 AND SECTIONS 145.3101 AND 145.3109; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 32 AND SECTIONS 145.3201 AND 145.3203; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 33 AND SECTIONS 145.3301 AND 145.3303; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 34 AND SECTION 145.3401; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 35 AND SECTION 145.3501; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 36 AND SECTION 145.3601; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 37 BY AMENDING SECTIONS 145.3704, 145.3705, 145.3706, 145.3707, 145.3708, 145.3709, 145.3710, 145.3711, 145.3712, 145.3715, 145.3724 AND 145.3725; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 1 BY AMENDING SECTIONS 146.0103, 146.0104, AND 146.0105; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 2 BY AMENDING SECTION 146.0202; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 1 BY AMENDING SECTIONS 147.0103, 147.0104, 147.0105, 147.0106, AND 147.0107, AND ADDING NEW SECTION 147.0108; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 2 BY AMENDING SECTIONS 147.0206 AND 147.0212, AND ADDING NEW SECTION 147.0213; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 3 BY AMENDING SECTIONS 147.0303 AND 147.0305; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 1 BY AMENDING SECTIONS 148.0103, 148.0104, AND 148.0106, ADDING NEW SECTION 148.0108, AND REPEALING SECTION 148.0105; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 2 BY AMENDING SECTION 148.0201 AND ADDING NEW SECTION 148.0204; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 1 BY AMENDING SECTIONS 149.0101, 149.0103, 149.0104, 149.0105, 149.0106, 149.0107, AND 149.0108; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 2 BY AMENDING SECTIONS 149.0201 AND 149.0202 AND REPEALING SECTION 149.0203; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 3 BY AMENDING SECTIONS 149.0301 AND 149.0327, ADDING NEW SECTIONS 149.0302 AND 149.0322, REPEALING SECTION 149.0317, AND RENUMBERING SECTIONS 149.0330 TO 149.0335; 149.0331 TO 149.0332; 149.0332 TO 149.0333; AND 149.0333 TO 149.0334;

AMENDING CHAPTER 14, ARTICLE 9, DIVISION 6 BY AMENDING SECTION 149.0601 AND REPEALING SECTION 149.0602; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 8 BY AMENDING SECTION 149.0801 AND REPEALING SECTION 149.0806; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 9 BY AMENDING SECTIONS 149.0901 AND 149.0902; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 1 BY AMENDING SECTIONS 1410.0103, 1410.0104, 1410.0105, 1410.0106, 1410.0107, AND 1410.0108; AMENDING CHAPTER 14, ARTICLE 10 BY AMENDING THE TITLE OF DIVISION 4 AND ADDING NEW SECTION 1410.0403; AND AMENDING CHAPTER 14, ARTICLE 10 BY AMENDING THE TITLE OF DIVISION 5 AND SECTIONS 1410.0501, 1410.0505, AND 1410.0510, ALL RELATING TO THE ADOPTION AND LOCAL AMENDMENT OF THE 2013 CALIFORNIA STATE BUILDING, RESIDENTIAL BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, AND GREEN BUILDING CODES.

WHEREAS, the California Building Standards Code, 2013 Edition, was published by the California Building Standards Commission, and amended by the State Department of Housing and Community Development, the Division of the State Architect/Access Compliance, the State Office of Statewide Health Planning and Development, and the State Fire Marshal; and

WHEREAS, California Health and Safety Code section 17958 provides that the governing body of every city or county shall adopt ordinances or regulations imposing the same requirements as those contained in the California Building Standards Code; and

WHEREAS, California Health and Safety Code sections 17958.5 and 17958.7 provide that a city or county may make such changes or modifications to the requirements contained in the California Building Standards Code as it determines are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City of San Diego Board of Building Appeals and Advisors has recommended changes or modifications in the requirements of the California Building Standards

Code which are reasonably necessary because of local climatic, geological or topographical conditions; NOW, THEREFORE,

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

Section 1. That it finds and declares, in accordance with California Health and Safety Code section 17958.5, that the recommended amendments, additions, and deletions incorporate changes and modifications that are reasonably necessary because of the following local climatic, geological or topographical conditions:

A. Climatic Conditions

Each year, the City of San Diego experiences periods of high temperatures, accompanied by low humidity and high winds. Years of drought in the City's semi-arid natural environment have increased the combustibility of vegetation. These conditions create an environment in which the Fire Department commits large numbers of firefighting resources to control and extinguish wildland fires. The City experienced major wildfires in 2003 and 2007. Limited firefighting resources may have great difficulty controlling fires in structures.

Additionally, the City has several micro-climate zones, including coastal areas where ambient humidity results in corroded piping and other building components.

B. Geological Conditions

The City of San Diego is situated near three major earthquake faults, each capable of generating quakes with magnitude of 7.0 or greater on the Richter scale: the Elsinore Fault, northeast of the City; the Rose Canyon Fault, which extends from La Jolla Cove through Rose Canyon and into downtown San Diego; and the Coronado Banks Fault, which extends in a northwest/southeast direction just off the coast under the Pacific

Ocean. The most severe threat from earthquakes is damage to and collapse of buildings and other structures due to ground movement. Earthquakes can also cause fires by damaging gas and power lines, and can make firefighting difficult or impossible by breaking water mains and damaging sprinkler systems.

The City of San Diego includes the Acquist Priolo Special Fault Study Zone and the Rose Canyon fault area, both with high mapped seismic accelerations that impact construction of high rise buildings.

C. Topographical Conditions

The City of San Diego has over 900 linear miles of wildland urban interface, where backyards of homes meet the natural vegetation, including coastal sage scrub and chaparral. Access to this natural vegetation for purposes of firefighting is made difficult by topographical features of the City that include hills, mountains and canyons. These topographical features create significant difficulties for emergency personnel attempting to extinguish fires in these areas.

Because of the prevalence of canyons, preserved open space, the Pacific Ocean, and an international border, the City of San Diego has constrained buildable space that requires vertical construction.

Section 2. That Chapter 5, Article 9.5 of the San Diego Municipal Code is amended by repealing Division 7 and section 59.5.0701.

Section 3. That Chapter 12, Article 9, Division 1 of the San Diego Municipal Code is amended by amending sections 129.0111 and 129.0113, to read as follows:

**§129.0111 General Rules for Construction Permit Inspections**

All work for which Building Permits, Electrical Permits, Plumbing Permits,

Demolition/Removal Permits, Fire Permits and Mechanical Permits are issued shall be subject to inspection by the Building Official. The Building Official is authorized to inspect, or cause to be inspected, the work prior to and subsequent to the issuance of the applicable permit or permits. Inspections shall be performed in accordance with the inspection procedures established by the Building Official, except as may be exempted by the Land Development Code.

(a) through (g) [No change in text.]

**§129.0113 When a Certificate of Occupancy Is Required**

(a) [No change in text.]

(b) Changes in the use or occupancy of a *structure* or portion of a *structure* shall not be made except as specified in California Building Code Section 3408.

Section 4. That Chapter 12, Article 9, Division 2 of the San Diego Municipal Code is amended by amending sections 129.0203 and 129.0205, to read as follows:

**§129.0203 Exemptions from a Building Permit**

(a) A Building Permit is not required for the following *structures* and activities.

(1) [No change in text.]

(2) *Fences* that are 6 feet in height or less, and not supporting any other super-imposed loads.

(3) [No change in text.]

(4) Non-fixed and movable fixtures; cases, racks, counters and partitions not over 5 feet 9 inches in height.

(5) through (25) [No change in text.]

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

**§129.0205 Deferred Submittals of Required Building Permit Application Materials**

Before issuing a Building Permit, the Building Official may allow deferral of submittal documents relating to a specific portion of the design.

- (a) The Building Official shall specify a maximum time period for submittal of the deferred documents. The Building Permit for the non-deferred portions may be issued and construction may start on the non-deferred portions of the work, before the deferred submittals are submitted.
- (b) The registered and responsible design professional shall list the deferred submittals on the construction documents for review by the Building Official.
- (c) The registered and responsible design professional shall review the deferred submittal documents and submit them to the Building Official, with annotation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building.
- (d) The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official.

Section 5. That Chapter 12, Article 9, Division 3 of the San Diego Municipal Code is amended by amending sections 129.0303 and 129.0310, and repealing sections 129.0311, 129.0312, and 129.0313, to read as follows:



**§129.0303 Exemptions from an Electrical Permit**

- (a) through (f) [No change in text.]
- (g) Exemption from the permit requirements of the Electrical Regulations does not authorize any work to be done in any manner in violation of the provisions of the Electrical Regulations or any other applicable local or state regulations.

**§129.0310 Electrical Permit Expiration**

- (a) An Electrical Permit shall expire if substantial work authorized by the permit has not been completed and validated by an inspection within 180 calendar days of the date of permit issuance.
- (b) An Electrical Permit shall expire if, after initial utilization of a permit pursuant to Section 129.0310(a), work authorized by the permit is suspended or the *structure* is abandoned for a continuous period of 180 calendar days.
- (c) An Electrical Permit shall expire 2 years after the date of permit issuance if the work authorized by the Electrical Permit has not received final inspection approval by the permit expiration date.
- (d) If the work authorized by the Electrical Permit has not received final inspection approval by the permit expiration date, all work shall stop until a new permit is issued.
- (e) Any Electrical Permit associated with a Building Permit shall expire concurrently with the Building Permit.

- (f) An expired Electrical Permit may be extended by the Building Official concurrently with the extension of a Building Permit.
- (g) A new Electrical Permit is required to finish any work that was not finished because of the expiration of the permit; however, unfinished work may be removed without a permit.

Section 6. That Chapter 12, Article 9, Division 4 of the San Diego Municipal Code is amended by amending sections 129.0403, 129.0404, 129.0407, 129.0411, and 149.0416, and repealing sections 129.0412, 129.0413, and 129.0414, to read as follows:

**§129.0403 Exemptions from a Plumbing Permit for Plumbing Work**

- (a) A Plumbing Permit is not required for the following plumbing work:
  - (1) stopping of leaks in drains, soil, waste, or vent pipe; however, this exemption does not apply for the replacement of any drain pipe, soil, waste, or vent pipe with new material in any part as part of the repair;
  - (2) clearing of stoppages, or the repair of leaks in soil, waste, or vent pipes, valves, fixtures, or replacement of exposed traps in existing plumbing systems serving lavatories, sinks, laundry trays, or similar fixtures;
  - (3) replacement in kind of plumbing fixtures, unless the installation requires an alteration or replacement of drainage, waste, vent, or water supply piping.
- (b) Exemption from the permit requirements of the Plumbing Regulations does not authorize any work to be done in any manner

in violation of the provisions of the Plumbing Regulations or any other applicable local or state regulations.

**§129.0404 Exemptions from a Mechanical Permit for Heating, Ventilation, Air Conditioning, and Refrigeration Work**

- (a) A Mechanical Permit is not required for the following heating, ventilation, air conditioning, or refrigeration repair work:
- (1) repairing heating, ventilation, air conditioning, or refrigeration equipment, provided the work does not require removal of the equipment from its installed position or the replacement of faulty controls, valves, driers, or filters in the system;
  - (2) installing temperature controls, repairing leaks, or recharging refrigeration compressors or systems;
  - (3) servicing, or repairing ice machines;
  - (4) installing self-contained refrigerators or freezers;
  - (5) installing a portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler;
  - (6) replacement of piping in a closed system of steam, hot, or chilled water piping within heating or cooling equipment;
  - (7) replacement of any component part of assembly of an appliance that does not alter its original approval; or
  - (8) installing or servicing refrigerating equipment that is a part of equipment for which a permit has previously been approved.

- (b) Exemption from the permit requirements of the Mechanical Regulations does not authorize any work to be done in any manner in violation of the provisions of the Mechanical Regulations or any other applicable local or state regulations.

**§129.0407 How to Apply for a Plumbing/Mechanical Permit**

- (a) An application for a Plumbing/Mechanical Permit shall be submitted in accordance with Sections 112.0102 and 129.0105. All submitted plans shall be signed as required by Chapter 7 of the California Business and Professions Code.
- (b) [No change in text.]
- (c) Submittal documents including plans, specifications, and schedules may be necessary to determine whether the installation as described will be in compliance with the requirements of the Plumbing and Mechanical Regulations. Plumbing/Mechanical plans are not required when the Building Official determines that the scope of work and compliance with the applicable provisions of Title 24 of the California Code of Regulations can be verified through an inspection.
- (d) When plans are required, they shall be sufficiently complete to demonstrate compliance with the Plumbing and Mechanical Regulations or other applicable local or state regulations.
- (e) [No change in text.]

- (f) All pertinent changes in mechanical plans submitted for plan check that are made before a Building Permit is issued must be indicated by appropriate revision marks and the date of revision.
- (g) [No change in text.]

**§129.0411 Plumbing/Mechanical Permit Expiration**

- (a) A Plumbing/Mechanical Permit shall expire if the work authorized by the Plumbing/Mechanical Permit has not begun within 180 calendar days of the date of permit issuance.
- (b) A Plumbing/Mechanical Permit shall expire if, after initial utilization of a permit pursuant to Section 129.0411(a), work authorized by the Plumbing/Mechanical Permit is suspended or the *structure* is abandoned for a continuous period of 180 calendar days.
- (c) A Plumbing/Mechanical Permit shall expire 2 years after the date of permit issuance if the work authorized by the Plumbing/Mechanical Permit has not received final inspection approval by the permit expiration date.
- (d) If the work authorized by the Plumbing/Mechanical Permit has not received final inspection approval by the permit expiration date, all work shall stop until a new permit is issued.
- (e) Any Plumbing/Mechanical Permit associated with a Building Permit shall expire concurrently with the Building Permit.

- (f) An expired Plumbing/Mechanical Permit may be extended by the Building Official concurrently with the extension of a Building Permit.

**§129.0416 Notification of Incomplete Installations**

- (a) If any person to whom a Plumbing/Mechanical Permit has been issued abandons an installation, the *permit holder*, owner, or owner's authorized representative shall notify the Building Official in writing. The notice shall be given within 2 calendar days of the date on which work was discontinued and shall include a request for inspection of the work installed. Upon receipt of this notification by the Building Official, the Plumbing/Mechanical Permit shall expire.
- (b) No person shall resume work on any incomplete installation until the installation has been released by the Building Official and a new Plumbing/Mechanical Permit has been obtained. A copy of the notice shall accompany the application for the new permit.

Section 7. That Chapter 12, Article 9, Division 5 of the San Diego Municipal Code is amended by amending section 129.0503, to read as follows:

**§129.0503 Exemptions from a Demolition/Removal Permit**

- (a) A Demolition/Removal Permit is not required to demolish or remove any *structure* that is exempt from a Building Permit in accordance with Section 129.0203.
- (b) A Demolition/Removal Permit is not required to demolish the following:
  - (1) A one-story frame *structure* that is 500 square feet or less in area, and not served by a sewer, electrical, or gas system, unless the *structure*

has been determined to be a contributing element to a designated  
*historical structure* or site;

(2) through (3) [No change in text.]

(c) [No change in text.]

Section 8. That Chapter 12, Article 9 of the San Diego Municipal Code is amended by adding Division 9, and adding sections 129.0901, 129.0902, 129.0903, 129.0904, 129.0905, 129.0906, 129.0907, 129.0908, and 129.0909, to read as follows:

**Division 9: Fire Permit Procedures**

**§129.0901 Purpose of Fire Permit Procedures**

The purpose of these procedures is to establish the process for the review and approval of Fire Permit applications for compliance with the minimum standards necessary to safeguard public health, safety, and welfare.

**§129.0902 When a Fire Permit Is Required**

- (a) No fire suppression systems, fire alarm system, or component of such systems, shall be installed within any *structure* or *premises* nor shall any alteration, addition, or replacement be made in any such existing fire suppression or fire alarm system unless a Fire Permit has been obtained for the work.
- (b) A Fire Permit is not required for the maintenance of fire suppression and fire alarm systems pursuant to Chapter 9 in the California Fire Code.

**§129.0903 General Rules for Fire Permits**

- (a) Permits for fire suppression piping or other materials in and across a *public right-of-way* may be issued only after right-of-way approval has been granted for the installation by the City Engineer.
- (b) The Building Official may allow deferral of Fire Permit applications, as well as associated plans and documents necessary for approval of a fire suppression or fire alarm system, in accordance with Section 129.0205 of the Land Development Code.

**§129.0904 Qualifications for Obtaining a Fire Permit**

A Fire Permit may be issued only to a person, firm, or corporation that holds a valid California State Contractor's License that permits fire protection system installations such as fire alarm and fire suppression systems.

**§129.0905 How to Apply for a Fire Permit**

- (a) An application for a Fire Permit shall be submitted in accordance with Sections 112.0102 and 129.0105.
- (b) Every application shall include the following:
  - (1) The location of the work proposed to be installed; and
  - (2) The amount and kind of work proposed.
- (c) Submittal documents including plans, specifications, diagrams and computations, inspection requirements, and other data may be required, in accordance with the requirements of the Land Development Manual.
- (d) A Fire Permit may only be issued for the work proposed to be installed as described in the permit application and no deviation from the work



proposed to be installed shall be made without the written approval of the Building Official.

- (e) All submitted plans shall be signed as required by Chapter 7 of the California Business and Professions Code.

**§129.0906 Decision Process for a Fire Permit**

A decision on an application for a Fire Permit shall be made by the Building Official in accordance with Process One. The Fire Permit shall be approved if the Building Official determines that the work described in the permit application and the accompanying plans complies with the requirements of the Building Regulations and the appropriate standards referenced in the California Building Code, other applicable laws and ordinances, and any applicable *development permit*.

**§129.0907 Issuance of a Fire Permit**

- (a) A Fire Permit may be issued after all approvals have been obtained and the required fees have been paid.
- (b) A Fire Permit shall not be issued until a Building Permit has been issued.

**§129.0908 Fire Permit Expiration**

- (a) A Fire Permit shall expire if substantial work authorized by the permit has not been completed and validated by an inspection within 180 calendar days of the date of permit issuance.
- (b) A Fire Permit shall expire if, after initial utilization of a permit pursuant to Section 129.0908(a), work authorized by the permit is suspended or the *structure* is abandoned for a continuous period of 180 calendar days.

- (c) A Fire Permit shall expire 2 years after the date of permit issuance if the work authorized by the permit has not received final inspection approval by the permit expiration date.
- (d) If the work authorized by the Fire Permit has not received final inspection approval by the permit expiration date, all work shall stop until a new permit is issued.
- (e) Any Fire Permit associated with a Building Permit shall expire concurrently with the Building Permit.
- (f) An expired Fire Permit may be extended by the Building Official concurrently with the extension of a Building Permit.

**§129.0909 Required Inspections for a Fire Permit**

All construction work and equipment authorized by a Fire Permit shall be inspected by the Building Official in accordance with Section 129.0111.

Section 9. That Chapter 14, Article 2, Division 12 of the San Diego Municipal Code is amended by amending section 142.1210, to read as follows:

**§142.1210 General Sign Regulations**

This section is divided into subsections for copy regulations, locational regulations, structural regulations, and *sign* maintenance regulations.

- (a) through (b) [No change in text.]
- (c) Structural Regulations
  - (1) *Signs* and *sign-supporting structures* shall be listed by a recognized testing laboratory and constructed in compliance with the requirements of the Building Regulations and the Electrical

Regulations as adopted by the City of San Diego. Exposed-tube neon *signs* shall be constructed and installed in compliance with the Electrical Regulations as adopted by the City of San Diego.

(2) through (3) [No change in text.]

(4) When installed on the exterior walls of high-rise buildings as defined in Chapter 4 of the California Building Code, exterior wall signs greater than 100 square feet in area or greater than 10 feet in either dimension shall comply with Section 705.12 of the 2013 California Building Code and Section 705.1 of the California Fire Code.

(d) [No change in text.]

Section 10. That Chapter 14, Article 5, Division 1 of the San Diego Municipal Code is amended by amending sections 145.0101, 145.0103, 145.0104, 145.0105, 145.0106, 145.0107, and 145.0108, to read as follows:

**§145.0101 Purpose of the Building Regulations**

(a) The purpose of the Building Regulations is to establish minimum standards to safeguard health and safety, property and public welfare and to satisfy the purpose of the 2013 California Building Code as provided in Section 1.1.2 of the 2013 California Building Code.

(b) [No change in text.]

**§145.0103 Adoption of the California Building Code**

(a) The 2013 California Building Code, published and amended by the California Building Standards Commission (BSC), as amended by the

State Department of Housing and Community Development (HCD 1, HCD 1/AC); the Division of the State Architect/Access and Compliance (DSA/AC); the State Office of Statewide Health Planning and Development (OSHPD3); and the State Fire Marshal (SFM) is adopted by reference, except as otherwise provided in Chapter 14, Article 5 of the Land Development Code, Divisions 2 through 36. A copy of the 2013 California Building Code is on file in the office of the City Clerk as Document No. OO- 20624 - 1.

- (b) When reference is made to the California Building Code, it shall be the 2013 California Building Code, California Code of Regulations Title 24, Part 2, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the 2013 California Building Code is made a part of Chapter 14, Article 5 as if fully set forth in the article except as otherwise provided in Divisions 2 through 36.
- (d) Numbering of Sections in Divisions 2 through 36 of this Article is cross-referenced to Sections in the 2013 California Building Code.
- (e) The adoption of the 2013 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.
- (f) [No change in text.]

**§145.0104 Portions of the California Building Code Not Adopted by the City of San Diego**

The following portions of the 2013 California Building Code are not adopted by the City of San Diego:

- (a) [No change in text.]
- (b) Chapter 15, Roof Assemblies and Roof Structures, Section 1510.4.
- (c) [No change in text.]

**§145.0105 Modifications to the California Building Code Adopted by the City of San Diego**

The following Sections or Subsections of the 2013 California Building Code are modified by the City of San Diego:

- (a) Chapter 7, Ducts and Air Transfer Openings, Section 717.5.3 Exception 5.
- (b) Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, Section 705A.4, Roof Gutters.
- (c) Chapter 15, Roofing and Roof Structures, Section 1505.1 General, Section 1505 Fire Classification, Section 1507.8 Wood Shingles, Section 1507.9 Wood Shakes, and Section 1510.1 General.
- (d) Chapter 12, Interior Environment, Section 1203.2, Sound Transmission, Section 1207.
- (e) Chapter 16, Structural Design, Section 1607.7.2, Fire Truck and Emergency Vehicles; Establishment of Flood Hazard Areas, Section 1612.3.
- (f) Chapter 18, Soils and Foundations, Section 1803.2, 1803.5 and 1803.6.
- (g) Chapter 19, Concrete, Section 1908.1.9.

(h) Appendix J, Grading, Section J104.4.

**§145.0106 Additions to the California Building Code Adopted by the City of San Diego**

The following Sections and Subsections are added to the 2013 California Building Code by the City of San Diego:

- (a) Chapter 2, Definitions, Section 202 Live/Work Dwelling.
- (b) Chapter 7, Ducts and Air Transfer Openings, Section 717.5.3 Exception 5.
- (c) Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, Sections 710A.3, 701A.6, 702A, 705A.4, 705A.4.1, 703A.6.1, 703A.6.2, 706A.4, 708A.2.2.1, 711A.1 and 711A.2.
- (d) Chapter 12, Interior Environment, Section 1203.2.2; Sound Transmission, Section 1207.5.
- (e) Chapter 15, Roofing and Roof Structures, Subsections 1505.1.5 and 1505.1.6, Sections 1507.16 and Subsections 1510.1.1 through 1510.1.5.
- (f) Chapter 16, Structural Design, Section 1607.2, Fire Trucks and Emergency Vehicle Live Load and 1612.3, Flood Loads.
- (g) Chapter 17, Structural Tests and Special Inspections, Section 1705.5.
- (h) Chapter 18, Soils and Foundations, Section 1803 Geotechnical Investigations, Subsections 1803.2.1, 1803.2.2, 1803.2.3, 1803.2 exceptions 2 through 4; 1803.5.11.1, 1803.5.11.2, 1803.5.13, 1803.5.13.1, 1803.5.13.2 and Table 145.1803.
- (i) Chapter 31, Special Construction, Section 3109 Swimming Pool Enclosures and Safety Devices, Subsections 3109.1.1, 3109.1.2, and 3109.4.1.10.

- (j) Chapter 32, Encroachments into the Public Right-of-Way, Section 3203 Entrance Canopies, Subsections 3203.1 through 3203.6.
- (k) Chapter 33, Safeguards During Construction, Section 3303.7, Demolition and Removal Regulations.
- (l) Chapter 37, Archaic Materials and Methods of Construction.

**§145.0107 Adoption of Appendices to the California Building Code**

The following Appendix Chapters of the 2013 California Building Code are adopted by the City of San Diego:

- (a) Appendix chapters specifically amended by a State agency listed in Section 145.0103 and identified in the adoption matrices of the 2013 California Building Code.
- (b) Appendix Chapter C, Group “U” Agricultural Buildings.
- (c) Appendix Chapter I, Patio Covers.
- (d) Appendix Chapter J, Grading.
- (e) Appendix L, Earthquake Recording Instrumentation excluding amendments by OSHPD.

**§145.0108 Adoption of California Building Code Chapter 1, “Scope and Administration”**

Chapter 1, Division I of the 2013 California Building Code “Scope and Administration,” is adopted pursuant to Section 145.0103 of the Land Development Code without change.

Section 11. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 2 and sections 145.0201 and 145.0202, to read as follows:

**Division 2: Additions and Modifications to Chapter 2 of the  
California Building Code**

**§145.0201 Local Modifications and Additions to Chapter 2 Definitions of the  
California Building Code**

Chapter 2 of the 2013 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.

**§145.0202 Other Definitions**

- (a) Definitions in Chapter 11, Article 3, Division 1 of the Land Development Code do not apply to Chapter 14, Article 5, Divisions 3 through 36 of the Land Development Code where they conflict with the definitions contained in the California Building Code.
- (b) Italicized text shall have the definitions set forth in Section 113.0103 of the Land Development Code, and all other text shall have the definitions set forth in the California Building Code.
- (c) Section 202 of the California Building Code is adopted with the addition of the definition of Live/work unit. A Live/work unit means a dwelling unit in which a portion is used for other than living purposes subject to the limitations set forth in Section 419 “live/work units” in the California Building Code. Live/work unit shall not mean live/work quarters as defined and regulated in Section 141.0311 of the Land Development Code.

Section 12. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 3 and section 145.0301, to read as follows:



**Division 3: Additions and Modifications to Chapter 3 of the  
California Building Code**

**§145.0301 Local Modifications and Additions to Chapter 3 “Use and Occupancy  
Classification” of the California Building Code**

Chapter 3 of the 2013 California Building Code is adopted by reference without  
change pursuant to Section 145.0103 of the Land Development Code.

Section 13. That Chapter 14, Article 5 of the San Diego Municipal Code is amended  
by amending the title of Division 4 and section 145.0401, and repealing section 145.0419, to  
read as follows:

**Division 4: Additions and Modifications to Chapter 4 of the  
California Building Code**

**§145.0401 Local Modifications and Additions to Chapter 4 “Special Detailed  
Requirements Based on Use and Occupancy” of the California Building  
Code**

Chapter 4 of the 2013 California Building Code is adopted by reference without  
change pursuant to Section 145.0103 of the Land Development Code.

Section 14. That Chapter 14, Article 5 of the San Diego Municipal Code is amended  
by amending the title of Division 5 and section 145.0501, to read as follows:

**Division 5: Additions and Modifications to Chapter 5 of the  
California Building Code**

**§145.0501 Local Modifications and Additions to Chapter 5 “General Building Heights  
and Areas” of the California Building Code**

Chapter 5 of the 2013 California Building Code is adopted by reference without  
change pursuant to Section 145.0103 of the Land Development Code.

Section 15. That Chapter 14, Article 5 of the San Diego Municipal Code is amended  
by amending the title of Division 6 and section 145.0601, to read as follows:

**Division 6: Additions and Modifications to Chapter 6 of the  
California Building Code**

**§145.0601 Local Modifications and Additions to Chapter 6 “Types of Construction” of  
the California Building Code**

Chapter 6 of the 2013 California Building Code is adopted by reference without  
change pursuant to Section 145.0103 of the Land Development Code.

Section 16. That Chapter 14, Article 5 of the San Diego Municipal Code is amended  
by amending the title of Division 7 and sections 145.0701, 145.0702, 145.0703, 145.0705 and  
145.0706, and adding new section 145.0717, to read as follows:

**Division 7: Additions and Modifications to Chapter 7 of the  
California Building Code**

**§145.0701 Local Modifications and Additions to Chapter 7 “Fire-Resistance Rated  
Construction” of the California Building Code**

(a) Chapter 7 of the 2013 California Building Code is adopted by reference  
with modifications pursuant to Section 145.0105 and additions pursuant to  
Section 145.0106 of the Land Development Code.

(b) Chapter 7A of the 2013 California Building Code is adopted by reference  
with modifications pursuant to Section 145.0105 and additions pursuant to  
Section 145.0106 of the Land Development Code.

**§145.0702 Local Additions and Modifications to Section 701A “Scope, Purpose, and  
Application” of the California Building Code**

[No change in text.]

**§145.0703 Local Additions and Modifications to Section 702A “Definitions” and Section  
703A “Standards of Quality” of the California Building Code**

(a) Section 702A “Definitions” is adopted by reference with modifications  
pursuant to Section 145.0105 of the Land Development Code as follows:

(1) [No change in text.]

(2) Local Agency Very High Fire Hazard Severity Zone shall mean the Very High Fire Hazard Severity Zones as designated on the “Very High Fire Hazard Severity Zone Map – Local Responsibility Areas” adopted pursuant to Section 55.9401 of the San Diego Municipal Code.

(b) [No change in text.]

**§145.0705 Local Additions and Modifications to Section 705A “Roofing” of the California Building Code**

[No change in text.]

**§145.0706 Local Additions and Modifications to Section 706A “Vents” of the California Building Code**

[No change in text.]

**§145.0717 Local Additions and Modifications to Section 717 “Ducts and Air Transfer Openings” of the California Building Code**

Section 717.5.3 Shaft Enclosures, exception 5, is adopted with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code, as follows: Exception 5. Fire dampers and combination fire/smoke dampers are not required in kitchen and clothes dryer exhaust systems when installed in accordance with the Mechanical Regulations of the Land Development Code.

Section 17. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 8 and section 145.0801, to read as follows:

**Division 8: Additions and Modifications to Chapter 8 of the  
California Building Code**

**§145.0801 Local Modifications and Additions to Chapter 8 “Interior Finishes” of the  
California Building Code**

Chapter 8 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 18. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 9 and section 145.0901, to read as follows:

**Division 9: Additions and Modifications to Chapter 9 of the  
California Building Code**

**§145.0901 Local Modifications and Additions to Chapter 9 “Fire Protection  
Systems” of the California Building Code**

Chapter 9 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 19. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 10 and section 145.1001, and repealing section 145.1017, to read as follows:

**Division 10: Additions and Modifications to Chapter 10 of the  
California Building Code**

**§145.1001 Local Modifications and Additions to Chapter 10 “Means of Egress” of  
the California Building Code**

Chapter 10 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 20. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 11 and section 145.1101, to read as follows:

**Division 11: Additions and Modifications to Chapter 11 of the  
California Building Code**

**§145.1101 Local Modifications and Additions to Chapter 11 “Accessibility” of the  
California Building Code**

Chapters 11A and 11B of the 2013 California Building Code are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 21. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 12 and sections 145.1201 and 145.1203, and adding new section 145.1207, to read as follows:

**Division 12: Additions and Modifications to Chapter 12 of the  
California Building Code**

**§145.1201 Local Modifications and Additions to Chapter 12 “Interior Environment” of  
the California Building Code**

Chapter 12 of the 2013 California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

**§145.1203 Local Modifications and Additions to Section 1203 “Ventilation” of the  
California Building Code**

- (a) Section 1203.2 of the California Building Code is adopted with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code. Section 1203.2 is modified by adding Section 1203.2.2.
- (b) 1203.2.2. Unvented Attics and Unvented Enclosed Rafter Assemblies. Unvented attic assemblies (spaces between the ceiling joists of the top story and the roof rafters) and unvented enclosed rafter assemblies (spaces

between ceilings that are applied directly to the underside of roof framing members/rafters and the structural roof sheathing at the top of the roof framing members/rafters) shall be permitted if all the following conditions are met:

- (1) The unvented attic space is completely contained within the building thermal envelope.
- (2) No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed rafter assembly.
- (3) Either Items A, B, or C of this Section 145.1203(b)(3) shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing. No insulation shall be required when roof tiles, wood shingles, wood shakes, or any other roofing system using batten and no continuous underlayment is installed. A continuous layer shall be considered to exist if sheathing, roofing paper or any continuous layer is used which has a perm rate of no more than one perm under the dry cup method.
  - (A) Air-impermeable insulation only. Insulation shall be applied in direct contact with the underside of the structural roof sheathing.
  - (B) Air-permeable insulation only. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation with an R-value

of R-4 shall be installed directly above the structural roof sheathing for condensation control.

- (C) Air-impermeable and air-permeable insulation. The air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
- (D) Where performed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

**§145.1207 Local Additions and Modifications to Section 1207 “Sound Transmission” of the California Building Code**

- (a) Section 1207 of the California Building Code is adopted with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code. Section 1207 is modified by adding Section 1207.5.
- (b) Section 1207.5. Additional Noise Regulations. For additional noise regulations limiting the intrusion of exterior noise into buildings based on land use standards, see Chapter 13, Article 2, Division 15 of the Land Development Code. For additional noise regulations limiting the intrusion of exterior noise into non-residential buildings, see Section 5.507 of the California Green Building Standards Code.

Section 22. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 13 and section 145.1301, to read as follows:

**Division 13: Additions and Modifications to Chapter 13 of the California Building Code**

**§145.1301 Local Modifications and Additions to Chapter 13 “Energy Efficiency” of the California Building Code**

Chapter 13 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 23. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 14 and section 145.1401, to read as follows:

**Division 14: Additions and Modifications to Chapter 14 of the California Building Code**

**§145.1401 Local Modifications and Additions to Chapter 14 “Exterior Walls” of the California Building Code**

Chapter 14 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 24. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 15 and sections 145.1501, 145.1505, 145.1507 and 145.1510, to read as follows:

**Division 15: Additions and Modifications to Chapter 15 of the California Building Code**

**§145.1501 Local Modifications and Additions to Chapter 15 “Roof Assemblies and Roof Top Structures” of the California Building Code**

- (a) Chapter 15 of the 2013 California Building Code is adopted by reference with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.



(b) Sections 1501 through 1504 and Sections 1505, 1506, 1508 and 1509 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

(c) [No change in text.]

**§145.1505 Local Additions and Modifications to Section 1505 “Fire Classification” of the California Building Code**

(a) Section 1505.1 is adopted by reference and modified as follows pursuant to Section 145.0105 of the Land Development Code.

(1) [No change in text.]

(2) Skylights and sloped glazing that comply with Chapter 24 or Section 2610 of the California Building Code are exempt from compliance with Section 145.1505(a)(1).

(b) [No change in text.]

**§145.1507 Local Additions and Modifications to Section 1507 “Requirements for Roof Coverings” of the California Building Code**

[No change in text.]

**§145.1510 Local Additions and Modifications to Section 1510 “Reroofing” of the California Building Code**

(a) Section 1510.1 is modified pursuant to Section 145.0105 of the Land Development Code as follows: 1510.1 General. Materials and methods of application used for covering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the 2013 California Building Code as adopted and amended by the City of San Diego.

(b) [No change in text.]

(c) Sections 1510.1.3 through 1510.1.5 are added pursuant to Section 145.0106 of the Land Development Code:

- (1) [No change in text.]
- (2) 1510.1.4. Wood shakes and shingles are not permitted, except as provided in California Historical Building Code Section 8-408 and Land Development Code Section 145.1510(c)(1).
- (3) [No change in text.]

Section 25. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 16 and section 145.1601, adding new sections 145.1607 and 145.1612, and repealing section 145.1613, to read as follows:

**Division 16: Additions and Modifications to Chapter 16 of the  
California Building Code**

**§145.1601 Local Modifications and Additions to Chapter 16 “Structural Design” of the  
California Building Code**

Chapter 16 of the 2013 California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

**§145.1607 Local Modifications and Additions to Section 1607 “Live Loads” of the  
California Building Code**

- (a) Section 1607.7.2 is adopted by reference with modifications and additions pursuant to Section 145.0105 and Section 145.0106 of the Land Development Code.
- (b) 1607.7.2. Fire Truck and Emergency Vehicles. Where a *structure* or portions of a *structure* are accessed and loaded by fire department access

vehicles and other similar emergency vehicles, the *structure* shall be designed for the greater of the following loads:

- (1) The actual operational loads, including outrigger reactions and contact areas of the vehicles as stipulated and approved by the Building Official for driving surfaces in Section D102.1 in Appendix Chapter D of the California Fire Code; or
- (2) The live loading specified in Section 1607.7.1.

**§145.1612 Local Modifications and Additions to Section 1612 “Flood Loads” of the California Building Code**

Section 1612.3 is adopted by reference with modifications pursuant to Section 145.0105 of the Land Development Code:

- (a) 1612.3. Establishment of Special Flood Hazard Areas. Special Flood Hazard Areas within the City of San Diego are established in Section 143.0145 of the Land Development Code.
- (b) For additional regulations for construction in Special Flood Hazard Areas see Sections 143.0145 and 143.0146 of the Land Development Code.

Section 26. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 17 and sections 145.1701 and 145.1705, to read as follows:

**Division 17: Additions and Modifications to Chapter 17 of the California Building Code**

**§145.1701 Local Modifications and Additions to Chapter 17 “Structural Tests and Special Inspections” of the California Building Code**

- (a) Chapter 17 of the 2013 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.

(b) [No change in text.]

**§145.1705 Local Additions and Modifications to Section 1705 “Statement of Special Inspections” of the California Building Code**

(a) Section 1705.5 is added pursuant to Section 145.0106 of the Land Development Code.

(b) 1705.5. Where structural observation is required by Section 1710 of the California Building Code, the structural observation shall be included as a part of the statement of special inspections, shall name the individual or firms who are to perform the structural observation and shall describe the stages of construction at which structural observation is to occur.

Section 27. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 18 and sections 145.1801 and 145.1803, to read as follows:

**Division 18: Additions and Modifications to Chapter 18 of the California Building Code**

**§145.1801 Local Modifications and Additions to Chapter 18 “Soils and Foundations” of the California Building Code**

(a) Chapter 18 of the 2013 California Building Code is adopted by reference with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(b) through (c) [No change in text.]

**§145.1803 Local Additions and Modifications to Section 1803 “Geotechnical Investigations” of the California Building Code**

(a) through (d) [No change in text.]

(e) Section 1803.5.13 is adopted by reference with modifications pursuant to Section 145.0105 of the Land Development Code: 1803.5.13. Local

Geologic Hazards. A geotechnical investigation report shall be submitted when required by Section 145.1803 and Table 145.1803. Notwithstanding Table 145.1803, the Building Official may require a geotechnical investigation report for any site if the Building Official has reason to believe that a geologic hazard may exist at the site based on data not mapped on the City of San Diego Seismic Safety Study maps.

- (f) The Geologic Hazard Category and the Building, Structure and Facility Class must be determined as follows when using Table 145.1803 to determine whether a geotechnical investigation report is required due to local geological hazards within the City of San Diego:
  - (1) [No change in text.]
  - (2) City staff shall assign one of four Building, Structure and Facility classes to each building, structure, or facility based on their use, type of occupancy, number of occupants, and whether hazardous materials are being used or stored in the building, structure, or facility to determine whether a Geotechnical Investigation Report is required.
    - (A) Class A includes the following:
      - (i) Buildings or structures classified as Essential Facilities in Risk Category IV as defined in Table 1604.5 of the California Building Code.

(ii) Any building, structure, or facility where significant generation or storage of toxic, hazardous, or flammable materials will occur.

(B) Class B includes the following *developments*, occupancy groups, and structures provided they are not included in Class A:

(i) All *developments* consisting of four or more buildings on the same lot.

(ii) All new structures requiring deep foundations, such as piers or pilings.

(iii) All structures over three stories in height.

(iv) All structures containing the following occupancies pursuant to the California Building Code, Chapter 3:

a. Group A, Divisions 1, 2, 3 and 4;

b. Group E, buildings and other structures containing elementary school, secondary school or day care facilities with an occupant load greater than 250;

c. Group H, Divisions 1, 2, and 3; and

d. Group I, Divisions 2 and 3.

(v) All structures with an occupant load of more than 300 occupants as determined by Table 1004.1.2 of

the California Building Code and structures used for public assembly assigned to Risk Category III in Table 1604.5 of the California Building Code.

(vi) through (ix) [No change in text.]

(C) Class C includes the following occupancy groups and structures provided they are not included in Classes A or B:

(i) All structures containing the following occupancies pursuant to the California Building Code, Chapter

3:

a through b [No change in text.]

c. Group E, buildings and other structures containing elementary school, secondary school or day care facilities with an occupant load less than 250;

d through i [No change in text.]

(ii) through (v) [No change in text.]

(D) Class D includes the following occupancy groups and structures provided they are not included in Classes A, B, or C: All structures containing the following occupancies pursuant to the California Building Code, Chapter 3: Group R, Divisions 3 and 4 and buildings regulated by the California Residential Code.

- (g) Section 1803.6 is adopted with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code:
- 1803.6.1. Geotechnical investigations reports prepared pursuant to Section 1803.6 of the California Building Code and Section 145.1803(e) of the Land Development Code shall be required for sites where geologic hazards may exist as determined by the Building Official prior to obtaining a Building Permit. The report shall include all requirements as established by the Building Official. All reports shall be prepared in accordance with the most recent edition of the City of San Diego “Guidelines for Geotechnical Reports,” which is available through the City of San Diego Official Website. These minimum requirements shall be augmented by geologic evaluations pertinent to the type of proposed project and anticipated method of construction, which should be described in the report. For buildings located in both a fault zone and a hazard category zone, the most restrictive requirement shall govern.

Section 28. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 19 and section 145.1901, and repealing section 145.1908, to read as follows:



**Division 19: Additions and Modifications to Chapter 19 of the  
California Building Code**

**§145.1901 Local Modifications and Additions to Chapter 19 “Concrete” of the  
California Building Code**

Chapter 19 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 29. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 20 and section 145.2001, to read as follows:

**Division 20: Additions and Modifications to Chapter 20 of the  
California Building Code**

**§145.2001 Local Modifications and Additions to Chapter 20 “Aluminum” of the  
California Building Code**

Chapter 20 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 30. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 21 and section 145.2101, to read as follows:

**Division 21: Additions and Modifications to Chapter 21 “Masonry” of the  
California Building Code**

**§145.2101 Local Modifications and Additions to Chapter 21 “Masonry” of the  
California Building Code**

Chapter 21 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 31. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 22 and section 145.2201, to read as follows:

**Division 22: Additions and Modifications to Chapter 22 of the  
California Building Code**

**§145.2201 Local Modifications and Additions to Chapter 22 “Steel” of the California  
Building Code**

Chapter 22 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 32. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 23 and section 145.2301, to read as follows:

**Division 23: Additions and Modifications to Chapter 23 of the  
California Building Code**

**§145.2301 Local Modifications and Additions to Chapter 22 “Wood” of the California  
Building Code**

Chapter 23 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 33. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 24 and section 145.2401, to read as follows:

**Division 24: Additions and Modifications to Chapter 24 of the  
California Building Code**

**§145.2401 Local Modifications and Additions to Chapter 24 “Glass and Glazing” of the  
California Building Code**

Chapter 24 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 34. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 25 and section 145.2501, to read as follows:

**Division 25: Additions and Modifications to Chapter 25 of the  
California Building Code**

**§145.2501 Local Modifications and Additions to Chapter 25 “Gypsum Board and  
Plaster” of the California Building Code**

Chapter 25 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 35. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 26 and section 145.2601, to read as follows:

**Division 26: Additions and Modifications to Chapter 26 of the  
California Building Code**

**§145.2601 Local Modifications and Additions to Chapter 26 “Plastic” of the California  
Building Code**

Chapter 26 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 36. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 27 and section 145.2701, to read as follows:

**Division 27: Additions and Modifications to Chapter 27 of the  
California Building Code**

**§145.2701 Local Modifications and Additions to Chapter 27 “Electrical” of the  
California Building Code**

Chapter 27 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 37. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 28 and section 145.2801, to read as follows:

**Division 28: Additions and Modifications to Chapter 28 of the  
California Building Code**

**§145.2801 Local Modifications and Additions to Chapter 28 “Mechanical Systems” of  
the California Building Code**

Chapter 28 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 38. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 29 and section 145.2901, to read as follows:

**Division 29: Additions and Modifications to Chapter 29 of the  
California Building Code**

**§145.2901 Local Modifications and Additions to Chapter 29 “Plumbing Systems” of the  
California Building Code**

- (a) Chapter 29 of the 2013 California Building Code is not adopted by the City of San Diego pursuant to Section 145.0104 of the Land Development Code.
- (b) Chapter 4 of the 2013 California Plumbing Code is adopted by reference pursuant to Section 147.0103 of the Land Development Code and shall be used as the basis for determining the number and location of plumbing fixtures.

Section 39. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 30 and section 145.3001, to read as follows:

**Division 30: Additions and Modifications to Chapter 30 of the  
California Building Code**

**§145.3001 Local Modifications and Additions to Chapter 30 “Elevators and Conveying  
Systems” of the California Building Code**

Chapter 30 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 40. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 31 and sections 145.3101 and 145.3109, to read as follows:

**Division 31: Additions and Modifications to Chapter 31 of the  
California Building Code**

**§145.3101 Local Modifications and Additions to Chapter 31 “Special Construction” of  
the California Building Code**

(a) Chapter 31 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

(b) [No change in text.]

**§145.3109 Local Additions and Modifications to Section 3109 “Swimming Pool  
Enclosure and Safety Devices” of the California Building Code**

Sections 3109.1.1, 3109.1.2 and 3109.4.1.10 of the California Building Code are added as follows pursuant to Section 145.0106 of the Land Development Code.

(a) through (b) [No change in text.]

(c) 3109.4.1.10 Barrier Heights. When provided as a part of a pool enclosure pursuant to Section 3109.4.4.3 of the California Building Code, the enclosure barrier shall be designed so that it cannot be readily climbed by small children. The barrier shall comply with the height requirements contained in Section 3109.4.4.3 of the California Building Code. When

located adjacent to a slope, planter or other fixed appendage, the barrier shall comply with Figure 31B-5 of the California Building Code.

Section 41. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 32 and sections 145.3201 and 145.3203, to read as follows:

**Division 32: Additions and Modifications to Chapter 32 of the California Building Code**

**§145.3201 Local Modifications and Additions to Chapter 32 “Encroachments into the Public Right-of-Way” of the California Building Code**

- (a) Chapter 32 of the 2013 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) [No change in text.]

**§145.3203 Local Additions to Chapter 32 “Encroachments Into The Public Right-of-Way”**

Section 3203 “Entrance Canopies” is added pursuant to Section 145.0106 of the Land Development Code:

- (a) through (b) [No change in text.]
- (c) 3203.3. Construction. Entrance canopy frames and supporting structural members shall be constructed of corrosion-resistant metal designed and constructed to withstand wind or other lateral loads and live loads as required by Chapter 16 of the California Building Code. Entrance canopies shall also meet all of the following requirements:
  - (1) Canopies shall be covered with an approved covering that complies with Section 3105.4 of the California Building Code.
  - (2) through (4) [No change in text.]

(d) through (f) [No change in text.]

Section 42. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 33 and sections 145.3301 and 145.3303, to read as follows:

**Division 33: Additions and Modifications to Chapter 33 of the  
California Building Code**

**§145.3301 Local Modifications and Additions to Chapter 33 “Safeguards During Construction” of the California Building Code**

- (a) Chapter 33 of the 2013 California Building Code is adopted by reference with additions and modifications pursuant to Section 145.0106 of the Land Development Code.
- (b) [No change in text.]

**§145.3303 Local Modifications and Additions to Section 3303 “Demolition” of the California Building Code**

Section 3303.7 is added pursuant to Section 145.0106 of the Land Development Code: 3303.7 Additional Demolition Regulations. The following regulations apply to the demolition of a *structure* or building, in whole or in part, or the removal of a *structure* from a site:

- (a) through (h) [No change in text.]
- (i) Electric or gas welding or gas cutting shall require a permit issued by the City Fire Marshall and shall comply with Chapter 35 of the California Fire Code.
- (j) [No change in text.]

Section 43. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 34 and section 145.3401, to read as follows:

**Division 34: Additions and Modifications to Chapter 34 of the California Building Code**

**§145.3401 Local Modifications and Additions to Chapter 34 “Existing Structures” of the California Building Code**

Chapter 34 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 44. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 35 and section 145.3501, to read as follows:

**Division 35: Additions and Modifications to Chapter 35 of the California Building Code**

**§145.3501 Local Modifications and Additions to Chapter 35 “Referenced Standards” of the California Building Code**

Chapter 35 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 45. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by amending the title of Division 36 and section 145.3601, to read as follows:

**Division 36: Additions and Modifications to Appendix Chapters of the California Building Code**

**§145.3601 Local Modifications and Additions to Appendix Chapter J “Grading” of the California Building Code**

[No change in text.]

Section 46. That Chapter 14, Article 5, Division 37 of the San Diego Municipal Code is amended by amending sections 145.3704, 145.3705, 145.3706, 145.3707, 145.3708, 145.3709, 145.3710, 145.3711, 145.3712, 145.3715, 145.3724, and 145.3725, to read as follows:

**§145.3704 Definitions for this Division Only**

The following definitions apply to this division:



Building through Building Maintenance [No change in text.]

California Building Code (CBC) shall mean the California Building Code, California Code of Regulations Title 24, Part 2 as published by the California Building Standards Commission.

California Existing Building Code (CEBC) shall mean the 2013 California Existing Building Code, California Code of Regulations Title 24, Part 10 as published by the California Building Standards Commission.

Cumulative Value of Remodel or Renovation through Date of Service [No change in text.]

Essential Facility means any building or *structure* classified in Risk Category IV in accordance with Table 1604.5 of the California Building Code.

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

Hazardous Facility means any building or *structure* containing hazardous materials and classified in Risk Category III when assigned to Seismic Design Category C, D, or E in accordance with Table 1604.5 of the California Building Code.

Historical Building through Value of the Building [No change in text.]

**§145.3705 General Regulations for Archaic Materials and Methods of Construction**

- (a) When structural seismic upgrading is required or is being voluntarily provided, the building elements regulated by this division shall be those listed in Table No. A1-A of the California Existing Building Code.

- (b) In addition to the requirements set forth in this division, the provisions of the California Building Code, Chapter 34, shall also apply to alterations or additions made to buildings within the scope of this division.
- (c) [No change in text.]
- (d) Except as specifically provided for by 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.
- (e) For archaic material design values, refer to Sections A103 through A114 of the California Existing Building Code, including all tables and figures.
- (f) The technical provisions established by Land Development Code Section 145.3705(e) shall not apply to the strengthening of buildings or *structures* classified as Hazardous Facilities in Risk Category III when assigned to Seismic Design Category C, D, or E or buildings or *structures* classified as Essential Facilities in Risk Category IV in accordance with Table 1604.5 of the California Building Code.
- (g) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the California Building Code and the California Existing Building Code, except as modified by this division.
- (h) [No change in text.]

**§145.3706 Regulations for Essential or Hazardous Facilities**

- (a) The following buildings or *structures* shall be strengthened to meet the requirements of the California Building Code for new buildings or *structures* in the same risk category or other such criteria that have been established by this jurisdiction.
  - (1) Buildings containing hazardous materials in Risk Category III when assigned to Seismic Design Category C, D, or E in accordance with Table 1604.5 of the California Building Code; or
  - (2) Essential facilities in Risk Category IV in accordance with Table 1604.5 of the California Building Code.
- (b) through (c) [No change in text.]
- (d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the California Building Code as adopted by the City for new buildings of the same risk category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.
- (e) [No change in text.]

**§145.3707 Regulations for Remodels Exceeding 100 Percent of Valuation**

- (a) through (c) [No change in text.]
- (d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the California Building Code for new buildings of the same

risk category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.

(e) [No change in text.]

**§145.3708 Regulations for Change to a Higher Hazard Category**

(a) through (e) [No change in text.]

(f) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the California Building Code for new buildings of the same risk category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.

(g) [No change in text.]

**§145.3709 Regulations for Unsafe Buildings Within the Scope of this Division**

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

(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the California Building Code for new buildings of the same risk category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.

**§145.3710 Regulations for Wall Anchorage and Parapet Bracing**

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

- (d) The removal, stabilization, and bracing process shall include the provision of roof-to-wall anchors around the perimeter of the entire building.

Existing roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A113.1 of the California Existing Building Code, or new anchors meeting the minimum requirements of Section A113.1 shall be installed.

- (e) through (f) [No change in text.]

**§145.3711 Regulations for Remodels over 50 Percent of Building Value**

- (a) [No change in text.]

- (b) The owner of a building regulated by this Section shall, within 5 years after the Date of Service of an order to comply, provide floor-to-wall and roof-to-wall anchors around the perimeter of the entire building. Existing floor-to-wall and roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A113.1 of the California Existing Building Code, or new anchors meeting those requirements shall be installed.

- (c) through (d) [No change in text.]

**§145.3712 Regulations for Historical Buildings Within the Scope of this Division**

- (a) [No change in text.]

- (b) Strength Values for existing materials are given in Table A1-D and for new materials in Table A1-E of the California Existing Building Code. Strength Values for new materials not specified in the California Building Code or Table No. A1-E of the California Existing Building Code may be

based on substantiating research data or engineering judgment, subject to the approval of the Building Official.

(c) through (d) [No change in text.]

**§145.3715 Contents of Order to Comply**

The order shall reference this division which references Sections A102 through A114 of the California Existing Building Code, which set forth the owner's alternatives and time limits for compliance. The order shall specify that the Building Official has determined that the building is within the scope of this division and one of the following conditions applies:

(a) through (d) [No change in text.]

**§145.3724 Regulations for Buildings of Archaic Unreinforced Masonry**

(a) through (b) [No change in text.]

(c) Existing or re-erected walls of unburned clay, adobe, or stone masonry construction shall conform to the following:

- (1) Walls of unreinforced unburned clay, adobe, or stone masonry shall not exceed the height or length-to-thickness ratio specified in Table No. A1-G of the California Existing Building Code. The walls shall be provided with a reinforced concrete bond beam at the top that interconnects all walls. The bond beam shall have a minimum depth of 6 inches. The bond beam may have a width equal to the width of the wall less 8 inches, provided the resulting width is not less than 8 inches. Bond beams of other materials or

seismic retrofit designs may be used with the approval of the Building Official.

Exterior bearing walls shall have a minimum wall thickness of 18 inches. Interior adobe partitions shall be a minimum of 10 inches in thickness. No adobe or stone structure may exceed one story in height unless the historic evidence, satisfactory to the Building Official, indicates a two-story height. Bond beams shall be provided at the roof and second floor levels.

- (2) [No change in text.]
- (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 California Building Code. 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 9 pounds per square inch for shear unless higher values are justified by test.
- (4) [No change in text.]
- (5) Strength values for existing and new materials as specified in the California Existing Building Code. Strength values for existing materials are provided in Table A1-D and for new materials in Table A1-E of the California Existing Building Code. Strength values for new materials not specified in the California Building Code or Table No. A1-E of the California Existing Building Code

shall be based on substantiating research data or engineering judgment, with the approval of the Building Official.

**§145.3725 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 California Building Code, except as modified by this division.

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

Section 47. That Chapter 14, Article 6, Division 1 of the San Diego Municipal Code is amended by amending sections 146.0103, 146.0104, and 146.0105, to read as follows:

**§146.0103 Interpretation of the Electrical Regulations**

(a) The language used in this article and in the 2013 California Electrical Code which is made a part of this article by reference, is intended to convey the common and accepted meaning familiar to the electrical industry.

(b) 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 Standards & Guide, published by San Diego Gas and Electric Company; the San Diego Area Electrical Newsletters, published by the San Diego Chapter of the International Code Council; 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.

**§146.0104 Adoption of the California Electrical Code**

- (a) The 2013 California Electrical Code published and amended by the California Building Standards Commission (BSC) 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) 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 2013 California Electrical Code is on file in the office of the City Clerk as Document No. OO-20624<sup>-2</sup>.
- (b) When reference is made to the California Electrical Code, it shall be the 2013 California Electrical Code, California Code of Regulations Title 24, Part 3 as published by the California Building Standards Commission.
- (c) [No change in text.]

**§146.0105 Portions of the California Electrical Code Not Adopted**

The following Sections or Subsections of the 2013 California Electrical Code are not adopted by the City of San Diego:

(a) through (b) [No change in text.]

Section 48. That Chapter 14, Article 6, Division 2 of the San Diego Municipal Code is amended by amending section 146.0202 to read as follows:

**§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) through (2) [No change in text.]
  - (3) Where the electrical system, including but not limited to interior branch circuit wiring, is upgraded at the record owner's initiative, the receptacle spacing requirements of the California Electrical Code, Article 210, Section 52, shall apply.
- (b) Electrical systems in relocated buildings shall comply with the provisions of this article except for the following:
  - (1) Existing receptacle outlets located in rooms within relocated dwellings shall comply with applicable codes adopted at the time of original construction.
  - (2) The spacing of new receptacle outlets shall comply with Section 210.52(A)(1) of the California Electrical Code.

- (3) Existing receptacle outlets which are not grounded shall comply with Section 406.4(D)(2) of the California Electrical Code.

(c) [No change in text.]

Section 49. That Chapter 14, Article 7, Division 1 of the San Diego Municipal Code is amended by amending sections 147.0103, 147.0104, 147.0105, 147.0106, and 147.0107, and adding new section 147.0108, to read as follows:

**§147.0103 Adoption of the California Plumbing Code**

- (a) Except as provided in Sections 147.0104 through 147.0108, the 2013 California Plumbing Code, published and amended by the California Building Standards Commission (BSC) 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 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 OO 20624-3 is adopted by reference.
- (b) When reference is made to the California Plumbing Code, it shall be the 2013 California Plumbing Code, California Code of Regulations Title 24, Part 5 as published by the California Building Standards Commission.
- (c) [No change in text.]

**§147.0104 Modifications to the California Plumbing Code Adopted by the City of San Diego**

The following Sections or Subsections of the 2013 California Plumbing Code are modified by the City of San Diego: Chapter 11, Storm Drainage, Section 1101.1.

Where Required, Section 1101.3.1 Storm Drainage Material Uses, Section 1101.11.1 Primary Roof Drainage, Section 1101.5.1 Discharge.

**§147.0105 Additions to the California Plumbing Code Adopted by the City of San Diego**

The following Sections or Subsections of the 2013 California Plumbing Code are added by the City of San Diego:

- (a) Chapter 6, 609.3.1 Exception, Installation of Piping “Under Concrete Slab.”
- (b) Chapter 12, Section 1208.7.3.1, Gas Pressure Regulators.

**§147.0106 Adoption of Appendices to California Plumbing Code**

(a) The following Appendix Chapters of the 2013 California Plumbing Code adopted by a State agency, as identified in Land Development Code Section 147.0103 and the adoption matrices of the 2013 California Plumbing Code, are adopted by the City of San Diego:

- (1) Appendix A – Recommended Rules for Sizing of Water Supply System
- (2) Appendix D – Sizing Storm Water Drainage Systems
- (3) Appendix H – Private Sewage Disposal Systems
- (4) Appendix I – Installation Standards
- (5) Appendix J – Combination of Indoor and Outdoor Combustion and Ventilation Opening Design

(b) The following Appendix Chapters of the 2013 California Plumbing Code not adopted by a State agency as identified in Land Development Code

Section 147.0103 and in the adoption matrices of the 2013 California Plumbing Code are not adopted by the City of San Diego:

- (1) Appendix B - Explanatory Notes On Combination Waste And Vent Systems
- (2) Appendix C – Alternate Plumbing Systems
- (3) Appendix E – Manufactured/Mobilehome Parks and Recreational Vehicle Parks
- (4) Appendix F – Fire Fighter Breathing Air Replenishment Systems
- (5) Appendix G – Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category Q Appliances, and Appliances Listed for Use with Type B Vents
- (6) Appendix K – Potable Rainwater Catchment Systems
- (7) Appendix L – Sustainable Practices

**§147.0107 Portions of the California Plumbing Code Not Adopted**

The following portions of the 2013 California Plumbing Code are not adopted:

- (a) Chapter 1 - Division II, Administration.
- (b) Chapter 6 – Water Supply and Distribution, Section 609.3 subsection (1) and (2).
- (c) Chapter 13 - Health Care Facilities and Medical Gas and Vacuum Systems.

**§147.0108 Plumbing Regulations in Existing Buildings**

- (a) Plumbing systems that are a part of a building or *structure* undergoing a change in use or occupancy, as defined in the California Building Code,

shall comply with the requirements of the California Plumbing Code applicable to the new use or occupancy.

- (b) Plumbing systems that are a part of a building or *structure* that is to be relocated shall not be required to comply with the requirements of the California Plumbing Code applicable to new buildings if the existing plumbing systems are completely tested as is prescribed in the California Plumbing Code for new plumbing systems. Alterations to such plumbing systems shall comply with the requirements for new plumbing systems.

Section 50. That Chapter 14, Article 7, Division 2 of the San Diego Municipal Code is amended by amending sections 147.0206 and 147.0212, and adding new section 147.0213, to read as follows:

**§147.0206 Local Modifications to Section 609 “Installation, Testing, Unions and Location” of the California Plumbing Code**

- (a) [No change in text.]
- (b) Section 609.3.1 of the California Plumbing Code is added as follows:
  - (1) [No change in text.]
  - (2) Exception: Metallic piping serving island fixtures, such as kitchen island sinks and similar plumbing fixtures, and metallic piping serving trap seal primers protecting floor drain traps pursuant to Section 1007.0, shall be installed without joints and the installation shall satisfy the following requirements:
    - (A) The metallic piping shall be installed within a watertight continuous pipe sleeve that prevents direct contact between the metallic piping and under-slab soils.

(B) During construction, the protective pipe sleeve shall be capped at its ends until the metallic piping is installed.

(C) through (D) [No change in text.]

**§147.0212 Local additions to Section 1208.7 “Gas Pressure Regulators” of the California Plumbing Code**

Section 1208.7.3.1 of the California Plumbing Code is modified as follows:

1208.7.3.1. Approved gas pressure regulators shall be installed and used in locations approved by the Building Official.

**§147.0213 Local Modifications and Additions to Section 1101 “General” Storm Drainage Regulations of the California Plumbing Code**

(a) Section 1101.1 and 1101.5.1 of the California Plumbing Code are adopted with additions and modifications pursuant to Sections 147.0104 and 147.0105 of the Land Development Code.

(b) Section 1101.1 of the California Plumbing Code is modified as follows:  
1101.1 Where Required. Roofs, paved areas, yards, courts, courtyards, vent shafts, light wells, or similar areas having rainwater, shall be drained into a separate storm sewer system or to some other place of disposal satisfactory to the City of San Diego.

(c) Section 1105.1 of the California Plumbing Code is modified as follows:  
1105.1 Discharge. Subsoil drains shall be piped to a storm drain, to an approved water course, to the front street curb or gutter, to an alley, or the discharge from the subsoil drains shall be conveyed to an alley by a concrete gutter. Where discharge from a continuously flowing spring or groundwater is encountered, subsoil drains shall be piped to a Storm

Water Conveyance System, as required in Chapter 4, Article 3, Division 3 of the San Diego Municipal Code.

Section 51. That Chapter 14, Article 7, Division 3 of the San Diego Municipal Code is amended by amending sections 147.0303 and 147.0305 to read as follows:

**§147.0303 Definitions Used in this Division**

The following definitions are applicable to this division:

“Existing Plumbing Fixtures” [No change in text.]

“Low Water-Use Plumbing Fixtures” means any plumbing fixture and fitting that complies with the California Plumbing Code and California Green Building Standards Code.

“New Construction” [No change in text.]

**§147.0305 General Regulations for Low-Water Use Plumbing Fixtures**

(a) New water conserving plumbing fixtures and fittings shall comply with the Residential and Nonresidential Mandatory measures in Chapter 4 and 5 of the California Green Building Standards Code and Chapter 4 of the California Plumbing Code.

(b) Should an existing plumbing fixture be voluntarily replaced with an ultra low-flush water use plumbing fixture, the permit requirements mandated in Section 129.0402 will not apply.

Section 52. That Chapter 14, Article 8, Division 1 of the San Diego Municipal Code is amended by amending sections 148.0103, 148.0104, and 148.0106, adding new section 148.0108, and repealing section 148.0105, to read as follows:



**§148.0103 Adoption of the California Mechanical Code**

- (a) Except as provided in Land Development Code Section 148.0104, the 2013 California Mechanical Code, published and amended by the California Building Standards Commission (BSC) 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 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. **20624-4** OO-\_\_\_\_\_, is adopted by reference.
- (b) When reference is made to the California Mechanical Code, it shall be the 2013 California Mechanical Code, California Code of Regulations Title 24, Part 4 as published by the California Building Standards Commission.
- (c) [No change in text.]

**§148.0104 Additions to the California Mechanical Code Adopted by the City of San Diego**

The following Section has been added to the 2013 California Mechanical Code regulations by the City of San Diego: Chapter 5, Exhaust Systems; Section 504.3.3, Common Exhaust System for Clothes Dryers Located in Multi-Story Structures.

**§148.0106 Adoption of Appendices to California Mechanical Code**

- (a) The following Appendix Chapters of the 2013 California Mechanical Code not adopted by a State agency as identified in Section 148.0103 and the adoption matrices of the 2013 California Mechanical Code are adopted by the City of San Diego:

- (1) Chapter 1, Part II Administration.
  - (2) Appendix A – Uniform Mechanical Code Standard No. 6-2.
- (b) The following Appendix Chapters of the 2013 California Mechanical Code adopted by a State agency as identified in Section 148.0103 and the adoption matrices of the 2013 California Mechanical Code are adopted by the City of San Diego:
- (1) Appendix B - Procedures to be Followed to Place Gas Equipment in Operation.
  - (2) Appendix C - Installation and Testing of Oil (Liquid) Fuel-Fired Equipment.
  - (3) Appendix D - Unit Conversion Tables.

**§148.0108 Mechanical Regulations In Existing Buildings**

- (a) Mechanical systems that are a part of a building or *structure* undergoing a change in use or occupancy, as defined in the California Building Code, shall comply with the requirements of the California Mechanical Code applicable to the new use or occupancy.
- (b) Mechanical systems that are a part of a building or *structure* that is to be relocated shall not be required to comply with the requirements of the California Mechanical Code applicable to new buildings if the existing mechanical systems comply with Section 121.0302. Alterations to such mechanical systems shall comply with the requirements for new mechanical systems.

Section 53. That Chapter 14, Article 8, Division 2 of the San Diego Municipal Code is amended by amending section 148.0201 and adding new section 148.0204, to read as follows:

**§148.0201 Local Modifications and Additions to Chapter 5 “Exhaust Systems” of the California Mechanical Code**

Chapter 5 of the 2013 California Mechanical Code is adopted by reference with additions pursuant to Section 148.0104 of the Land Development Code.

**§148.0204 Local Modifications and Additions to Section 504.3 “Clothes Dryers” of the California Mechanical Code**

(a) Chapter 5 of the 2013 California Mechanical Code is adopted with additions pursuant to Section 148.0104 of the Land Development Code.

Section 504.3.3 “Common exhaust systems for clothes dryers located in multistory structures” is added.

(b) Section 504.3.3. Where a common multistory duct system is designed and installed to convey exhaust from multiple clothes dryers, the construction of the system shall be in accordance with all of the following:

(1) The shaft in which the duct is installed shall be constructed and fire-resistance rated as required by the California Building Code.

(2) Dampers shall be prohibited in the exhaust duct. Penetrations of the shaft and ductwork shall be protected in accordance with Section 717.5.3 of the California Building Code.

(3) Rigid metal ductwork shall be installed within the shaft to convey the exhaust. The ductwork shall be constructed of sheet steel having a minimum thickness of 0.0187 inch (0/4712 mm) (No.26

gauge) and in accordance with SMACNA Duct Construction Standards.

- (4) The ductwork within the shaft shall be designed and installed without offsets.
- (5) The exhaust fan motor design shall be in accordance with Section 503.2 of the California Mechanical Code.
- (6) The exhaust fan motor shall be located outside of the airstream.
- (7) The exhaust fan shall run continuously, and shall be connected to a standby power source.
- (8) Exhaust fan operation shall be monitored in an approved location and shall initiate an audible or visual signal when the fan is not in operation.
- (9) Makeup air shall be provided for the exhaust system.
- (10) A cleanout opening shall be located at the base of the shaft to provide access to the duct to allow for cleaning and inspection. The finished opening shall be not less than 12 inches by 12 inches (305 mm by 305 mm).
- (11) The common multistory duct system shall serve only clothes dryers and shall be independent of other exhaust systems.

Section 54. That Chapter 14, Article 9, Division 1 of the San Diego Municipal Code is amended by amending sections 149.0101, 149.0103, 149.0104, 149.0105, 149.0106, 149.0107, and 149.0108, to read as follows:

**§149.0101 Purpose of the Residential Building Regulations**

- (a) The purpose of the Residential Building Regulations is to establish minimum standards to safeguard life and limb, health, property and public welfare and to satisfy the purpose of the California Residential Code as provided in Section 1.8.1 of the California Residential Code.
- (b) [No change in text.]

**§149.0103 Adoption of the California Residential Code**

- (a) The 2013 California Residential Code, published and amended by the California Building Standards Commission (BSC), as amended by the State Department of Housing and Community Development (HCD 1, HCD 1/AC); and the State Fire Marshal (SFM) is adopted by reference, except as otherwise provided in this Article of the Land Development Code, Divisions 2 through 47. A copy of the 2013 California Residential Code is on file in the office of the City Clerk as Document No.

OO- 20624-5.

- (b) When reference is made to the California Residential Code, it shall be the 2013 California Residential Code, California Code of Regulations Title 24, Part 2.5, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the 2013 California Residential Code is made a part of this Article as if fully set forth in this Article except as otherwise provided in Divisions 2 through 47.

- (d) Numbering of Sections and Subsections in Divisions 2 through 47 of this Article is cross referenced to Sections in the 2013 California Residential Code.
- (e) The adoption of the 2013 California Residential 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.
- (f) [No change in text.]

**§149.0104 Portions of the California Residential Code Not Adopted by the City of San Diego**

The following Sections or Subsections of the 2013 California Residential Code have not been adopted by the City of San Diego:

- (a) Chapter 2, Section R202, Definitions.
- (b) Table R301.2(1) “Climatic and Geographical Design Criteria.”

**§149.0105 Modifications to the California Residential Code Adopted by the City of San Diego**

The following Sections or Subsections of the 2013 California Residential Code are modified by the City of San Diego:

- (a) Chapter 2, Section R202, Definitions.
- (b) Chapter 3, Section R301.2, Climatic and Geographic Design Criteria; Section R327.1.3 Application date and where required; Section R327.2, Definitions; Section R327.5.4, Roof Gutters and Downspouts; Section

R327.6.2, Vents, Requirements; Section R327.8, Exterior Windows and Doors.

- (c) Chapter 9, Section 902.1.5 Roof covering materials, Section R902.2.1 Wood shingles, Section R902.2.2, Wood shakes, R902.4 Photovoltaic Panels and Roof Modules; Section R905.1.1, Roof covering attachment; R907.1.1, Replacement roof covering, Class A; R907.1.2 Replacement Roof Covering, Class A, Additions; R907.1.3, Wood shake, shingles reroof; R907.1.4 Wood shake, Shingles, Historical Buildings; R907.1.5, Reroofing over wood roofs.

**§149.0106 Additions to the California Residential Code Adopted by the City of San Diego**

The following Sections and Subsections are added to the 2013 California Residential Code by the City of San Diego:

- (a) [No change in text.]
- (b) Chapter 3, Section R320.2 Voluntary Accessibility program; Section R327.1.3 Exception 5; Section R327.1.3.1 Exception 2.3; Section R327.2, Local Very High Fire Hazard Severity Zone; Section R327.3.6.1 Alternative Materials, designs or methods of construction; Section R327.3.6.2, Modifications; Section R327.5.4 Roof Gutters and Downspouts; Section R327.5.5 Drip Edge flashing; Section R327.6.2 items 4 through 7; Section R327.8.2.2.1, Vinyl windows; Section R327.11, Spark Arrester; Section R327.12, Glazing materials in skylights; Section R329, Structural Tests and Special Inspections; Section R332, Encroachments into the Public Right of Way; Section R333, Safeguards

During Construction; R334 Sound Transmission Control; Section R335, Building Regulations for Swimming Pools.

- (c) [No change in text.]
- (d) Chapter 45, Residential Grading Regulations.

**§149.0107 Adoption of Appendices to the California Residential Code**

The following Appendix Chapters of the 2013 California Residential Code are adopted by the City of San Diego: Appendix Chapter H, Patio Covers

**§149.0108 Applicability of the California Building Code to existing buildings and structures regulated by the California Residential Code**

- (a) The legal occupancy of any building or structure existing on the date of adoption of the 2013 California Residential Code shall be permitted to continue without change, except as is specifically regulated by Chapter 34 of the 2013 California Building Code, the California Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.
- (b) Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of the California Residential Code or, where applicable, the California Building Code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the structure.
- (c) Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the 2013 California Building Code shall be maintained in conformance with



the code edition under which installed. The owner and the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this Subsection, the Building Official shall have the authority to require a building or structure to be re-inspected. The requirements of the Building Regulations shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

Section 55. That Chapter 14, Article 9, Division 2 of the San Diego Municipal Code is amended by amending sections 149.0201 and 149.0202, and repealing section 149.0203, to read as follows:

**§149.0201 Local Additions to Chapter 2 "Definitions" of the California Residential Code**

- (a) Chapter 2 of the 2013 California Residential Code is adopted by reference with additions pursuant to Section 149.0103 and 149.0106 of the Land Development Code.
- (b) through (c) [No change in text.]

**§149.0202 Local Modifications and Additions to Chapter 2 "Definitions" of the California Residential Code**

- (a) Definitions in Chapter 11, Article 3, Division 1 of the Land Development Code do not apply to Chapter 14, Article 9, Divisions 3 through 45 of the Land Development Code where they conflict with the definitions contained in the California Residential Code.

- (b) Italicized text shall have the definitions set forth in Section 113.0103 of the Land Development Code, and all other text shall have the definitions set forth in the California Building Code.
- (c) The following definition has been added to the Section R202 California Residential Code pursuant to Section 149.0106 of the Land Development Code: LIVE WORK UNIT. A unit in which a portion of the unit is used for other than living purposes as defined and subject to the limitations set forth in Section 419 “LIVE/WORK UNITS” in the California Building Code, as adopted and amended by the City of San Diego. Live Work Unit shall not mean Live/Work Quarters as defined and regulated in Section 141.0311 of the Land Development Code.

Section 56. That Chapter 14, Article 9, Division 3 of the San Diego Municipal Code is amended by amending sections 149.0301 and 149.0327, adding new sections 149.0302 and 149.0322, repealing section 149.0317, and renumbering sections 149.0330, 149.0331, 149.0332 and 149.0333, and to read as follows:

**§149.0301 Local Additions to Chapter 3 “Building Planning” of the California Residential Code**

- (a) Chapter 3 of the 2013 California Residential Code is adopted by reference with additions pursuant to Sections 149.0103 and 149.0106 of the Land Development Code.
- (b) Sections R301 through R318, R322 through R326, and R328 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**§149.0302 Local Modifications and Additions to Section R301.2 “Climatic and Geographic Design Criteria”**

- (a) Section R301.2 of the California Residential Code is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.
- (b) Section R301.2 is adopted with modifications as follows. Buildings shall be constructed in accordance with the provisions of the California Residential Code as limited by the provisions of Section R301. Additional criteria are outlined in Table 149.0302.
- (c) Table R301.2(1) “Climate and Geographic Design Criteria” of the California Residential Code is not adopted pursuant to Section 149.0104 of the Land Development Code.

Table 149.0302				
Wind Design		Seismic Design Category	Termite	Flood Hazards
Speed (Mph)	Topographic Effects			
85	B	D <sub>2</sub>	Severe per Fig R301.2(3)	Section §143.0145

**§149.0322 Local Modifications and Additions to Section R322 “Flood Resistant Construction” of the California Residential Code**

Section R322.1 is modified as follows pursuant to Section 149.0105 of the Land Development Code: R322.1 General. Structures constructed in whole or in part in flood hazard areas (including A or V Zones) as established in Table Section 149.0302 shall be designed and constructed in accordance with the provisions

contained in this section. Structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE24. For additional regulations for construction in special flood hazard areas see Sections 143.0145 and 143.0146 of the Land Development Code.

**§149.0327 Local Additions and Modifications to Section R327 “Materials and Methods for Exterior Wildfire Exposure” of the California Residential Code**

(a) through (b) [No change in text.]

(c) Section R327.2 has been adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code as follows: Local Agency Very High Fire Hazard Severity Zones shall mean the Very High Fire Hazard Severity Zones as designated on the Very High Fire Hazard Severity Zone Map – Local Responsibility Areas adopted pursuant to Section 55.9401 of the Land Development Code.

(d) through (e) [No change in text.]

(f) Section R327.6 has been adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code. Section R327.6.2 is modified by adding items 4 through 7 as follows:

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

(4) 7. Ventilation openings protected with vent openings that resist the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from complying with Section 149.0327 (f)(1) and (2) of the Land Development Code.

(g) through (i) [No change in text.]

**§149.0332 Local Addition of Section R332 “Encroachments Into The Public Right-Of-Way” to the California Residential Code**

Section R332 is added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code as follows: R332 Encroachments into the Public Right-Of-Way. Encroachments into the Public Right-of-Way shall comply with the standards in Chapter 32 of the California Building Code as adopted and amended Section 145.3203 of the Land Development Code. The City Engineer may require a Right-Of-Way Permit for the construction of an encroachment in accordance with the authority granted in Section 129.0702 of the Land Development Code.

**§149.0333 Local Addition of Section R333 “Safeguards During Construction” to the California Residential Code**

Section R333 is added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code as follows: R333 Safeguards During Construction. Provisions for safety during construction and the protection of adjacent public and private properties shall be governed by the requirements of Chapter 33 of the California Building Code as adopted and amended by the City of San Diego in Land Development Code Section 145.3303.

**§149.0334 Local Addition of Section R334 “Sound Transmission Control” to the California Residential Code**

Section R334 is added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code as follows: R334 Sound Transmission Control. Wall and floor-ceiling assemblies separating dwelling units from each other and from public or service areas such as interior corridors, garages and

mechanical spaces shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies, in compliance with Section 1207 of the California Building Code. For additional noise regulations limiting the intrusion of exterior noise into buildings based on land use standards, see Chapter 13, Article 2, Division 15 of the Land Development Code.

**§149.0335 Local Addition of Section R335 “Building Regulations for Swimming Pools” to the California Residential Code**

- (a) [No change in text.]
- (b) Section R335 is added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code as follows:
  - (1) R335.1 The purpose of this Section is to establish building regulations for private swimming pools and hot tubs or spas that do not have locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specifications (ASTM ES 1346-91), located on the premises of dwellings and dwellings units complying with the California Residential Code.
  - (2) R335.2 Private swimming pool shall mean any constructed pool, permanent or portable, which is intended for non-commercial use as a swimming pool by not more than three owner families and their guests.

- (3) R335.3 Barriers for private swimming pools shall comply with Section 3109 of the California Building Code as adopted and amended in Section 145.3109(c) of the Land Development Code.

Section 57. That Chapter 14, Article 9, Division 6 of the San Diego Municipal Code is amended by amending section 149.0601 and repealing section 149.0602, to read as follows:

**§149.0601 Local Deletions, Modifications and Additions to Chapter 6 “Wall Construction” of the California Residential Code**

Chapter 6 of the 2013 California Residential Code is adopted by reference without change pursuant to Section 149.0103 of the Land Development Code.

Section 58. That Chapter 14, Article 9, Division 8 of the San Diego Municipal Code is amended by amending section 149.0801 and repealing section 149.0806, to read as follows:

**§149.0801 Local Modifications and Additions to Chapter 8 “Roof-Ceiling Construction” of the California Residential Code**

Chapter 8 of the 2013 California Residential Code is adopted by reference with no modifications or additions pursuant to Sections 149.0103 of the Land Development Code.

Section 59. That Chapter 14, Article 9, Division 9 of the San Diego Municipal Code is amended by amending sections 149.0901 and 149.0902, to read as follows:

**§149.0901 Local Modifications and Additions to Chapter 9 “Roof Assemblies” of the California Residential Code**

- (a) Chapter 9 of the 2013 California Residential Code is adopted by reference with additions and modifications pursuant to Sections 149.0103, 149.0105 and 149.0106 of the Land Development Code.

- (b) Sections R901.1, R902.2 through R905.6, and R905.9 through R906 are adopted by reference without change pursuant to Section 149.0103 of the Land Development Code.
- (c) Sections R902, R905.7, R905.8, R907, and R908 are adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.

**§149.0902 Local Additions and Modifications to Section R902.1 “Roof Classification” of the California Residential Code**

- (a) through (b) [No change in text.]
- (c) Section R902.3 is adopted by reference and modified as follows: R902.3 Building integrated solar photovoltaic systems, Integrated solar photovoltaic systems that serve as the roof covering shall be listed and labeled for fire classification in accordance with Section 149.0902(a) of the Land Development Code.
- (d) Section R902.4 is adopted by reference and modified as follows: R902.4 Roof mounted solar photovoltaic panels and modules. Effective January 1, 2015, rooftop mounted photovoltaic panels and modules shall be tested, listed and identified with a fire classification in accordance with UL 1703. The fire classification shall comply with Table 1505.1 of the California Building Code based on the type of construction of the building. When located in the Very High Fire Hazard Severity Zone Map –Local Responsibility Areas adopted pursuant to Section 55.9401 of the San Diego Municipal Code, rooftop mounted photovoltaic panels and modules shall have a minimum fire classification rating of Class A.



Section 60. That Chapter 14, Article 10, Division 1 of the San Diego Municipal Code is amended by amending sections 1410.0103, 1410.0104, 1410.0105, 1410.0106, 1410.0107, and 1410.0108, to read as follows:

**§1410.0103 Adoption of the California Green Building Standards Code**

- (a) The 2013 California Green Building Standards Code, published and amended by the California Building Standards Commission (BSC), and as amended by the State Department of Housing and Community Development (HCD), is adopted by reference except as otherwise provided in this Article. A copy of the 2013 California Green Building Standards Code is on file in the office of the City Clerk as Document No. OO- 20624 - 6
- (b) When reference is made to the California Green Building Standards Code, it shall be the 2013 California Green Building Standards Code, California Code of Regulations Title 24, Part 11, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the 2013 California Green Building Standards Code is made a part of this Article as if fully set forth in this Article.
- (d) Numbering of Sections and Subsections in this Article is cross referenced to Sections in the 2013 California Green Building Standards Code.
- (e) The adoption of the 2013 California Green Building Standards 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.

(f) [No change in text.]

**§1410.0104 Portions of the California Green Building Standards Code Not Adopted by the City of San Diego**

Section 5.106.5.2.1 Parking stall marking.

**§1410.0105 Modifications to the California Green Building Standards Code Adopted by the City of San Diego**

(a) Section 5.106.8 Light pollution reduction non-residential buildings.

(b) Section 5.106.4.1.1 Short-Term bicycle parking.

(c) Section 5.106.4.2.2 Long-Term bicycle parking.

(d) Section 5.106.5.2 Designated parking.

**§1410.0106 Additions to the California Green Building Standards Code Adopted by the City of San Diego**

Section 4.106.8 Light pollution reduction residential buildings.

**§1410.0107 Adoption of Appendices to the California Green Building Standards Code**

Appendix Chapters to the 2013 California Green Building Standards Code are adopted as follows: The Residential Voluntary measures of the California Green Building Standards Code, Appendix Chapter A4, Residential Voluntary Measures, Section A4.305.1 "Graywater".

**§1410.0108 Use of Alternate Materials, Design, or Construction Methods**

(a) The provisions of the Green Building Regulations are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design or method of construction not specifically prescribed by the 2013 California Green Building Standards Code,

provided that any such alternative has been approved by the Building Official.

- (b) An alternate material, design or construction method shall be approved on a case-by-case basis where the Building Official finds that the proposed alternate complies with the intent of the provisions of the 2013 California Green Building Standards Code and is at least the equivalent of standards prescribed in the Code for planning and design, energy, water, material conservation and resource efficiency, environmental air quality, performance, safety and the protection of life and health.
- (c) When considering the use of alternate materials, design, or construction methods, the Building Official shall evaluate equivalency based on the compliance provisions the 2013 California Green Building Standards Code for occupancies regulated by adopting state agencies as are found in the Sections listed below.
  - (1) [No change in text.]
  - (2) Section 1.8.7, Chapter 1, Administration, Division 1, of the 2013 California Building Code and Section 1.2.6, Chapter 1, Administration, Division 1, of the 2013 California Residential Code for the Department of Housing and Community Development.

Section 61. That Chapter 14, Article 10 of the San Diego Municipal Code is amended by amending the title of Division 4 and adding new section 1410.0403, to read as follows:

**Division 4: Local Additions and Modifications to the California Green Building Regulations – Residential**

**§1410.0403 Local Modifications Section A4.305 “Water Reuse Systems” of the California Green Building Standards Code**

- (a) A4.305.1 “Graywater” of the California Green Building Standards Code is adopted with modifications pursuant to Sections 1410.0105 and 1410.0107 of the Land Development Code.
- (b) Section A4.305.1 is adopted with the following modifications. All new residential buildings that are within the scope of the California Residential Code shall be constructed to include waste piping to discharge gray water from clothes washers to a place where it may be used for outdoor irrigation, in compliance with Section 1602 of the California Plumbing Code.

Section 62. That Chapter 14, Article 10 of the San Diego Municipal Code is amended by amending the title of Division 5 and sections 1410.0501, 1410.0505, and 1410.0510, to read as follows:

**Division 5: Local Additions and Modifications to the California Green Building Regulations – Non Residential**

**§1410.0501 Light Pollution Reduction for Non-Residential Buildings**

- (a) through (b) [No change in text.]

**§1410.0505 Bicycle Parking Spaces and Facilities for Non-Residential Uses**

- (a) Sections 5.106.4.1.1, 5.106.4.1.2, of the California Green Building Standards Code are adopted as modified pursuant to Section 1410.0105 of the Land Development Code in accordance with Sections 1410.0505(b) and 1410.0505(c).
- (b) Sections 5.106.4.1.1, Short-Term bicycle parking. Non-residential *development* shall comply with Section 142.0530(e), which will result in more short-term bicycle parking spaces than otherwise required by the California Green Building Standards Code.
- (c) Section 5.106.4.1.2, Long-Term bicycle parking. Non-residential *development* shall comply with Section 142.0530(e), which will result in more long-term bicycle parking spaces and facilities than otherwise required by the California Green Building Standards Code.

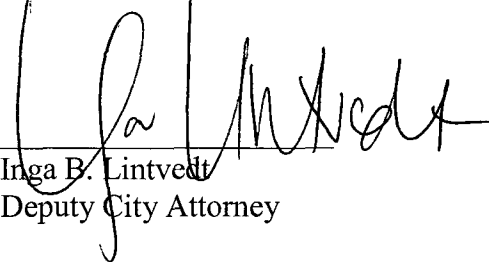
**§1410.0510 Designated Parking Spaces for Carpool Vehicles and Zero Emissions Vehicles for Non-Residential Uses**

- (a) Section 5.106.5.2 of the California Green Building Standards Code is adopted as modified pursuant to Section 1410.0105 of the Land Development Code in accordance with Section 1410.0510(b).
- (b) Section 5.106.5.2 Designated parking. Non-residential *development* shall comply with Section 142.0530(d), which will result in more designated parking spaces for low-emitting, fuel-efficient and carpool/vanpool vehicles than otherwise required by the California Green Building Standards Code.

Section 63. That a full reading of this ordinance is dispensed with prior to passage, a written copy having been made available to the Council and the public prior to the day of its passage.

Section 64. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage.


APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Inga B. Lintvedt  
Deputy City Attorney

IBL:mcm  
February 19, 2016  
Or.Dept: DSD  
Doc. No.: 101934\_9

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of **MAR 22 2016**

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 4/5/16  
(date)

  
KEVIN L. FAULCONER, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
KEVIN L. FAULCONER, Mayor

**STRIKEOUT ORDINANCE**

**OLD LANGUAGE: ~~Struck Out~~**

**NEW LANGUAGE: Double Underline**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 5, ARTICLE 9.5 OF THE SAN DIEGO MUNICIPAL CODE BY REPEALING DIVISION 7 AND SECTION 59.5.0701; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 1 BY AMENDING SECTIONS 129.0111 AND 129.0113; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 2 BY AMENDING SECTIONS 129.0203 AND 129.0205; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 3 BY AMENDING SECTIONS 129.0303 AND 129.0310, REPEALING SECTIONS 129.0311, 129.0312, AND 129.0313; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 4 BY AMENDING SECTIONS 129.0403, 129.0404, 129.0407, 129.0411, AND 129.0416, AND REPEALING SECTIONS 129.0412, 129.0413, AND 129.0414; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 5 BY AMENDING SECTION 129.0503; AMENDING CHAPTER 12, ARTICLE 9 BY ADDING NEW DIVISION 9, SECTIONS 129.0901, 129.0902, 129.0903, 129.0904, 129.0905, 129.0906, 129.0907, 129.0908, AND 129.0909; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 12 BY AMENDING SECTION 142.1210; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 1 BY AMENDING SECTIONS 145.0101, 145.0103, 145.0104, 145.0105, 145.0106, 145.0107, AND 145.0108; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 2 AND SECTIONS 145.0201 AND 145.0202; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 3 AND SECTION 145.0301; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 4 AND SECTION 145.0401 AND REPEALING SECTION 145.0419; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 5 AND SECTION 145.0501; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 6 AND SECTION 145.0601; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 7 AND SECTIONS 145.0701, 145.0702, 145.0703, 145.0705 AND 145.0706, AND ADDING NEW SECTION 145.0717; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE

TITLE OF DIVISION 8 AND SECTION 145.0801; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 9 AND SECTION 145.0901; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 10 AND SECTION 145.1001, AND REPEALING SECTION 145.1017; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 11 AND SECTION 145.1101; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 12 AND SECTIONS 145.1201 AND 145.1203, AND ADDING NEW SECTION 145.1207; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 13 AND SECTION 145.1301; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 14 AND SECTION 145.1401; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 15 AND SECTIONS 145.1501, 145.1505, 145.1507, AND 145.1510; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 16 AND SECTION 145.1601, ADDING NEW SECTIONS 145.1607 AND 145.1612, AND REPEALING SECTION 145.1613; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 17 AND SECTIONS 145.1701 AND 145.1705; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 18 AND SECTIONS 145.1801 AND 145.1803; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 19 AND SECTION 145.1901, AND REPEALING SECTION 145.1908; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 20 AND SECTION 145.2001; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 21 AND SECTION 145.2101; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 22 AND SECTION 145.2201; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 23 AND SECTION 145.2301; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 24 AND SECTION 145.2401; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 25 AND SECTION 145.2501; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 26 AND SECTION 145.2601; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 27 AND SECTION 145.2701; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 28 AND SECTION 145.2801; AMENDING CHAPTER 14, ARTICLE 5 BY



AMENDING THE TITLE OF DIVISION 29 AND SECTION 145.2901; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 30 AND SECTION 145.3001; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 31 AND SECTIONS 145.3101 AND 145.3109; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 32 AND SECTIONS 145.3201 AND 145.3203; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 33 AND SECTIONS 145.3301 AND 145.3303; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 34 AND SECTION 145.3401; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 35 AND SECTION 145.3501; AMENDING CHAPTER 14, ARTICLE 5 BY AMENDING THE TITLE OF DIVISION 36 AND SECTION 145.3601; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 37 BY AMENDING SECTIONS 145.3704, 145.3705, 145.3706, 145.3707, 145.3708, 145.3709, 145.3710, 145.3711, 145.3712, 145.3715, 145.3724 AND 145.3725; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 1 BY AMENDING SECTIONS 146.0103, 146.0104, AND 146.0105; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 2 BY AMENDING SECTION 146.0202; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 1 BY AMENDING SECTIONS 147.0103, 147.0104, 147.0105, 147.0106, AND 147.0107, AND ADDING NEW SECTION 147.0108; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 2 BY AMENDING SECTIONS 147.0206 AND 147.0212, AND ADDING NEW SECTION 147.0213; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 3 BY AMENDING SECTIONS 147.0303 AND 147.0305; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 1 BY AMENDING SECTIONS 148.0103, 148.0104, AND 148.0106, ADDING NEW SECTION 148.0108, AND REPEALING SECTION 148.0105; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 2 BY AMENDING SECTION 148.0201 AND ADDING NEW SECTION 148.0204; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 1 BY AMENDING SECTIONS 149.0101, 149.0103, 149.0104, 149.0105, 149.0106, 149.0107, AND 149.0108; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 2 BY AMENDING SECTIONS 149.0201 AND 149.0202 AND REPEALING SECTION 149.0203; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 3 BY AMENDING SECTIONS 149.0301 AND 149.0327, ADDING NEW SECTIONS 149.0302 AND 149.0322, REPEALING SECTION 149.0317, AND RENUMBERING SECTIONS 149.0330 TO 149.0335; 149.0331 TO 149.0332;

149.0332 TO 149.0333; AND 149.0333 TO 149.0334; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 6 BY AMENDING SECTION 149.0601 AND REPEALING SECTION 149.0602; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 8 BY AMENDING SECTION 149.0801 AND REPEALING SECTION 149.0806; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 9 BY AMENDING SECTIONS 149.0901 AND 149.0902; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 1 BY AMENDING SECTIONS 1410.0103, 1410.0104, 1410.0105, 1410.0106, 1410.0107, AND 1410.0108; AMENDING CHAPTER 14, ARTICLE 10 BY AMENDING THE TITLE OF DIVISION 4 AND ADDING NEW SECTION 1410.0403; AND AMENDING CHAPTER 14, ARTICLE 10 BY AMENDING THE TITLE OF DIVISION 5 AND SECTIONS 1410.0501, 1410.0505, AND 1410.0510, ALL RELATING TO THE ADOPTION AND LOCAL AMENDMENT OF THE 2013 CALIFORNIA STATE BUILDING, RESIDENTIAL BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, AND GREEN BUILDING CODES.

**Division 7: ~~Noise Insulation In Buildings~~**

**§59.5.0701 ~~Noise Insulation In Residential Buildings~~**

- (a) ~~Hotel, motel and apartment buildings, and dwellings other than detached single family dwellings, shall conform with the provisions of Section T25-28 Noise Insulation Standards, of Article 4, Subchapter 1, Chapter 1, Division T25, Part 6, Title 24, California Administrative Code.~~
- (b) ~~Detached single family dwellings proposed for construction on or after July 1, 1983, when located in an area with an aircraft generated community noise equivalent level (CNEL) of 65 decibel or greater, shall conform with the provisions of Subsection (c), entitled "Noise Insulation from Exterior Sources," of Section T25-28 referenced above.~~

- (e) ~~Sound level determinations for purposes of implementing this section shall be determined in accordance with the procedures set forth in Section 59.5.0206.~~

**§129.0111 General Rules for Construction Permit Inspections**

All work for which Building Permits, Electrical Permits, Plumbing Permits, Demolition/Removal Permits, Fire Permits and Mechanical Permits are issued shall be subject to inspection by the Building Official. The Building Official is authorized to inspect, or cause to be inspected, the work prior to and subsequent to the issuance of the applicable permit or permits. Inspections shall be performed in accordance with the inspection procedures established by the ~~City Manager~~ Building Official, except as may be exempted by the Land Development Code.

- (a) through (g) [No change in text.]

**§129.0113 When a Certificate of Occupancy Is Required**

- (a) [No change in text.]
- (b) Changes in the use or occupancy of a *structure* or portion of a *structure* shall not be made except as specified in ~~the 2010~~ California Building Code Section 3408.

**§129.0203 Exemptions from a Building Permit**

- (a) A Building Permit is not required for the following *structures* and activities.
- (1) [No change in text.]
- (2) *Fences* that are 6 feet in height or less, and not supporting any other super-imposed loads.

- (3) [No change in text.]
- (4) ~~Partitions that are 72 inches high or less, cases and counters. Non-~~  
fixed and movable fixtures; cases, racks, counters and partitions  
not over 5 feet 9 inches in height.
- (5) through (25) [No change in text.]

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

**§129.0205 Deferred Submittals of Required Building Permit Application Materials**

Before issuing a Building Permit, the Building Official may allow deferral of submittal documents relating to a specific portion of the design.

- (a) The Building Official shall specify a maximum time period for submittal of the deferred documents. The Building Permit for the non-deferred portions may be issued and construction may start on the non-deferred portions of the work, before the deferred submittals are submitted.
- (b) The registered and responsible design professional shall list the deferred submittals on the construction documents for review by the Building Official.
- (c) The registered and responsible design professional shall review the deferred submittal documents and submit them to the Building Official, with annotation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building.
- (d) The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official.

**§129.0303 Exemptions from an Electrical Permit**

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

(g) Exemption from the permit requirements of the Electrical Regulations does not authorize any work to be done in any manner in violation of the provisions of the Electrical Regulations or any other applicable local or state regulations.

**§129.0310 ~~Initial Utilization of an Electrical Permit~~ Expiration**

(a) An Electrical Permit shall ~~become void~~ expire if substantial work authorized by the permit has not been completed and validated by an inspection within 180 calendar days of the date of permit issuance ~~unless an extension has been granted pursuant to Section 129.0313.~~

**§129.0311 ~~Maintaining Utilization of an Electrical Permit~~**

(b) An Electrical Permit shall ~~become void~~ expire if, after initial utilization of a permit pursuant to Section 129.0310(a), work authorized by the permit is suspended or the *structure* is abandoned for a continuous period of 180 calendar days.

**§129.0312 ~~Expiration of an Electrical Permit~~**

(c) An Electrical Permit shall expire 2 years after the date of permit issuance. ~~If~~ if the work authorized by the Electrical Permit has not received final inspection approval by the permit expiration date, ~~all work shall stop until a new permit is issued. Any Electrical Permit associated with a Building Permit shall expire concurrently with the Building Permit.~~

(d) If the work authorized by the Electrical Permit has not received final inspection approval by the permit expiration date, all work shall stop until a new permit is issued.

(e) Any Electrical Permit associated with a Building Permit shall expire concurrently with the Building Permit.

**§129.0313 ~~No Extension of Time for an Electrical Permit~~**

~~(a)(f)~~ An expired Electrical Permit may ~~not be renewed unless~~ extended by the Building Official ~~in connection~~ concurrently with the extension of a Building Permit.

~~(b)(g)~~ A new Electrical Permit is required to finish any work that was not finished because of the expiration of the permit; however, unfinished work may be removed without a permit.

**§129.0403 Exemptions from a Plumbing Permit for Plumbing Work**

(a) A Plumbing Permit is not required for the following plumbing work:

~~(a)(1)~~ Sstopping of leaks in drains, soil, waste, or vent pipe; ~~H~~however, this exemption does not apply for the replacement of any drain pipe, soil, waste, or vent pipe with new material in any part as part of the repair;

~~(b)(2)~~ Cclearing of stoppages, or the repair of leaks in soil, waste, or vent pipes, valves, fixtures, or replacement of exposed traps in existing plumbing systems serving lavatories, sinks, laundry trays, or similar fixtures;

~~(e)(3) Replacement in kind of plumbing fixtures, in any single dwelling unit, or in any multiple dwelling unit building with 8 or fewer units, unless the installation requires an alteration or replacement of drainage, waste, vent, or water supply piping.~~

(b) Exemption from the permit requirements of the Plumbing Regulations does not authorize any work to be done in any manner in violation of the provisions of the Plumbing Regulations or any other applicable local or state regulations.

**§129.0404 Exemptions from a Plumbing/Mechanical Permit for Heating, Ventilation, Air Conditioning, and Refrigeration Work**

(a) A Plumbing/Mechanical Permit is not required for the following heating, ventilation, air conditioning, or refrigeration repair work:

~~(a)(1)~~ The repairing of heating, ventilation, air conditioning, or refrigeration equipment, provided the work does not require removal of the equipment from its installed position or the replacement of faulty controls, valves, driers, or filters in the system;

~~(b)(2)~~ Installing temperature controls, repairing leaks, or recharging refrigeration compressors or systems;

~~(c)(3)~~ Sservicing, or repairing ice machines;

~~(d)(4)~~ Installing self-contained refrigerators or freezers;

(5) installing a portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler;

(6) replacement of piping in a closed system of steam, hot, or chilled water piping within heating or cooling equipment;

(7) replacement of any component part of assembly of an appliance that does not alter its original approval; or

(8) installing or servicing refrigerating equipment that is a part of equipment for which a permit has previously been approved.

(b) Exemption from the permit requirements of the Mechanical Regulations does not authorize any work to be done in any manner in violation of the provisions of the Mechanical Regulations or any other applicable local or state regulations.

**§129.0407 How to Apply for a Plumbing/Mechanical Permit**

(a) An application for a Plumbing/Mechanical Permit shall be submitted in accordance with Sections 112.0102 and 129.0105. All submitted plans shall be signed as required by Chapter 7 of the California Business and Professions Code.

(b) [No change in text.]

(c) Submittal documents including plans, specifications, and schedules may be necessary to determine whether the installation as described will be in compliance with the requirements of the Plumbing and Mechanical Regulations. Plumbing/Mechanical plans are not required when the Building Official documents that the scope of work and compliance with the applicable provisions of Title 24 of the California Code of Regulations can be verified through an inspection.



- (d) ~~One or more sets of plumbing/mechanical plans shall be submitted as required by the Building Official. When plans are required, they shall be sufficiently complete to demonstrate compliance with the Plumbing and Mechanical Regulations or other applicable local or state regulations.~~
- (e) [No change in text.]
- (f) All pertinent changes in mechanical plans submitted for plan check that are made before a Building Permit is issued, must be indicated by appropriate revision marks and the date of revision.
- (g) [No change in text.]

**§129.0411 ~~Initial Utilization of a Plumbing/Mechanical Permit~~ Expiration**

- (a) A Plumbing/Mechanical Permit shall ~~become void~~ expire if the work authorized by the Plumbing/Mechanical Permit has not begun within 180 calendar days of the date of permit issuance.

**§129.0412 ~~Maintaining Utilization of a Plumbing/Mechanical Permit~~**

- (b) A Plumbing/Mechanical Permit shall ~~become void~~ expire if, after initial utilization of a permit pursuant to Section 129.0411(a), the work authorized by the Plumbing/Mechanical Permit is suspended or the structure is abandoned for a continuous period of 180 calendar days.

**§129.0413 ~~Expiration of a Plumbing/Mechanical Permit~~**

- (c) A Plumbing/Mechanical Permit shall ~~expire by limitation and become void 2 years from~~ after the date of permit issuance. ~~If~~ if the work authorized by the Plumbing/Mechanical Permit has not received final inspection approval by the permit expiration date,

- (d) ~~all~~ If the work authorized by the Plumbing/Mechanical Permit has not received final inspection approval by the permit expiration date, all work shall stop until a new permit is issued. Any Plumbing/Mechanical Permit associated with a Building Permit shall expire concurrently with the Building Permit.
- (e) Any Plumbing/Mechanical Permit associated with a Building Permit shall expire concurrently with the Building Permit.

**§129.0414 No Extension of Time for a Plumbing/Mechanical Permit**

- (a)(f) ~~An expired Plumbing/Mechanical Permit may not be renewed, unless extended by the Building Official in connection~~ concurrently with the extension of a Building Permit.
- (b) ~~The recipient of a new Plumbing/Mechanical Permit is required to finish any work that was not finished because of the expiration of the permit; however, unfinished work may be removed without a permit. All work under a new Plumbing/Mechanical Permit must comply with the regulations in effect at the time the new permit is issued.~~

**§129.0416 Notification of Incomplete Installations**

- (a) If any person to whom a Plumbing/Mechanical Permit has been issued ~~quits~~ abandons an installation, the ~~permittee,~~ permit holder, owner, or owner's authorized representative shall notify the Building Official in writing. The notice shall be given within 2 calendar days of the date on which work was discontinued and shall include a request for inspection of

the work installed. Upon receipt of this notification by the Building Official, the Plumbing/Mechanical Permit shall ~~become void~~ expire.

- (b) ~~Upon receipt of this notification by the Building Official, the Plumbing/Mechanical Permit shall become void.~~ No person shall resume work on any incomplete installation until the installation has been released by the Building Official and a new Plumbing/Mechanical Permit has been obtained. A copy of the notice shall accompany the application for the new permit.

**§129.0503 Exemptions from a Demolition/Removal Permit**

- (a) A ~~d~~Demolition/~~r~~Removal ~~p~~Permit is not required to demolish or remove any ~~structure~~ structure that is exempt from a ~~b~~Building ~~p~~Permit in accordance with Section 129.0203.
- (b) A Demolition/Removal Permit is not required to demolish the following:
- (1) A one-story frame *structure* that is 500 square feet or less in area, and not served by a sewer, electrical, or gas system, unless the *structure* has been determined to be a contributing element to a designated *historical structure* or site;
- (2) through (3) [No change in text.]
- (c) [No change in text.]

**Division 9: Fire Permit Procedures**

**§129.0901 Purpose of Fire Permit Procedures**

The purpose of these procedures is to establish the process for the review and approval of Fire Permit applications for compliance with the minimum standards necessary to safeguard public health, safety, and welfare.

**§129.0902 When a Fire Permit Is Required**

- (a) No fire suppression systems, fire alarm system, or component of such systems, shall be installed within any structure or premises nor shall any alteration, addition, or replacement be made in any such existing fire suppression or fire alarm system unless a Fire Permit has been obtained for the work.
- (b) A Fire Permit is not required for the maintenance of fire suppression and fire alarm systems pursuant to Chapter 9 in the California Fire Code.

**§129.0903 General Rules for Fire Permits**

- (a) Permits for fire suppression piping or other materials in and across a public right -of-way may be issued only after right-of-way approval has been granted for the installation by the City Engineer.
- (b) The Building Official may allow deferral of Fire Permit applications, as well as associated plans and documents necessary for approval of a fire suppression or fire alarm system, in accordance with Section 129.0205 of the Land Development Code.

**§129.0904**    **Qualifications for Obtaining a Fire Permit**

A Fire Permit may be issued only to a person, firm, or corporation that holds a valid California State Contractor's License that permits fire protection system installations such as fire alarm and fire suppression systems.

**§129.0905**    **How to Apply for a Fire Permit**

- (a)    An application for a Fire Permit shall be submitted in accordance with Sections 112.0102 and 129.0105.
- (b)    Every application shall include the following:
  - (1)    The location of the work proposed to be installed; and
  - (2)    The amount and kind of work proposed.
- (c)    Submittal documents including plans, specifications, diagrams and computations, inspection requirements, and other data may be required, in accordance with the requirements of the Land Development Manual.
- (d)    A Fire Permit may only be issued for the work proposed to be installed as described in the permit application and no deviation from the work proposed to be installed shall be made without the written approval of the Building Official.
- (e)    All submitted plans shall be signed as required by Chapter 7 of the California Business and Professions Code.

**§129.0906**    **Decision Process for a Fire Permit**

A decision on an application for a Fire Permit shall be made by the Building Official in accordance with Process One. The Fire Permit shall be approved if the Building Official determines that the work described in the permit application and the accompanying plans complies with the requirements of the Building

Regulations and the appropriate standards referenced in the California Building Code, other applicable laws and ordinances, and any applicable *development permit*.

**§129.0907 Issuance of a Fire Permit**

- (a) A Fire Permit may be issued after all approvals have been obtained and the required fees have been paid.
- (b) A Fire Permit shall not be issued until a Building Permit has been issued.

**§129.0908 Fire Permit Expiration**

- (a) A Fire Permit shall expire if substantial work authorized by the permit has not been completed and validated by an inspection within 180 calendar days of the date of permit issuance.
- (b) A Fire Permit shall expire if, after initial utilization of a permit pursuant to Section 129.0908(a), work authorized by the permit is suspended or the *structure* is abandoned for a continuous period of 180 calendar days.
- (c) A Fire Permit shall expire 2 years after the date of permit issuance if the work authorized by the permit has not received final inspection approval by the permit expiration date.
- (d) If the work authorized by the Fire Permit has not received final inspection approval by the permit expiration date, all work shall stop until a new permit is issued.
- (e) Any Fire Permit associated with a Building Permit shall expire concurrently with the Building Permit.
- (f) An expired Fire Permit may be extended by the Building Official

concurrently with the extension of a Building Permit.

**§129.0909 Required Inspections for a Fire Permit**

All construction work and equipment authorized by a Fire Permit shall be inspected by the Building Official in accordance with Section 129.0111.

**§142.1210 General Sign Regulations**

This section is divided into subsections for copy regulations, locational regulations, structural regulations, and *sign* maintenance regulations.

(a) through (b) [No change in text.]

(c) Structural Regulations

(1) *Signs* and *sign*-supporting *structures* shall be listed by a recognized testing laboratory and constructed in compliance with the requirements of the ~~Uniform Building Code~~ Building Regulations and ~~National Electrical Code~~ the Electrical Regulations as adopted by the City of San Diego. Exposed-tube neon *signs* shall be constructed and installed in compliance with the ~~National Electrical Code~~ Electrical Regulations as adopted by the City of San Diego.

(2) through (3) [No change in text.]

(4) When installed on the exterior walls of high-rise buildings as defined in Chapter 4 of the California Building Code, exterior wall signs greater than 100 square feet in area or greater than 10 feet in either dimension shall comply with Section 705.12 of the 2013

California Building Code and Section 705.1 of the California Fire Code.

(d) [No change in text.]

**§145.0101 Purpose of the Building Regulations**

(a) The purpose of the Building Regulations is to establish minimum standards to safeguard health and safety, property and public welfare and to satisfy the purpose of the 2010 2013 California Building Code as provided in Section 1.1.2 of the 2010 2013 California Building Code.

(b) [No change in text.]

**§145.0103 Adoption of the 2010 California Building Code**

(a) The 2010 2013 California Building Code, published and amended by the California Building Standards Commission ~~{(BSC)}~~, as amended by the State Department of Housing and Community Development ~~{(HCD 1, HCD 1/AC)}~~; the Division of the State Architect/Access and Compliance ~~{(DSA/AC)}~~; the State Office of Statewide Health Planning and Development ~~{(OSHPD3)}~~; and the State Fire Marshal ~~{(SFM)}~~ is adopted by reference, except as otherwise provided in Chapter 14, Article 5 of the ~~San Diego Municipal~~ Land Development Code, Divisions 2 through 36. A copy of the 2010 2013 California Building Code is on file in the office of the City Clerk as Document No. OO-20187-1 \_\_\_\_\_.

(b) When reference is made to the California Building Code, it shall be the 2010 2013 California Building Code, California Code of Regulations Title 24, Part 2, as published by the California Building Standards Commission.



- (c) Each of the regulations, provisions, conditions, and terms of the ~~2010~~ 2013 California Building Code is made a part of Chapter 14, Article 5 as if fully set forth in the article except as otherwise provided in Divisions 2 through 36.
- (d) Numbering of Sections in Divisions 2 through 36 of this Article is cross-referenced to Sections in the ~~2010~~ 2013 California Building Code.
- (e) The adoption of the ~~2010~~ 2013 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.
- (f) [No change in text.]

**§145.0104 Portions of the ~~2010~~ California Building Code Not Adopted by the City of San Diego**

The following portions of the ~~2010~~ 2013 California Building Code are not adopted by the City of San Diego:

- (a) [No change in text.]
- (b) Chapter 15, Roof Assemblies and Roof Structures, ~~Table 1505.1 and~~ Section 1510.4.
- (c) [No change in text.]

**§145.0105 Modifications to the ~~2010~~ California Building Code Adopted by the City of San Diego**

The following Sections or Subsections of the ~~2010~~ 2013 California Building Code are modified by the City of San Diego:

- (a) Chapter 7, Ducts and Air Transfer Openings, Section 717.5.3 Exception 5.
- (b) Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, Section 705A.4, Roof Gutters.
- (c) Chapter 15, Roofing and Roof Structures, Section 1505.1 General, Section 1505 Fire Classification, Section 1507.8 Wood Shingles, Section 1507.9 Wood Shakes, and Section 1510.1 General.
- (d) Chapter 12, Interior ~~e~~Environment, Section 1203.2, Sound Transmission, Section 1207.
- (e) Chapter 16, Structural Design, Section 1607.7.2, Fire Truck and Emergency Vehicles; Establishment of Flood Hazard Areas, Section 1612.3.
- (f) Chapter 18, Soils and Foundations, Section 1803.2, 1803.5 and 1803.6.
- (g) Chapter 19, Concrete, Section 1908.1.9.
- (h) Appendix J, Grading, Section J104.4.

**§145.0106 Additions to the ~~2010~~ California Building Code Adopted by the City of San Diego**

The following Sections and Subsections are added to the ~~2010~~ 2013 California Building Code by the City of San Diego:

- (a) Chapter 2, Definitions, Section 202 Live/Work Dwelling.
- (b) ~~Chapter 4, Special Detailed Requirements Based on Use and Occupancy, Section 419.9.~~ Chapter 7, Ducts and Air Transfer Openings, Section 717.5.3 Exception 5.

- (c) Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, Sections 710A.3, 701A.6, 702A, 705A.4, 705A.4.1, 703A.6.1, 703A.6.2, 706A.4, 708A.2.2.1, 711A.1 and 711A.2.
- (d) Chapter 10, Means of Egress, Section 1017.5.
- (e) Chapter 12, Interior Environment, Section ~~1203.2 exception~~ 1203.2.2; Sound Transmission, Section 1207.5.
- (~~f~~) (e) Chapter 15, Roofing and Roof Structures, Subsections 1505.1.5 and 1505.1.6, Sections 1507.16 and Subsections 1510.1.1 through 1510.1.5.
- (~~g~~) (f) Chapter 16, Structural Design, ~~Subsections 16138.1 and 16138.2.~~ Section 1607.2, Fire Trucks and Emergency Vehicle Live Load and 1612.3, Flood Loads.
- (~~h~~) (g) Chapter 17, Structural Tests and Special Inspections, Section 1705.5.
- (~~i~~) (h) Chapter 18, Soils and Foundations, Section 1803 Geotechnical Investigations, Subsections 1803.2.1, 1803.2.2, 1803.2.3, 1803.2 exceptions 2 through 4; 1803.5.11.1, 1803.5.11.2, 1803.5.13, 1803.5.13.1, 1803.5.13.2 and Table 145.1803.
- (~~j~~) Chapter 19, Concrete, ~~Subsection 1908.1.9.~~
- (~~k~~) (i) Chapter 31, Special Construction, Section 3109 Swimming Pool Enclosures and Safety Devices, Subsections 3109.1.1, 3109.1.2, and 3109.4.1.10.
- (~~l~~) (j) Chapter 32, Encroachments into the Public Right-of-Way, Section 3203 Entrance Canopies, Subsections 3203.1 through 3203.6.

~~(m)~~(k) Chapter 33, Safeguards During Construction, Section 3303.7, Demolition and Removal Regulations.

~~(n)~~ (l) Chapter 37, Archaic Materials and Methods of Construction.

**§145.0107 Adoption of Appendices to the 2010 California Building Code**

The following Appendix Chapters of the ~~2010~~ 2013 California Building Code are adopted by the City of San Diego:

- (a) Appendix chapters specifically amended by a State agency listed in Section 145.0103 and identified in the adoption matrices of the ~~2010~~ 2013 California Building Code.
- (b) Appendix Chapter C, Group “U” Agricultural Buildings.
- (c) Appendix Chapter I, Patio Covers.
- (d) Appendix Chapter J, Grading.
- (e) Appendix L, Earthquake Recording Instrumentation excluding amendments by OSHPD.

**§145.0108 Adoption of 2010 California Building Code Chapter 1, “Scope and Administration”**

Chapter 1, Division I of the ~~2010~~ 2013 California Building Code “Scope and Administration,” is adopted pursuant to Section 145.0103 of the ~~San Diego Municipal Land Development~~ Code without change.

**Division 2: Additions and Modifications to Chapter 2 of the 2010 California Building Code**

**§145.0201 Local Modifications and Additions to Chapter 2 Definitions of the 2010 California Building Code**

Chapter 2 of the ~~2010~~ 2013 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.

**§145.0202 Other Definitions**

- (a) Definitions in Chapter 11, Article 3, Division 1 of the ~~San Diego Municipal Land Development~~ Code do not apply to Chapter 14, Article 5, Divisions 3 through 36 of the ~~San Diego Municipal Land Development~~ Code where they conflict with the definitions contained in the 2010 California Building Code.
- (b) Italicized text shall have the definitions set forth in Section 113.0103 of the Land Development Code, and all other text shall have the definitions set forth in the California Building Code. ~~Definitions in Chapter 14, Article 5, Divisions 16 and 19 of the San Diego Municipal Code only apply where referenced in additions or modifications to the 2010 California Building Code and associated referenced standards.~~
- (c) Section 202 of the California Building Code is adopted with the addition of the definition of Live/work unit. A Live/work unit means a dwelling unit in which a portion is used for other than living purposes subject to the limitations set forth in Section 419 “live/work units” in the California Building Code. Live/work unit shall not mean live/work quarters as defined and regulated in Section §141.0311 of the ~~San Diego Municipal Land Development~~ Code.

**Division 3: Additions and Modifications to Chapter 3 of the  
2010 California Building Code**

**§145.0301 Local Modifications and Additions to Chapter 3 “Use and Occupancy  
Classification” of the 2010 California Building Code**

Chapter 3 of the 2010 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 4: Additions and Modifications to Chapter 4 of the  
2010 California Building Code**

**§145.0401 Local Modifications and Additions to Chapter 4 “Special Detailed  
Requirements Based on Use and Occupancy” of the 2010 California Building  
Code**

Chapter 4 of the 2010 2013 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code. without change pursuant to Section 145.0103 of the Land Development Code.

**§145.0419 ~~Local Modifications and Additions to Section 419 “Live/Work Units” of the  
2010 California Building Code~~**

~~Section 419 of the 2010 California Building Code is adopted with the addition of Section 419.9. 419.9 Plumbing. The applicable requirements of the California Plumbing Code shall apply to each portion of the live/work unit based on the use in each portion.~~

**Division 5: Additions and Modifications to Chapter 5 of the  
2010 California Building Code**

**§145.0501 Local Modifications and Additions to Chapter 5 “General Building Heights  
and Areas” of the 2010 California Building Code**

Chapter 5 of the 2010 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 6: Additions and Modifications to Chapter 6 of the  
2010 California Building Code**

**§145.0601 Local Modifications and Additions to Chapter 6 “Types of Construction” of  
the 2010 California Building Code**

Chapter 6 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 7: Additions and Modifications to Chapter 7 of the  
2010 California Building Code**

**§145.0701 Local Modifications and Additions to Chapter 7 “Fire-Resistance Rated  
Construction” of the 2010 California Building Code**

(a) Chapter 7 of the ~~2010~~ 2013 California Building Code is adopted by reference ~~without change pursuant to Section 145.0103~~ with modifications pursuant to Section 145.0105 and additions pursuant to Section 145.0106 of the Land Development Code.

(b) Chapter 7A of the ~~2010~~ 2013 California Building Code is adopted by reference with modifications pursuant to Section 145.0105 and additions pursuant to Section 145.0106 of the Land Development Code.

**§145.0702 Local Additions and Modifications to Section 701A “Scope, Purpose, and  
Application” of the 2010 California Building Code**

[No change in text.]

**§145.0703 Local Additions and Modifications to Section 702A “Definitions” and Section  
703A “Standards of Quality” of the 2010 California Building Code**

(a) Section 702A “Definitions” is adopted by reference with modifications pursuant to Section 145.0105 of the Land Development Code as follows:

(1) [No change in text.]

(2) Local Agency Very High Fire Hazard Severity Zone shall mean the Very High Fire Hazard Severity Zones as designated on the

“Very High Fire Hazard Severity Zone Map – Local Responsibility Areas” adopted pursuant to Section ~~55.5004~~ 55.9401 of the San Diego Municipal Code.

(b) [No change in text.]

**§145.0705 Local Additions and Modifications to Section 705A “Roofing” of the 2010 California Building Code**

[No change in text.]

**§145.0706 Local Additions and Modifications to Section 706A “Vents” of the 2010 California Building Code**

[No change in text.]

**§145.0717 Local Additions and Modifications to Section 717 “Ducts and Air Transfer Openings” of the California Building Code**

Section 717.5.3 Shaft Enclosures, exception 5, is adopted with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code, as follows: Exception 5. Fire dampers and combination fire/smoke dampers are not required in kitchen and clothes dryer exhaust systems when installed in accordance with the Mechanical Regulations of the Land Development Code.

**Division 8: Additions and Modifications to Chapter 8 of the 2010 California Building Code**

**§145.0801 Local Modifications and Additions to Chapter 8 “Interior Finishes” of the 2010 California Building Code**

Chapter 8 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.



**Division 9: Additions and Modifications to Chapter 9 of the  
2010 California Building Code**

**§145.0901 Local Modifications and Additions to Chapter 9 “Fire Protection  
Systems” of the 2010 California Building Code**

Chapter 9 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 10: Additions and Modifications to Chapter 10 of the 2010  
California Building Code.**

**§145.1001 Local Modifications and Additions to Chapter 10 “Means of Egress” of  
the 2010 California Building Code**

~~Chapter 10 of the 2010 California Building Code is adopted by reference with  
local additions pursuant to Section 145.0106 of the Land Development Code.~~

Chapter 10 of the 2013 California Building Code is adopted by reference without  
change pursuant to Section 145.0103 of the Land Development Code.

**§145.1017 ~~Local Modifications and Additions to Section 1017 “Aisles” of the California  
Building Code~~**

~~Section 1017 of the 2010 California Building Code is adopted with additions  
pursuant to Section 145.0106 of the Land Development Code. 1017.5 Aisles in  
other than Groups A, B, M and R occupancies. In other than Group A, B, M and  
R occupancies, the minimum clear aisle width shall be determined by California  
Building Code Section 1005.1 for the occupant load served, but shall not be less  
than 36 inches (914 mm). However, nonpublic aisles serving less than 50 people  
and not required to be accessible by Chapter 11B of the California Building Code  
need not exceed 28 inches (711 mm) in width.~~

**Division 11: Additions and Modifications to Chapter 11 of the  
2010 California Building Code**

**§145.1101 Local Modifications and Additions to Chapter 11 “Accessibility” of the 2010  
California Building Code**

Chapters 11A and 11B of the 2010 2013 California Building Code are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 12: Additions and Modifications to Chapter 12 of the  
2010 California Building Code**

**§145.1201 Local Modifications and Additions to Chapter 12 “Interior Environment” of  
the 2010 California Building Code**

Chapter 12 of the 2010 2013 California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

**§145.1203 Local Modifications and Additions to Section 1203 “Ventilation” of the  
California Building Code**

- (a) Section 1203.2 of the 2010 California Building Code is adopted with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code. Section 1203.2 is modified by adding an ~~exception as follows: Attic ventilation shall not be required when determined not necessary by the Building Official due to atmospheric or climatic conditions~~ Section 1203.2.2.
- (b) 1203.2.2. Unvented Attics and Unvented Enclosed Rafter Assemblies.  
Unvented attic assemblies (spaces between the ceiling joists of the top story and the roof rafters) and unvented enclosed rafter assemblies (spaces between ceilings that are applied directly to the underside of roof framing

members/rafters and the structural roof sheathing at the top of the roof framing members/rafters) shall be permitted if all the following conditions are met:

- (1) The unvented attic space is completely contained within the building thermal envelope.
- (2) No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed rafter assembly.
- (3) Either Items A, B, or C of this Section 145.1203(b)(3) shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing. No insulation shall be required when roof tiles, wood shingles, wood shakes, or any other roofing system using batten and no continuous underlayment is installed. A continuous layer shall be considered to exist if sheathing, roofing paper or any continuous layer is used which has a perm rate of no more than one perm under the dry cup method.

  - (A) Air-impermeable insulation only. Insulation shall be applied in direct contact with the underside of the structural roof sheathing.
  - (B) Air-permeable insulation only. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation with an R-value

of R-4 shall be installed directly above the structural roof sheathing for condensation control.

- (C) Air-impermeable and air-permeable insulation. The air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
- (D) Where performed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

**§145.1207 Local Additions and Modifications to Section 1207 “Sound Transmission” of the California Building Code**

- (a) Section 1207 of the California Building Code is adopted with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code. Section 1207 is modified by adding Section 1207.5.
- (b) Section 1207.5. Additional Noise Regulations. For additional noise regulations limiting the intrusion of exterior noise into buildings based on land use standards, see Chapter 13, Article 2, Division 15 of the Land Development Code. For additional noise regulations limiting the intrusion of exterior noise into non-residential buildings, see Section 5.507 of the California Green Building Standards Code.

**Division 13: Additions and Modifications to Chapter 13 of the  
2010 California Building Code**

**§145.1301 Local Modifications and Additions to Chapter 13 “Energy Efficiency” of the  
2010 California Building Code**

Chapter 13 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 14: Additions and Modifications to Chapter 14 of the  
2010 California Building Code**

**§145.1401 Local Modifications and Additions to Chapter 14 “Exterior Walls” of the  
2010 California Building Code**

Chapter 14 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 15: Additions and Modifications to Chapter 15 of the  
2010 California Building Code**

**§145.1501 Local Modifications and Additions to Chapter 15 “Roof Assemblies and Roof  
Top Structures” of the 2010 California Building Code**

- (a) Chapter 15 of the ~~2010~~ 2013 California Building Code is adopted by reference with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) Sections 1501 through 1504 and Sections 1505 (~~except for Table 1505.1~~), 1506, 1508 and 1509 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.
- (c) [No change in text.]
- (d) ~~Table 1505.1 is not adopted by reference by the City of San Diego pursuant to Section 145.0105 of the Land Development Code.~~

**§145.1505 Local Additions and Modifications to Section 1505 “Fire Classification” of the 2010 California Building Code**

- (a) Section 1505.1 is adopted by reference and modified as follows pursuant to Section 145.0105 of the Land Development Code.
  - (1) [No change in text.]
  - (2) Skylights and sloped glazing that comply with Chapter 24 or Section 2610 of the 2010 California Building Code are exempt from compliance with Section 145.1505(a)(1).
- (b) [No change in text.]

**§145.1507 Local Additions and Modifications to Section 1507 “Requirements for Roof Coverings” of the 2010 California Building Code**

[No change in text.]

**§145.1510 Local Additions and Modifications to Section 1510 “Reroofing” of the 2010 California Building Code**

- (a) Section 1510.1 is modified pursuant to Section 145.0105 of the Land Development Code as follows: 1510.1 (General). Materials and methods of application used for covering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the 2010 California Building Code as adopted and amended by the City of San Diego.
- (b) [No change in text.]
- (c) Sections 1510.1.3 through 1510.1.5 are added pursuant to Section 145.0106 of the Land Development Code:
  - (1) [No change in text.]

- (2) 1510.1.4. Wood shakes and shingles are not permitted, except as provided in California Historical Building Code Section 8-408 and Land Development Code Section ~~145.1510~~145.1510(c)(1).
- (3) [No change in text.]

**Division 16: Additions and Modifications to Chapter 16 of the  
2010 California Building Code**

**§145.1601 Local Modifications and Additions to Chapter 16 “Structural Design” of the  
2010 California Building Code**

- (a) ~~Chapter 16 of the 2010 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.~~ Chapter 16 of the 2013 California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) ~~Sections 1601 through 1613.7, including all figures, are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.~~

**§145.1607 Local Modifications and Additions to Section 1607 “Live Loads” of the  
California Building Code**

- (a) Section 1607.7.2 is adopted by reference with modifications and additions pursuant to Section 145.0105 and Section 145.0106 of the Land Development Code.
- (b) 1607.7.2. Fire Truck and Emergency Vehicles. Where a *structure* or portions of a *structure* are accessed and loaded by fire department access vehicles and other similar emergency vehicles, the *structure* shall be designed for the greater of the following loads:

- (1) The actual operational loads, including outrigger reactions and contact areas of the vehicles as stipulated and approved by the Building Official for driving surfaces in Section D102.1 in Appendix Chapter D of the California Fire Code; or
- (2) The live loading specified in Section 1607.7.1.

**§145.1612 Local Modifications and Additions to Section 1612 “Flood Loads” of the California Building Code**

Section 1612.3 is adopted by reference with modifications pursuant to Section 145.0105 of the Land Development Code:

- (a) 1612.3. Establishment of Special Flood Hazard Areas. Special Flood Hazard Areas within the City of San Diego are established in Section 143.0145 of the Land Development Code.
- (b) For additional regulations for construction in Special Flood Hazard Areas see Sections 143.0145 and 143.0146 of the Land Development Code.

**§145.1613 Local Additions and Modifications to Section 1613 “Earthquake Loads” of the 2010 California Building Code**

Subsections 1613.8.1 and 1613.8.2 are added as follows pursuant to Section 145.0106 of the Land Development Code:

- (b) 1613.8.1 P-delta Effects. Modify equation 12.8-16 in Section 12.8.7 of ASCE 7-05 by adding the importance factor I as follows:

$$\theta = \frac{P_x \Delta I}{V_x h_{sx} C_d} \quad \text{(Equation 12.8-16)}$$

- 1613.8.2 Displacements Within Structures. Modify equations 13.3-5, 13.3-6, 13.3-7 and 13.3-8 in Section 13.3.2.1 of ASCE 7-05 by adding the importance factor I as follows:



$$(1) \quad \Delta_p = (\delta_{xA} - \delta_{yA}) I_A \quad (\text{Equation 13.3-5})$$

$$(2) \quad \Delta_p = \frac{(h_x - h_y) \Delta_{aA}}{h_{sx}} I_A \quad (\text{Equation 13.3-6})$$

$$(3) \quad \Delta_p = \left| \delta_{xA} I_A \right| + \left| \delta_{yB} I_B \right| \quad (\text{Equation 13.3-7})$$

$$(4) \quad \Delta_p = \frac{h_x \Delta_{aA}}{h_{sx}} I_A + \frac{h_y \Delta_{aB}}{h_{sx}} I_B \quad (\text{Equation 13.3-8})$$

where

$I_A$  = the importance factor for structure A pursuant to Section 11.5.1 of ASCE 7-05.

$I_B$  = the importance factor for Structure B pursuant to Section 11.5.1 of ASCE 7-05.

**Division 17: Additions and Modifications to Chapter 17 of the  
2010 California Building Code**

**§145.1701 Local Modifications and Additions to Chapter 17 “Structural Tests and Special Inspections” of the 2010 California Building Code**

(a) Chapter 17 of the 2010 2013 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.

(b) [No change in text.]

**§145.1705 Local Additions and Modifications to Section 1705 “Statement of Special Inspections” of the 2010 California Building Code**

(a) Section 1705.5 is added pursuant to Section 145.0106 of the Land Development Code.

- (b) 1705.5. Where structural observation is required by Section 1710 of the ~~2010 edition of the~~ California Building Code, the structural observation shall be included as a part of the statement of special inspections, shall name the individual or firms who are to perform the structural observation and shall describe the stages of construction at which structural observation is to occur.

**Division 18: Additions and Modifications to Chapter 18 of the  
2010 California Building Code**

**§145.1801 Local Modifications and Additions to Chapter 18 “Soils and Foundations” of  
the 2010 California Building Code**

- (a) Chapter 18 of the ~~2010~~ 2013 California Building Code is adopted by reference with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(b) through (c) [No change in text.]

**§145.1803 Local Additions and Modifications to Section 1803 “Geotechnical  
Investigations” of the 2010 California Building Code**

(a) through (d) [No change in text.]

- (e) ~~Section 1803.5.12 is modified pursuant to Section 145.0105 of the San Diego Municipal Code. 1803.5.12. (Seismic Design Categories D through F) For structures assigned to Seismic Design Category D, E or F in accordance with Section 1613, the geotechnical investigation report required by Section 1803.5.11, shall also include the determination of lateral earth pressures on foundation walls, and retaining walls supporting more than 6 ft of backfill height, due to earthquake motions.~~

(f) (e) Section 1803.5.13 is ~~added~~ adopted by reference with modifications pursuant to Section 145.0105 of the ~~San Diego Municipal Land~~ Development Code; 1803.5.13. Local Geologic Hazards. A geotechnical investigation report shall be submitted when required by ~~Municipal Code~~ Section 145.1803 and Table 145.1803. Notwithstanding Table 145.1803, the Building Official may require a geotechnical investigation report for any site if the Building Official has reason to believe that a geologic hazard may exist at the site based on data not mapped on the City of San Diego Seismic Safety Study maps.

(g) (f) The Geologic Hazard Category and the Building, Structure and Facility Class must be determined as follows when using Table 145.1803 to determine whether a geotechnical investigation report is required due to local geological hazards within the City of San Diego:

- (1) [No change in text.]
- (2) City staff shall assign one of four Building, Structure and Facility classes to each building, ~~structure~~ structure, or facility based on their use, type of occupancy, number of occupants, and whether hazardous materials are being used or stored in the building, ~~structure~~ structure, or facility to determine whether a Geotechnical Investigation Report is required.

(A) Class A includes the following:

- (i) Buildings or ~~structures~~ structures classified as Essential Facilities in ~~Occupancy~~ Risk Category IV

as defined in Table 1604.5 of the ~~2010~~ California Building Code.

- (ii) Any building, ~~structure~~ structure, or facility where significant generation or storage of toxic, hazardous, or flammable materials will occur.

(B) Class B includes the following *developments*, occupancy groups, and ~~structures~~ structures provided they are not included in Class A:

- (i) All *developments* consisting of four or more buildings on the same lot.
- (ii) All new ~~structures~~ structures requiring deep foundations, such as piers or pilings.
- (iii) All ~~structures~~ structures over three stories in height.
- (iv) All ~~structures~~ structures containing the following occupancies pursuant to the ~~2010~~ California Building Code, Chapter 3:
  - a. Group A, Divisions 1, 2, 3 and 4;
  - b. Group E, buildings and other ~~structures~~ structures containing elementary school, secondary school or day care facilities with an occupant load greater than 250;
  - c. Group H, Divisions 1, 2, and 3; and
  - d. Group I, Divisions 2 and 3.

(v) All ~~structures~~ structures with an occupant load of more than 300 occupants as determined by Table 10-A 1004.1.2 of the 2010 California Building Code and ~~structures~~ structures used for public assembly assigned to Occupancy Risk Category III in Table 1604.5 of the 2010 California Building Code.

(vi) through (ix) [No change in text.]

(C) Class C includes the following occupancy groups and structures provided they are not included in Classes A or B:

(i) All ~~structures~~ structures containing the following occupancies pursuant to the 2010 California Building Code, Chapter 3:

a through b [No change in text.]

c. Group E, buildings and other ~~structures~~ structures containing elementary school, secondary school or day care facilities with an occupant load less than 250;

d through i [No change in text.]

(ii) through (v) [No change in text.]

(D) Class D includes the following occupancy groups and ~~structures~~ structures provided they are not included in Classes A, B, or C: All ~~structures~~ structures containing the

following occupancies pursuant to the ~~2010~~ California Building Code, Chapter 3: Group R, Divisions 3 and 4 and buildings regulated by the ~~2010~~ California Residential Code.

(h) (g) Section 1803.6 is adopted with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the ~~San Diego Municipal Land Development Code~~; 1803.6.1. Geotechnical investigations reports prepared pursuant to Section 1803.6 of the ~~2010~~ California Building Code and Section 145.1803(~~fe~~) of the ~~San Diego Municipal Land Development Code~~ shall be required for sites where geologic hazards may exist as determined by the Building Official prior to obtaining a Building Permit. The report shall include all requirements as established by the Building Official. All reports shall be prepared in accordance with the most recent edition of the City of San Diego “Guidelines for Geotechnical Reports,” which is available through the City of San Diego Official Website. These minimum requirements shall be augmented by geologic evaluations pertinent to the type of proposed project and anticipated method of construction, which should be described in the report. For buildings located in both a fault zone and a hazard category zone, the most restrictive requirement shall govern.

**Division 19: Additions and Modifications to Chapter 19 of the  
2010 California Building Code**

**§145.1901 Local Modifications and Additions to Chapter 19 “Concrete” of the 2010  
California Building Code**

- (a) Chapter 19 of the 2010 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code. Chapter 19 of the 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.
- (b) Sections 1901 through 1907 and 1909 through 1915 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**§145.1908 ~~Local Additions to Section 1908 “Modifications to ACI 318” of the 2010  
California Building Code~~**

~~Section 1908.1.9 is modified and exceptions 2 and 3 are added pursuant to Section 145.0106 of the Land Development Code. 1908.1.9 ACI 318, Section D.3.3. Modify ACI 318, Section D3.3.4 by adding exceptions 2 and 3.~~

- (a) ~~Exception 2. Light Frame Wood Construction. D.3.3.4 does not apply and the design shear strength in accordance with D.6.2.1(c) shall not be computed for anchor bolts attaching wood sill plates of bearing or non-bearing walls of light frame wood structures to foundations or foundation stem walls provided all of the following are satisfied:~~
- (1) ~~The allowable in-plane shear strength of the anchor is determined in accordance with AF&PA NDS Table 11E for lateral design values parallel to grain;~~

- (2) ~~The maximum anchor nominal diameter is 5/8 inches (16 mm);~~
  - (3) ~~Anchor bolts are embedded into concrete a minimum of 7 inches (178 mm);~~
  - (4) ~~Anchor bolts are located a minimum of 1 3/4 inches (45 mm) from the edge of the concrete parallel to the length of the wood sill plate;~~
  - (5) ~~Anchor bolts are located a minimum of fifteen anchor diameters from the edge of the concrete perpendicular to the length of the wood sill plate; and~~
  - (6) ~~The sill plate is 2-inch or 3-inch nominal thickness.~~
- (b) ~~Exception 3. Light Frame Cold Formed Steel Construction. Section D.3.3.4 does not apply and the design shear strength in accordance with Section D.6.2.1(e) shall not be computed for anchor bolts attaching cold-formed steel track of bearing or non-bearing walls of light frame construction to foundations or foundation stem walls provided all of the following are satisfied:~~
- (1) ~~The maximum anchor nominal diameter is 5/8 inches (16 mm);~~
  - (2) ~~Anchors are embedded into concrete a minimum of 7 inches (178 mm).~~
  - (3) ~~Anchors are located a minimum of 1 3/4 inches (45 mm) from the edge of the concrete parallel to the length of the track.~~



- (4) ~~Anchors are located a minimum of fifteen anchor diameters from the edge of the concrete perpendicular to the length of the track;~~  
~~and~~
- (5) ~~The track is 33 to 68 mil designation thickness.~~
- (e) ~~Allowable in-plane shear strength of exempt anchors parallel to the edge of concrete shall be permitted in accordance with AISI S100 Section E3.3.1.~~

**Division 20: Additions and Modifications to Chapter 20 of the  
2010 California Building Code**

**§145.2001 Local Modifications and Additions to Chapter 20 “Aluminum” of the 2010  
California Building Code**

Chapter 20 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 21: Additions and Modifications to Chapter 21 “Masonry” of the  
2010 California Building Code**

**§145.2101 Local Modifications and Additions to Chapter 21 “Masonry” of the 2010  
California Building Code**

Chapter 21 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 22: Additions and Modifications to Chapter 22 of the  
2010 California Building Code**

**§145.2201 Local Modifications and Additions to Chapter 22 “Steel” of the 2010  
California Building Code**

Chapter 22 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 23: Additions and Modifications to Chapter 23 of the  
2010 California Building Code**

**§145.2301 Local Modifications and Additions to Chapter 22 “Wood” of the 2010  
California Building Code**

Chapter 23 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 24: Additions and Modifications to Chapter 24 of the  
2010 California Building Code**

**§145.2401 Local Modifications and Additions to Chapter 24 “Glass and Glazing” of the  
2010 California Building Code**

Chapter 24 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 25: Additions and Modifications to Chapter 25 of the  
2010 California Building Code**

**§145.2501 Local Modifications and Additions to Chapter 25 “Gypsum Board and  
Plaster” of the 2010 California Building Code**

Chapter 25 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 26: Additions and Modifications to Chapter 26 of the  
2010 California Building Code**

**§145.2601 Local Modifications and Additions to Chapter 26 “Plastic” of the 2010  
California Building Code**

Chapter 26 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 27: Additions and Modifications to Chapter 27 of the  
2010 California Building Code**

**§145.2701 Local Modifications and Additions to Chapter 27 “Electrical” of the 2010  
California Building Code**

Chapter 27 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 28: Additions and Modifications to Chapter 28 of the  
2010 California Building Code**

**§145.2801 Local Modifications and Additions to Chapter 28 “Mechanical Systems” of  
the 2010 California Building Code**

Chapter 28 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 29: Additions and Modifications to Chapter 29 of the  
2010 California Building Code**

**§145.2901 Local Modifications and Additions to Chapter 29 “Plumbing Systems” of the  
2010 California Building Code**

- (a) Chapter 29 of the ~~2010~~ 2013 California Building Code is not adopted by the City of San Diego pursuant to Section 145.0104 of the Land Development Code.
- (b) Chapter 4 of the ~~2010~~ 2013 California Plumbing Code is adopted by reference pursuant to Section 147.0103 of the Land Development Code and shall be used as the basis for determining the number and location of plumbing fixtures.

**Division 30: Additions and Modifications to Chapter 30 of the  
2010 California Building Code**

**§145.3001 Local Modifications and Additions to Chapter 30 “Elevators and Conveying Systems” of the 2010 California Building Code**

Chapter 30 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 31: Additions and Modifications to Chapter 31 of the  
2010 California Building Code**

**§145.3101 Local Modifications and Additions to Chapter 31 “Special Construction” of the 2010 California Building Code**

(a) Chapter 31 of the ~~2010~~ 2013 California Building Code is adopted by reference ~~with additions pursuant to Section 145.0106~~ without change pursuant to Section 145.0103 of the Land Development Code.

(b) [No change in text.]

**§145.3109 Local Additions and Modifications to Section 3109 “Swimming Pool Enclosure and Safety Devices” of the 2010 California Building Code**

Sections 3109.1.1, 3109.1.2 and 3109.4.1.10 of the ~~2010~~ California Building Code are added as follows pursuant to Section 145.0106 of the Land Development Code.

(a) through (b) [No change in text.]

(c) 3109.4.1.10 Barrier Heights. When provided as a part of a pool enclosure pursuant to Section 3109.4.4.3 of the ~~2010~~ California Building Code, the enclosure barrier shall be designed so that it cannot be readily climbed by small children. The barrier shall comply with the height requirements contained in Section 3109.4.4.3 of the ~~2010~~ California Building Code. When located adjacent to a slope, planter or other fixed appendage, the

barrier shall comply with Figure 31B-5 of the 2010 California Building Code.

**Division 32: Additions and Modifications to Chapter 32 of the 2010 California Building Code**

**§145.3201 Local Modifications and Additions to Chapter 32 “Encroachments into the Public Right-of-Way” of the 2010 California Building Code**

- (a) Chapter 32 of the 2010 2013 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) [No change in text.]

**§145.3203 Local Additions to Chapter 32 “Encroachments Into The Public Right-of-Way”**

Section 3203 “Entrance Canopies” is added pursuant to Section 145.0106 of the Land Development Code:

- (a) through (b) [No change in text.]
- (c) 3203.3<sub>2</sub> Construction. Entrance canopy frames and supporting structural members shall be constructed of corrosion-resistant metal designed and constructed to withstand wind or other lateral loads and live loads as required by Chapter 16 of the 2010 California Building Code.  
Entrance canopies shall also meet all of the following requirements:
  - (1) Canopies shall be covered with an approved covering that complies with Section 3105.4 of the 2010 California Building Code.
  - (2) through (4) [No change in text.]
- (d) through (f) [No change in text.]

**Division 33: Additions and Modifications to Chapter 33 of the  
2010 California Building Code**

**§145.3301 Local Modifications and Additions to Chapter 33 “Safeguards During Construction” of the 2010 California Building Code**

- (a) Chapter 33 of the ~~2010~~ 2013 California Building Code is adopted by reference with additions and modifications pursuant to Section 145.0106 of the Land Development Code.
- (b) [No change in text.]

**§145.3303 Local Modifications and Additions to Section 3303 “Demolition” of the 2010 California Building Code**

Section 3303.7 is added pursuant to Section 145.0106 of the Land Development Code: 3303.7 Additional Demolition Regulations. The following regulations apply to the demolition of a *structure* or building, in whole or in part, or the removal of a *structure* from a site:

- (a) through (h) [No change in text.]
- (i) Electric or gas welding or gas cutting shall require a permit issued by the City Fire Marshall and shall comply with Chapter ~~26~~ 35 of the ~~2010~~ California Fire Code.
- (j) [No change in text.]

**Division 34: Additions and Modifications to Chapter 34 of the  
2010 California Building Code**

**§145.3401 Local Modifications and Additions to Chapter 34 “Existing Structures” of the 2010 California Building Code**

Chapter 34 of the ~~2010~~ 2013 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Division 35: Additions and Modifications to Chapter 35 of the  
2010 California Building Code**

**§145.3501 Local Modifications and Additions to Chapter 35 “Referenced Standards” of  
the 2010 California Building Code**

Chapter 35 of the ~~2010~~ 2013 California Building Code is adopted by reference  
without change pursuant to Section 145.0103 of the Land Development Code.

**Division 36: Additions and Modifications to Appendix Chapters of the  
2010 California Building Code**

**§145.3601 Local Modifications and Additions to Appendix Chapter J “Grading” of the  
2010 California Building Code**

[No change in text.]

**§145.3704 Definitions for this Division Only**

The following definitions apply to this division:

Building through Building Maintenance [No change in text.]

California Building Code (CBC) shall mean the ~~2010~~ California Building Code,  
California Code of Regulations Title 24, Part 2 as published by the California  
Building Standards Commission.

California Existing Building Code (CEBC) shall mean the ~~2010~~ 2013 California  
Existing Building Code, California Code of Regulations Title 24, Part 10 as  
published by the California Building Standards Commission.

Cumulative Value of Remodel or Renovation through Date of Service [No  
change in text.]

Essential Facility means any building or ~~structure~~ structure classified in  
~~Occupancy~~ Risk Category IV in accordance with Table 1604.5 of the ~~2010~~  
California Building Code.

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

Hazardous Facility means any building or ~~structure~~ structure containing hazardous materials and classified in ~~Occupancy~~ Risk Category III when assigned to Seismic Design Category C, D, or E in accordance with Table 1604.5 of the 2010 California Building Code.

Historical Building through Value of the Building [No change in text.]

**§145.3705 General Regulations for Archaic Materials and Methods of Construction**

- (a) When structural seismic upgrading is required or is being voluntarily provided, the building elements regulated by this division shall be those listed in Table No. A1-A of the 2010 California Existing Building Code.
- (b) In addition to the requirements set forth in this division, the provisions of the 2010 California Building Code, Chapter 34, shall also apply to alterations or additions made to buildings within the scope of this division.
- (c) [No change in text.]
- (d) Except as specifically provided for by 2010 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.
- (e) For archaic material design values, refer to Sections A103 through A114 of the 2010 California Existing Building Code, including all tables and figures.



- (f) The technical provisions established by ~~San Diego Municipal Land~~ Development Code Section 145.3705(e) shall not apply to the strengthening of buildings or ~~structures~~ structures classified as Hazardous Facilities in ~~Occupancy Risk~~ Category III when assigned to Seismic Design Category C, D, or E or buildings or ~~structures~~ structures classified as Essential Facilities in ~~Occupancy Risk~~ Category IV in accordance with Table 1604.5 of the 2010 California Building Code.
- (g) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the 2010 California Building Code and the 2010 California Existing Building Code, except as modified by this division.
- (h) [No change in text.]

**§145.3706 Regulations for Essential or Hazardous Facilities**

- (a) The following buildings or *structures* shall be strengthened to meet the requirements of the 2010 California Building Code for new buildings or *structures* in the same ~~occupancy risk~~ category or other such criteria that have been established by this jurisdiction.
  - (1) Buildings containing hazardous materials in ~~Occupancy Risk~~ Category III when assigned to Seismic Design Category C, D, or E in accordance with Table 1604.5 of the 2010 California Building Code; or
  - (2) Essential facilities in ~~Occupancy Risk~~ Category IV in accordance with Table 1604.5 of the 2010 California Building Code.

(b) through (c) [No change in text.]

(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the 2010 California Building Code as adopted by the City for new buildings of the same ~~occupancy~~ risk category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.

(e) [No change in text.]

**§145.3707 Regulations for Remodels Exceeding 100 Percent of Valuation**

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

(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the 2010 California Building Code for new buildings of the same ~~occupancy~~ risk category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.

(e) [No change in text.]

**§145.3708 Regulations for Change to a Higher Hazard Category**

(a) through (e) [No change in text.]

(f) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the 2010 California Building Code for new buildings of the same ~~occupancy~~ risk category, no further action is required. If the report

shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.

(g) [No change in text.]

**§145.3709 Regulations for Unsafe Buildings Within the Scope of this Division**

(a) though (c) [No change in text.]

(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the 2010 California Building Code for new buildings of the same ~~occupancy~~ risk category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.

**§145.3710 Regulations for Wall Anchorage and Parapet Bracing**

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

(d) The removal, stabilization, and bracing process shall include the provision of roof-to-wall anchors around the perimeter of the entire building. Existing roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A113.1 of the 2010 California Existing Building Code, or new anchors meeting the minimum requirements of Section A113.1 shall be installed.

(e) through (f) [No change in text.]

**§145.3711 Regulations for Remodels over 50 Percent of Building Value**

- (a) [No change in text.]
- (b) The owner of a building regulated by this Section shall, within 5 years after the Date of Service of an order to comply, provide floor-to-wall and roof-to-wall anchors around the perimeter of the entire building. Existing floor-to-wall and roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A113.1 of the 2010 California Existing Building Code, or new anchors meeting those requirements shall be installed.
- (c) through (d) [No change in text.]

**§145.3712 Regulations for Historical Buildings Within the Scope of this Division**

- (a) [No change in text.]
- (b) Strength Values for existing materials are given in Table A1-D and for new materials in Table A1-E of the 2010 California Existing Building Code. Strength Values for new materials not specified in the 2010 California Building Code or Table No. A1-E of the 2010 California Existing Building Code may be based on substantiating research data or engineering judgment, subject to the approval of the Building Official.
- (c) through (d) [No change in text.]

**§145.3715 Contents of Order to Comply**

The order shall reference this division which references Sections A102 through A114 of the 2010 California Existing Building Code, which set forth the owner's alternatives and time limits for compliance. The order shall specify that the

Building Official has determined that the building is within the scope of this division and one of the following conditions applies:

(a) through (d) [No change in text.]

**§145.3724 Regulations for Buildings of Archaic Unreinforced Masonry**

(a) through (b) [No change in text.]

(c) Existing or re-erected walls of unburned clay, adobe, or stone masonry construction shall conform to the following:

(1) Walls of unreinforced unburned clay, adobe, or stone masonry shall not exceed the height or length-to-thickness ratio specified in Table No. A1-G of the 2010 California Existing Building Code.

The walls shall be provided with a reinforced concrete bond beam at the top that interconnects all walls. The bond beam shall have a minimum depth of 6 inches. The bond beam may have a width equal to the width of the wall less 8 inches, provided the resulting width is not less than 8 inches. Bond beams of other materials or seismic retrofit designs may be used with the approval of the Building Official.

Exterior bearing walls shall have a minimum wall thickness of 18 inches. Interior adobe partitions shall be a minimum of 10 inches in thickness. No adobe or stone structure may exceed one story in height unless the historic evidence, satisfactory to the Building Official, indicates a two-story height. Bond beams shall be provided at the roof and second floor levels.

- (2) [No change in text.]
- (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 2010 California Building Code. 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 9 pounds per square inch for shear unless higher values are justified by test.
- (4) [No change in text.]
- (5) Strength values for existing and new materials as specified in the 2010 California Existing Building Code. Strength values for existing materials are provided in Table A1-D and for new materials in Table A1-E of the 2010 California Existing Building Code. Strength values for new materials not specified in the 2010 California Building Code or Table No. A1-E of the 2010 California Existing Building Code shall be based on substantiating research data or engineering judgment, with the approval of the Building Official.

**§145.3725 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 2010 California Building Code, except as modified by this division.
- (b) through (d) [No change in text.]

**§146.0103 Interpretation of the Electrical Regulations**

- (a) The language used in this article and in the 2010 2013 California Electrical Code which is made a part of this article by reference, is intended to convey the common and accepted meaning familiar to the electrical industry.
- (b) 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~~ Electrical Service Standards & Guide, published by San Diego Gas and Electric Company; the San Diego

Area Electrical Newsletters, published by the San Diego Chapter of the International Code Council; 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.

**§146.0104 Adoption of the 2010 California Electrical Code**

- (a) The ~~2010~~ 2013 California Electrical Code published and amended by the California Building Standards Commission (BSC) 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}~~) 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 ~~2010~~ 2013 California Electrical Code is on file in the office of the City Clerk as Document No. ~~OO-20187-2~~ \_\_\_\_\_.
- (b) When reference is made to the ~~2010~~ California Electrical Code, it shall be the ~~2010~~ 2013 California Electrical Code, California Code of Regulations Title 24, Part 3 as published by the California Building Standards Commission.
- (c) [No change in text.]



**§146.0105 Portions of the 2010 California Electrical Code Not Adopted**

The following Sections or Subsections of the 2010 2013 California Electrical Code are not adopted by the City of San Diego:

(a) through (b) [No change in text.]

**§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) through (2) [No change in text.]

(3) Where the electrical system, including but not limited to interior branch circuit wiring, is upgraded at the record owner's initiative ~~and the wall covering is not removed~~, the receptacle spacing requirements of the 2010 California Electrical Code, Article 210, Section 52, shall ~~not~~ apply.

(b) Electrical systems in relocated buildings shall comply with the provisions of this article except for the following:

(1) ~~Each room in a relocated dwelling shall be provided with receptacles spaced so that no point along the floor line in any wall space is more than 10 feet from a receptacle.~~

Existing receptacle outlets located in rooms within relocated dwellings shall comply with applicable codes adopted at the time of original construction.

- (2) ~~Existing receptacles that are more than 5 feet from a grounded surface need not be of the grounded type.~~ The spacing of new receptacle outlets shall comply with Section 210.52(A)(1) of the California Electrical Code.
- (3) Existing receptacle outlets which are not grounded shall comply with Section 406.4(D)(2) of the California Electrical Code.

(c) [No change in text.]

**§147.0103 Adoption of the 2010 California Plumbing Code**

- (a) Except as provided in Sections 147.0104 through 147.01078, the 2010 2013 California Plumbing Code, published and amended by the California Building Standards Commission (BSC) 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 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 OO-20187-3\_\_\_\_\_, is adopted by reference.
- (b) When reference is made to the 2010 California Plumbing Code, it shall be the 2010 2013 California Plumbing Code, California Code of Regulations Title 24, Part 5 as published by the California Building Standards Commission.
- (c) [No change in text.]

**§147.0104 Modifications to the 2010 California Plumbing Code Adopted by the City of San Diego**

The following Sections or Subsections of the ~~2010~~ 2013 California Plumbing Code are modified by the City of San Diego: ~~Chapter 6, Section 609, Installation, Testing, Unions and Location, Section 609.3.1;~~ Chapter 11, Storm Drainage, Section 1101.1. Where Required, Section 1101.3.1 Storm Drainage Material Uses, Section 1101.11.1 Primary Roof Drainage, Section 1101.5.1 Discharge.

**§147.0105 Additions to the 2010 California Plumbing Code Adopted by the City of San Diego**

The following Sections or Subsections of the ~~2010~~ 2013 California Plumbing Code are added by the City of San Diego:

- (a) Chapter 6, ~~609.3.2~~ 609.3.1 Exception, ~~Underslab Metallic Piping, Installation of Piping “Under Concrete Slab.”~~
- (b) Chapter 12, Section ~~1209.7.3.1~~ 1208.7.3.1, Gas Pressure Regulators.

**§147.0106 Adoption of Appendices to 2010 California Plumbing Code**

(a) The following Appendix Chapters of the ~~2010~~ 2013 California Plumbing Code adopted by a State agency, as identified in ~~San Diego Municipal Land Development~~ Code Section 147.0103 and the adoption matrices of the ~~2010~~ 2013 California Plumbing Code, are adopted by the City of San Diego:

- (1) ~~Appendix G – Graywater Systems.~~ Appendix A – Recommended Rules for Sizing of Water Supply System
- (2) ~~Appendix K – Private Sewage Disposal Systems.~~ Appendix D – Sizing Storm Water Drainage Systems

- (3) ~~Appendix L – Alternate Plumbing Systems.~~ Appendix H – Private Sewage Disposal Systems
  - (4) Appendix I – Installation Standards
  - (5) Appendix J – Combination of Indoor and Outdoor Combustion and Ventilation Opening Design
- (b) The following Appendix Chapters of the ~~2010~~ 2013 California Plumbing Code not adopted by a State agency as identified in ~~San Diego Municipal Land Development~~ Code Section 147.0103 and in the adoption matrices of the ~~2010~~ 2013 California Plumbing Code are not adopted by the City of San Diego:
- (1) ~~Appendix A – Recommended Rules for Sizing the Water Supply System.~~ Appendix B - Explanatory Notes On Combination Waste And Vent Systems
  - (2) ~~Appendix B – Explanatory Notes On Combination Waste And Vent Systems.~~ Appendix C – Alternate Plumbing Systems
  - (3) ~~Appendix D – Sizing Storm Water Drainage Systems.~~ Appendix E – Manufactured/Mobilehome Parks and Recreational Vehicle Parks
  - (4) ~~Appendix I – Installation Standards.~~ Appendix F – Fire Fighter Breathing Air Replenishment Systems
  - (5) Appendix G – Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category Q Appliances, and Appliances Listed for Use with Type B Vents
  - (6) Appendix K – Potable Rainwater Catchment Systems

(7) Appendix L – Sustainable Practices

**§147.0107 Portions of the 2010 California Plumbing Code Not Adopted**

The following portions of the ~~2010~~ 2013 California Plumbing Code are not adopted:

- (a) Chapter 1 - Division II, Administration.
- (b) Chapter 6 – Water Supply and Distribution, Section 609.3 subsection (1) and (2).
- (c) Chapter 13 - Health Care Facilities and Medical Gas and Vacuum Systems.

**§147.0108 Plumbing Regulations in Existing Buildings**

- (a) Plumbing systems that are a part of a building or *structure* undergoing a change in use or occupancy, as defined in the California Building Code, shall comply with the requirements of the California Plumbing Code applicable to the new use or occupancy.
- (b) Plumbing systems that are a part of a building or *structure* that is to be relocated shall not be required to comply with the requirements of the California Plumbing Code applicable to new buildings if the existing plumbing systems are completely tested as is prescribed in the California Plumbing Code for new plumbing systems. Alterations to such plumbing systems shall comply with the requirements for new plumbing systems.

**§147.0206 Local Modifications to Section 609 “Installation, Testing, Unions and Location” of the California Plumbing Code**

- (a) [No change in text.]

(b) Section ~~609.3.1~~ of the California Plumbing Code is modified as follows:

~~Metallic piping shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and shall be restricted to those short sections and fittings necessarily stripped for threading. Zinc coating (galvanizing) shall not be deemed adequate protection for piping or fittings. Approved nonferrous piping shall not be required to be wrapped.~~

(e) Section ~~609.3.2~~ 609.3.1 of the California Plumbing Code is ~~modified~~ added as follows:

(1) [No change in text.]

(2) Exception: Metallic piping serving island fixtures, such as kitchen island sinks and similar plumbing fixtures, and metallic piping serving trap seal primers protecting floor drain traps pursuant to Section 1007.0, shall be installed without joints and the installation shall satisfy the following requirements:

(A) The metallic piping shall be installed within a watertight continuous pipe sleeve that prevents direct contact between the metallic piping and ~~underslab~~ under-slab soils.

(B) During construction, the protective pipe sleeve shall be capped at its ends until the metallic piping is installed.

(C) through (D) [No change in text.]

**§147.0212 Local additions to Section ~~1209.7~~ 1208.7 “Gas Pressure Regulators” of the California Plumbing Code**

Section ~~1209.7.3.1~~ 1208.7.3.1 of the California Plumbing Code is modified as follows: ~~1209.7.3.1~~ 1208.7.3.1. ~~When used, a~~Approved gas pressure regulators shall be installed and used in locations approved by the Building Official.

**§147.0213 Local Modifications and Additions to Section 1101 “General” Storm Drainage Regulations of the California Plumbing Code**

- (a) Section 1101.1 and 1101.5.1 of the California Plumbing Code are adopted with additions and modifications pursuant to Sections 147.0104 and 147.0105 of the Land Development Code.
- (b) Section 1101.1 of the California Plumbing Code is modified as follows: 1101.1 Where Required. Roofs, paved areas, yards, courts, courtyards, vent shafts, light wells, or similar areas having rainwater, shall be drained into a separate storm sewer system or to some other place of disposal satisfactory to the City of San Diego.
- (c) Section 1105.1 of the California Plumbing Code is modified as follows: 1105.1 Discharge. Subsoil drains shall be piped to a storm drain, to an approved water course, to the front street curb or gutter, to an alley, or the discharge from the subsoil drains shall be conveyed to an alley by a concrete gutter. Where discharge from a continuously flowing spring or groundwater is encountered, subsoil drains shall be piped to a Storm Water Conveyance System, as required in Chapter 4, Article 3, Division 3 of the San Diego Municipal Code.

**§147.0303 Definitions Used in this Division**

The following definitions are applicable to this division:

“Existing Plumbing Fixtures” [No change in text.]

“Low Water-Use Plumbing Fixtures” means any plumbing fixture and fitting that complies with the California Plumbing Code and California Green Building Standards Code. ~~toilet using a maximum of 1.6 gallons of water per flush, urinals that use a maximum of 1.0 gallons of water per flush, showerheads with a maximum flow capacity of 2.5 gallons of water per minute, and faucets that emit a maximum of 2.5 gallons of water per minute.~~

“New Construction” [No change in text.]

**§147.0305 General Regulations for Low-~~w~~Water Use Plumbing Fixtures**

- (a) ~~New non-residential building flow rates for water closets shall not exceed 1.6 gallons of water per flush, urinals and associated flushometer valves if any shall not exceed 1.0 gallons of water per flush, and shower heads shall not exceed a water supply rate of 2.5 gallons per minute measured at 80 psi.~~ New water conserving plumbing fixtures and fittings shall comply with the Residential and Nonresidential Mandatory measures in Chapter 4 and 5 of the California Green Building Standards Code and Chapter 4 of the California Plumbing Code.
- (b) ~~The use of existing plumbing fixtures with a maximum flush not to exceed 3.5 gallons of water or urinals with a maximum flush exceeding 1.0 gallon of water, may be allowed, when in the opinion of the Building Official, the~~



~~configuration of the building drainage system requires a greater quantity of water to adequately flush the system.~~

- (e) Should an existing plumbing fixture be voluntarily replaced with an ultra low-flush water use plumbing fixture, the permit requirements mandated in Section 129.0402 will not apply.

**§148.0103 Adoption of the 2010 California Mechanical Code**

- (a) Except as provided in ~~San Diego Municipal Land Development Code~~ Section 148.0104, the ~~2010~~ 2013 California Mechanical Code, published and amended by the California Building Standards Commission (BSC) 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 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. OO-20187-4 \_\_\_\_\_, is adopted by reference.
- (b) When reference is made to the California Mechanical Code, it shall be the ~~2010~~ 2013 California Mechanical Code, California Code of Regulations Title 24, Part 4 as published by the California Building Standards Commission.
- (c) [No change in text.]

**§148.0104 Additions to the 2010 California Mechanical Code Adopted by the City of San Diego**

The following Sections ~~or Subsections~~ have been added to the ~~2010~~ 2013 California Mechanical Code regulations by the City of San Diego: ~~None.~~ Chapter

5. Exhaust Systems; Section 504.3.3, Common Exhaust System for Clothes Dryers Located in Multi-Story Structures.

**§148.0105 Exemptions from a Mechanical Permit**

(a) A mechanical permit is not required for the following structures or activities:

- (1) Structures placed in public streets, alleys and sidewalks, except those regulated by Chapter 31 and 32 of the California Building Code.
- (2) Work done by employees of the City on City-owned or leased buildings.
- (3) A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler.
- (4) A closed system of steam, hot, or chilled water piping within heating or cooling equipment regulated by the 2010 California Mechanical Code.
- (5) Replacement of any component part of assembly of an appliance that does not alter its original approval and complies with other applicable requirements of the 2010 California Mechanical Code.
- (6) Refrigerating equipment that is a part of the equipment for which a permit has been issued pursuant to the requirements of the 2010 California Mechanical Code.
- (7) A unit refrigerating system.

- (b) ~~Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of the 2010 California Mechanical Code or other laws or ordinances of the City of San Diego~~

**§148.0106 Adoption of Appendices to 2010 California Mechanical Code**

- (a) The following Appendix Chapters of the ~~2010~~ 2013 California Mechanical Code not adopted by a State agency as identified in Section 148.0103 and the adoption matrices of the ~~2010~~ 2013 California Mechanical Code are adopted by the City of San Diego:

- (1) Chapter 1, Part II Administration.
- (2) Appendix A – Uniform Mechanical Code Standard No. 6-2.

- (b) The following Appendix Chapters of the ~~2010~~ 2013 California Mechanical Code adopted by a State agency as identified in Section 148.0103 and the adoption matrices of the ~~2010~~ 2013 California Mechanical Code are adopted by the City of San Diego:

- ~~(1)~~ ~~Appendix A – Uniform Mechanical Code Standard No. 6-2.~~
- ~~(2)~~(1) Appendix B - Procedures to be Followed to Place Gas Equipment in Operation.
- ~~(3)~~(2) Appendix C - Installation and Testing of Oil (Liquid) Fuel-Fired Equipment.
- ~~(4)~~(3) Appendix D - Unit Conversion Tables.

**§148.0108**      **Mechanical Regulations In Existing Buildings**

- (a)      Mechanical systems that are a part of a building or structure undergoing a change in use or occupancy, as defined in the California Building Code, shall comply with the requirements of the California Mechanical Code applicable to the new use or occupancy.
  
- (b)      Mechanical systems that are a part of a building or structure that is to be relocated shall not be required to comply with the requirements of the California Mechanical Code applicable to new buildings if the existing mechanical systems comply with Section 121.0302. Alterations to such mechanical systems shall comply with the requirements for new mechanical systems.

**§148.0201**      **Local Modifications and Additions to Chapter 4 “Ventilation Air Supply” Chapter 5 “Exhaust Systems” of the California Mechanical Code**

- (a) Chapter 4 of the 2007 California Mechanical Code has been adopted without change pursuant to Section 148.0104 of the Land Development Code.  
Chapter 5 of the 2013 California Mechanical Code is adopted by reference with additions pursuant to Section 148.0104 of the Land Development Code.

**§148.0204**      **Local Modifications and Additions to Section 504.3 “Clothes Dryers” of the California Mechanical Code**

- (a)      Chapter 5 of the 2013 California Mechanical Code is adopted with additions pursuant to Section 148.0104 of the Land Development Code.  
Section 504.3.3 “Common exhaust systems for clothes dryers located in multistory structures” is added.

(b) Section 504.3.3. Where a common multistory duct system is designed and installed to convey exhaust from multiple clothes dryers, the construction of the system shall be in accordance with all of the following:

- (1) The shaft in which the duct is installed shall be constructed and fire-resistance rated as required by the California Building Code.
- (2) Dampers shall be prohibited in the exhaust duct. Penetrations of the shaft and ductwork shall be protected in accordance with Section 717.5.3 of the California Building Code.
- (3) Rigid metal ductwork shall be installed within the shaft to convey the exhaust. The ductwork shall be constructed of sheet steel having a minimum thickness of 0.0187 inch (0/4712 mm) (No.26 gauge) and in accordance with SMACNA Duct Construction Standards.
- (4) The ductwork within the shaft shall be designed and installed without offsets.
- (5) The exhaust fan motor design shall be in accordance with Section 503.2 of the California Mechanical Code.
- (6) The exhaust fan motor shall be located outside of the airstream.
- (7) The exhaust fan shall run continuously, and shall be connected to a standby power source.
- (8) Exhaust fan operation shall be monitored in an approved location and shall initiate an audible or visual signal when the fan is not in operation.

- (9) Makeup air shall be provided for the exhaust system.
- (10) A cleanout opening shall be located at the base of the shaft to provide access to the duct to allow for cleaning and inspection. The finished opening shall be not less than 12 inches by 12 inches (305 mm by 305 mm).
- (11) The common multistory duct system shall serve only clothes dryers and shall be independent of other exhaust systems.

**§149.0101 Purpose of the Residential Building Regulations**

- (a) The purpose of the Residential Building Regulations is to establish minimum standards to safeguard life and limb, health, property and public welfare and to satisfy the purpose of the California Residential Code as provided in Section ~~1-1-2~~ 1.8.1 of the California Residential Code.
- (b) [No change in text.]

**§149.0103 Adoption of the 2010 California Residential Code**

- (a) The ~~2010~~ 2013 California Residential Code, published and amended by the California Building Standards Commission (~~{BSC}~~), as amended by the State Department of Housing and Community Development (~~{HCD 1, HCD 1/AC}~~); and the State Fire Marshal (~~{SFM}~~) is adopted by reference, except as otherwise provided in this Article of the ~~San Diego Municipal Land Development~~ Code, Divisions 2 through 47. A copy of the ~~2010~~ 2013 California Residential Code is on file in the office of the City Clerk as Document No. OO-20187-5\_\_\_\_\_.

- (b) When reference is made to the California Residential Code, it shall be the ~~2010~~ 2013 California Residential Code, California Code of Regulations Title 24, Part 2.5, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the ~~2010~~ 2013 California Residential Code is made a part of this Article as if fully set forth in this ~~a~~Article except as otherwise provided in Divisions 2 through 47.
- (d) Numbering of Sections and Subsections in Divisions 2 through 47 of this Article is cross referenced to Sections in the ~~2010~~ 2013 California Residential Code.
- (e) The adoption of the ~~2010~~ 2013 California Residential 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.
- (f) [No change in text.]

**§149.0104 Portions of the 2010 California Residential Code Not Adopted by the City of San Diego**

The following Sections or Subsections of the ~~2010~~ 2013 California Residential Code have not been adopted by the City of San Diego:

- (a) [No change in text.]
- (b) ~~Chapter 6, Figure R602.10.6.2 (1) and Figure R602.10.6.2 (3),~~  
Connections to Roof Framing, Table R301.2(1) "Climatic and Geographical Design Criteria."

**§149.0105 Modifications to the 2010 California Residential Code Adopted by the City of San Diego**

The following Sections or Subsections of the 2010 2013 California Residential Code are modified by the City of San Diego:

- (a) Chapter 2, Section R202, Definitions.
- (b) Chapter 3, Section ~~R317.3.1, Exception Fasteners in preservative-treated wood~~ Section R301.2, Climatic and Geographic Design Criteria; Section R327.1.3 Application date and where required; Section R327.2, Definitions; Section R327.5.4, Roof Gutters and Downspouts; Section R327.6.2, Vents, Requirements; Section R327.8, Exterior Windows and Doors.
- (c) ~~Chapter 6; section R602.10.6.1 item no. 3, item no. 4, Connections to Roof Framing.~~
- (d) ~~Chapter 8, Section R806.1, Exception.~~
- (e) Chapter 9, Section 902.1.5 Roof covering materials, Section R902.2.1 Wood shingles, Section R902.2.2, Wood shakes, R902.4 Photovoltaic Panels and Roof Modules; Section R905.1.1, Roof covering attachment; R907.1.1, Replacement roof covering, Class A; R907.1.2 Replacement Roof Covering, Class A, Additions; R907.1.3, Wood shake, shingles reroof; R907.1.4 Wood shake, Shingles, Historical Buildings; R907.1.5, Reroofing over wood roofs.



**§149.0106 Additions to the 2010 California Residential Code Adopted by the City of San Diego**

The following Sections and Subsections are added to the ~~2010~~ 2013 California Residential Code by the City of San Diego:

- (a) [No change in text.]
- (b) Chapter 3, Section R320.2 Voluntary Accessibility program; Section R327.1.3 Exception 5; Section R327.1.3.1 Exception 2.3; Section R327.2, Local Very High Fire Hazard Severity Zone; Section R327.3.6.1 Alternative Materials, designs or methods of construction; Section R327.3.6.2, Modifications; Section R327.5.4 Roof Gutters and Downspouts; Section R327.5.5 Drip Edge flashing; Section R327.6.2 items 4 through 7; Section R327.8.2.2.1, Vinyl windows; Section R327.11, Spark Arrester; Section R327.12, Glazing materials in skylights; Section R329, Structural Tests and Special Inspections; ~~Section R330, Building Regulations for Swimming Pools; Section R331, Encroachments into the Public right of Way; Section R332, Safeguards During Construction; Section R333 Sound Transmission Control.~~ Section R332, Encroachments into the Public Right of Way; Section R333, Safeguards During Construction; R334 Sound Transmission Control; Section R335, Building Regulations for Swimming Pools.
- (c) [No change in text.]
- (d) ~~Chapter 8, Section R806.1 exception~~
- (e) Chapter 45, Residential Grading Regulations.

**§149.0107 Adoption of Appendices to the 2010 California Residential Code**

The following Appendix Chapters of the 2010 2013 California Residential Code are adopted by the City of San Diego: Appendix Chapter H, Patio Covers

**§149.0108 Applicability of the 2010 California Building Code to existing buildings and structures regulated by the California Residential Code**

- (a) The legal occupancy of any ~~structure~~ building or structure existing on the date of adoption of the 2010 2013 California Residential Code shall be permitted to continue without change, except as is specifically regulated by Chapter 34 of the 2010 2013 California Building Code, the California Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.
- (b) Additions, alterations or repairs to any ~~structure~~ structure shall conform to the requirements for a new ~~structure~~ structure without requiring the existing ~~structure~~ structure to comply with all of the requirements of the California Residential Code or, where applicable, the California Building Code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing ~~structure~~ structure to become unsafe or adversely affect the performance of the ~~structure~~ structure.
- (c) Buildings and ~~structures~~ structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the 2010 2013 California Building Code shall be maintained in conformance with the code edition under which installed. The owner and the owner's designated agent shall be responsible for the maintenance of buildings and ~~structures~~ structures. To determine compliance with this

Subsection, the Building Official shall have the authority to require a building or structure to be re-inspected. The requirements of the Building Regulations shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing ~~structures~~ structures.

**§149.0201 Local Additions to Chapter 2 “Definitions” of the California Residential Code**

- (a) Chapter 2 of the 2013 California Residential Code is adopted by reference with additions pursuant to Sections 149.0103 and 149.0106 of the ~~San Diego Municipal Land Development~~ Code.
- (b) through (c) [No change in text.]

**§149.0202 Local Modifications and Additions to Chapter 2 “Definitions” of the California Residential Code**

- (a) Definitions in Chapter 11, Article 3, Division 1 of the Land Development Code do not apply to Chapter 14, Article 9, Divisions 3 through 45 of the Land Development Code where they conflict with the definitions contained in the California Residential Code.
- (b) Italicized text shall have the definitions set forth in Section 113.0103 of the Land Development Code, and all other text shall have the definitions set forth in the California Building Code.
- (c) The following definition has been added to the Section R202 California Residential Code as follows pursuant to Section 149.0106 of the ~~San Diego Municipal Land Development~~ Code: ~~IVE WORK UNIT~~ LIVE WORK UNIT. A unit in which a portion of the unit is used for other than living purposes as defined and subject to the limitations set forth in

Section 419 “LIVE/WORK UNITS” in the California Building Code, as adopted and amended by the City of San Diego. Live Work Unit shall not mean Live/Work Quarters as defined and regulated in Section 141.0311 of the ~~San Diego Municipal~~ Land Development Code.

**§149.0203 Other Definitions**

- (a) ~~Definitions in Chapter 11, Article 3, Division 1 of the San Diego Municipal Code do not apply to the regulations in Chapter 14, Article 9 Division 1 through 45 of the San Diego Municipal Code where they conflict with the definitions contained in the California Resident Code.~~
- (b) ~~Definitions in Chapter 14, Article 9, Division 2 only apply where used as a part of additions to the California Residential Code and associated referenced standards.~~

**§149.0301 Local Additions to Chapter 3 “Building Planning” of the California Residential Code**

- (a) Chapter 3 of the 2013 California Residential Code is adopted by reference with additions pursuant to Sections 149.0103 and 149.0106 of the ~~San Diego Municipal~~ Land Development Code.
- (b) Sections R301 through R316, R318, R322 through R326, and R328 are adopted by reference without change pursuant to Section 145.0103 of the ~~San Diego Municipal~~ Land Development Code.

**§149.0302** **Local Modifications and Additions to Section R301.2 “Climatic and Geographic Design Criteria”**

- (a) Section R301.2 of the California Residential Code is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.
- (b) Section R301.2 is adopted with modifications as follows. Buildings shall be constructed in accordance with the provisions of the California Residential Code as limited by the provisions of Section R301. Additional criteria are outlined in Table 149.0302.
- (c) Table R301.2(1) “Climate and Geographic Design Criteria” of the California Residential Code is not adopted pursuant to Section 149.0104 of the Land Development Code.

<u>Table 149.0302</u>				
<u>Wind Design</u>		<u>Seismic Design Category</u>	<u>Termite</u>	<u>Flood Hazards</u>
<u>Speed (Mph)</u>	<u>Topographic Effects</u>			
<u>85</u>	<u>B</u>	<u>D<sub>2</sub></u>	<u>Severe per Fig R301.2(3)</u>	<u>Section §143.0145</u>

**§149.0317** **Local Modifications and Additions to Section R317 “Protection of Wood and Wood Based Products Against Decay” of the California Residential Code**

- (a) Section R317 is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Code.
- (b) Exception 3 is added to Section R317.3.1 as follows: Plain carbon steel fasteners in SBX/DOT and zinc borate preservative treated wood in an interior, dry environment shall be permitted.

**§149.0322**     **Local Modifications and Additions to Section R322 “Flood Resistant Construction” of the California Residential Code**

Section R322.1 is modified as follows pursuant to Section 149.0105 of the Land Development Code: R322.1 General. Structures constructed in whole or in part in flood hazard areas (including A or V Zones) as established in Table Section 149.0302 shall be designed and constructed in accordance with the provisions contained in this section. Structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE24. For additional regulations for construction in special flood hazard areas see Sections 143.0145 and 143.0146 of the Land Development Code.

**§149.0327**     **Local Additions and Modifications to Section R327 “Definitions” “Materials and Methods for Exterior Wildfire Exposure” of the California Residential Code**

(a) through (b) [No change in text.]

(c)     Section R327.2 has been adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the ~~San Diego Municipal~~ Land Development Code as follows: Local Agency Very High Fire Hazard Severity Zones shall mean the Very High Fire Hazard Severity Zones as designated on the Very High Fire Hazard Severity Zone Map – Local Responsibility Areas adopted pursuant to Section ~~55.5001~~ 55.9401 of the ~~San Diego Municipal~~ Land Development Code.

(d) through (e) [No change in text.]

(f)     Section R327.6 has been adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the ~~San Diego Municipal~~

Land Development Code. Section R327.6.2 is modified by adding items 4 through 7 as follows:

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

(4) 7. Ventilation openings protected with vent openings that resist the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from complying with Section 149.0327 ~~(g)(1)(A) and (B)~~ (f)(1) and (2) of the San Diego Municipal Land Development Code.

(g) through (i) [No change in text.]

**§149.03310332 Local Addition of Section ~~R331~~ R332 “Encroachments Into The Public Right-Of-Way” to the California Residential Code**

(a) Section ~~R331~~R332 is added to the California Residential Code pursuant to Section 149.0106 of the San Diego Municipal Land Development Code as follows: ~~R331~~R332 Encroachments into the Public Right-Of-Way. Encroachments into the Public Right-of-Way shall comply with the standards in Chapter 32 of the California Building Code as adopted and amended by the city of San Diego in San Diego Municipal Code Section 145.3203 of the Land Development Code. The City Engineer may require a Right-Of-Way ~~p~~Permit for the construction of an encroachment in accordance with the authority granted in San Diego Municipal Code Section 129.071002 of the Land Development Code.

**§149.03320333 Local Addition of Section ~~R332~~R333 “Safeguards During Construction” to the California Residential Code**

- (a) Section ~~R332~~R333 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the ~~San Diego Municipal Land Development Code~~ as follows: ~~R332~~R333 Safeguards During Construction. Provisions for safety during construction and the protection of adjacent public and private properties shall be governed by the requirements of Chapter 33 of the California Building Code as adopted and amended by the City of San Diego in ~~San Diego Municipal Land Development Code~~ Section 145.3303.

**§149.03330334 Local Addition of Section ~~R333~~R334 “Sound Transmission Control” to the California Residential Code**

Section ~~R333~~R334 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the ~~San Diego Municipal Land Development Code~~ as follows: (a) ~~R333~~ R334 Sound Transmission Control. Wall and floor-ceiling assemblies separating dwelling units from each other and from public or service areas such as interior corridors, garages and mechanical spaces shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies, in compliance with Section 1207 of the California Building Code. For additional noise regulations limiting the intrusion of exterior noise into buildings based on land use standards, see Chapter 13, Article 2, Division 15 of the Land Development Code.



**§149.03300335 Local Addition of Section ~~R330~~ R335 “Building Regulations for Swimming Pools” to the California Residential Code**

- (a) [No change in text.]
- (b) Section ~~R330~~ R335 is added to the California Residential Code pursuant to Section 149.0106 of the ~~San Diego Municipal~~ Land Development Code as follows:
  - (1) ~~R330.1~~ R335.1 The purpose of this Section is to establish building regulations for private swimming pools and hot tubs or spas that do not have locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specifications (ASTM ES 1346-91)<sub>2</sub> located on the premises of dwellings and dwellings units complying with the California Residential Code.
  - (2) ~~R330.2~~ R335.2 Private swimming pool shall mean is any constructed pool, permanent or portable, which is intended for noncommercial use as a swimming pool by not more than three owner families and their guests.
  - (3) ~~R330.4~~ R335.3 Barriers for private swimming pools shall comply with Section 3109 of the California Building Code as adopted and amended by the ~~City of San Diego~~ in Section 145.3109(c) of the ~~San Diego Municipal~~ Land Development Code.

**§149.0601 Local Deletions, Modifications and Additions to Chapter 6 “Wall Construction” of the California Residential Code**

- (a) ~~Chapter 6 of the California Residential Code is adopted by reference with deletions, modifications and additions pursuant to Sections 149.0103, 149.0104, 149.0105 and 149.0106 of the San Diego Municipal Code.~~  
Chapter 6 of the 2013 California Residential Code is adopted by reference without change pursuant to Section 149.0103 of the Land Development Code.
- (b) ~~Sections R601 and R603 through R613 have been adopted by reference without change pursuant to Section 145.0103 of the San Diego Municipal Code.~~

**§149.0602 Local Modifications to Section R602 “Wood Wall Framing” of the California Residential Code**

- (a) ~~Section R602 has been adopted by reference with modifications pursuant to Section 149.0105 of the San Diego Municipal Code.~~
- (b) ~~Section R602.10.6.1 numbers 3 and 4 are modified as follows:~~
  - (1) ~~3. For SDC D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> or wind speeds of 100 miles per hour (45 m/s) or greater, where the distance between the top of rafters or roof trusses and perpendicular top plates is 15 1/4 inches (387 mm) or less, rafters or roof trusses shall be connected to the top plates of braced wall panels with blocking over the full length of the braced wall line and attached in accordance with Table R602.3 (1).~~
  - (2) ~~For all seismic design categories and wind speeds, where the distance between the top of rafters or roof trusses and~~

perpendicular top plates exceeds 15 1/4 inches (387 mm),  
perpendicular rafters or roof trusses shall be connected to the top  
plates over the full length of the braced wall line in accordance  
with one of the following methods:

- (i) 4.1. In accordance with Figure R602.10.6.2(2),
- (ii) 4.2. With full height engineered blocking panels designed  
for values listed in American Forest and Paper Association  
(AF&PA) Wood Frame Construction Manual for One and  
Two Family Dwellings (WFCM). Both the roof and floor  
sheathing shall be attached to the blocking panels in  
accordance with Table R602.3 (1).
- (iii) 4.3. Designed in accordance with accepted engineering  
methods.

(e) Figure R602.10.6.2 (1) and Figure R602.10.6.2 (3) are not adopted  
pursuant to Section 149.0104 of the San Diego Municipal Code.

**§149.0801 Local Modifications and Additions to Chapter 8 “Roof-Ceiling  
Construction” of the California Residential Code**

- (a) Chapter 8 of the 2013 California Residential Code is adopted by reference  
with no modifications and or additions pursuant to Sections 149.0103,  
149.0105 and 149.0106 of the San Diego Municipal Land Development  
Code.
- (b) Sections R801 through R805 and Section R807 are adopted by reference  
without change pursuant to Section 145.0103 of the San Diego Municipal  
Code.

**§149.0806 Local Modifications to Section R806 “Roof Ventilation” of the California Residential Code**

- (e) ~~Section R806 is adopted by reference with additions and modifications pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Code.~~
- (d) ~~Section R806.1 is modified by adding an exception. R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and ¼ inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than ¼ inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and ¼ inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Exception: Attic ventilation shall not be required when determined not necessary by the Building Official due to atmospheric or climatic conditions.~~

**§149.0901 Local Modifications and Additions to Chapter 9 “Roof Assemblies” of the California Residential Code**

- (a) Chapter 9 of the 2013 California Residential Code is adopted by reference with additions and modifications pursuant to Sections 149.0103, 149.0105 and 149.0106 of the San Diego Municipal Land Development Code.

- (b) Sections R901.1, R902.2 through R905.6, and R905.9 through R906 are adopted by reference without change pursuant to Section 149.0103 of the San Diego Municipal Land Development Code.
- (c) Sections R902, R905.7, R905.8, and R907, and R908 are adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Land Development Code.

**§149.0902 Local Additions and Modifications to Section R902.1 “Roof Classification” of the California Residential Code**

- (a) through (b) [No change in text.]
- (c) Section R902.3 is adopted by reference and modified as follows: R902.3 Building integrated solar photovoltaic systems, Integrated solar photovoltaic systems that serve as the roof covering shall be listed and labeled for fire classification in accordance with Section 149.0902(a) of the Land Development Code.
- (d) Section R902.4 is adopted by reference and modified as follows: R902.4 Roof mounted solar photovoltaic panels and modules. Effective January 1, 2015, rooftop mounted photovoltaic panels and modules shall be tested, listed and identified with a fire classification in accordance with UL 1703. The fire classification shall comply with Table 1505.1 of the California Building Code based on the type of construction of the building. When located in the Very High Fire Hazard Severity Zone Map –Local Responsibility Areas adopted pursuant to Section 55.9401 of the San Diego Municipal Code, rooftop mounted photovoltaic panels and modules shall have a minimum fire classification rating of Class A.

**§1410.0103 Adoption of the 2010 California Green Building Standards Code**

- (a) The ~~2010~~ 2013 California Green Building Standards Code, published and amended by the California Building Standards Commission (~~{BSC}~~), and as amended by the State Department of Housing and Community Development (~~{HCD}~~), is adopted by reference except as otherwise provided in this Article ~~of the San Diego Municipal Code~~. A copy of the ~~2010~~ 2013 California Green Building Standards Code is on file in the office of the City Clerk as Document No. OO-20187-6 \_\_\_\_\_.
- (b) When reference is made to the California Green Building Standards Code, it shall be the ~~2010~~ 2013 California Green Building Standards Code, California Code of Regulations Title 24, Part 11, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the ~~2010~~ 2013 California Green Building Standards Code is made a part of this Article as if fully set forth in this Article.
- (d) Numbering of Sections and Subsections in ~~of~~ this Article is cross referenced to Sections in the ~~2010~~ 2013 California Green Building Standards Code.
- (e) The adoption of the ~~2010~~ 2013 California Green Building Standards 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.

(f) [No change in text.]

**§1410.0104 Portions of the 2010 California Green Building Standards Code Not Adopted by the City of San Diego**

(a) ~~Section 5.106.8.1 Effective date.~~

(b) ~~Section 5.106.5.2.1 and 5.710.6.3.1 Parking stall marking.~~

**§1410.0105 Modifications to the 2010 California Green Building Standards Code Adopted by the City of San Diego**

(a) Section 5.106.8 Light pollution reduction non-residential buildings.

(b) ~~Section 5.106.4.1.1 and 5.710.6.2.1 Short-Term bicycle parking.~~

(c) ~~Section 5.106.4.2.2 and 5.710.6.2.2 Long-Term bicycle parking.~~

(d) ~~Section 5.106.5.2 and 5.710.6.3 Designated parking.~~

**§1410.0106 Additions to the 2010 California Green Building Standards Code Adopted by the City of San Diego**

(a) Section 4.106.8 Light pollution reduction residential buildings.

(b) “Reserved.”

**§1410.0107 Adoption of Appendices to the 2010 California Green Building Standards Code**

Appendix Chapters to the 2013 California Green Building Standards Code are ~~not being adopted by the City of San Diego~~ adopted as follows: The Residential Voluntary measures of the California Green Building Standards Code, Appendix Chapter A4, Residential Voluntary Measures, Section A4.305.1 “Graywater”.

**§1410.0108 Use of Alternate Materials, Design, or Construction Methods**

(a) The provisions of the Green Building Regulations are not intended to prevent the use of any alternate material, appliance, installation, device, arrangement, method, design or method of construction not specifically

prescribed by the ~~2010~~ 2013 California Green Building Standards Code, provided that any such alternative has been approved by the Building Official.

- (b) An alternate material, design or construction method shall be approved on a case-by-case basis where the Building Official finds that the proposed alternate complies with the intent of the provisions of the ~~2010~~ 2013 California Green Building Standards Code and is at least the equivalent of standards prescribed in the Code for planning and design, energy, water, material conservation and resource efficiency, environmental air quality, performance, safety and the protection of life and health.
- (c) When considering the use of alternate materials, design, or construction methods, the Building Official shall evaluate equivalency based on the compliance provisions the ~~2010~~ 2013 California Green Building Standards Code for occupancies regulated by adopting state agencies as are found in the Sections listed below.
  - (1) [No change in text.]
  - (2) Section 1.8.7, Chapter 1, Administration; Division 1, of the ~~2010~~ 2013 California Building Code and Section 1.2.6, Chapter 1, Administration, Division 1, of the ~~2010~~ 2013 California Residential Code for the Department of Housing and Community Development.



**Division 4: Local Additions and Modifications to the 2010 California Green Building Regulations – Residential**

**§1410.0403    Local Modifications Section A4.305 “Water Reuse Systems” of the California Green Building Standards Code**

- (a)    A4.305.1 “Graywater” of the California Green Building Standards Code is adopted with modifications pursuant to Sections 1410.0105 and 1410.0107 of the Land Development Code.
  
- (b)    Section A4.305.1 is adopted with the following modifications. All new residential buildings that are within the scope of the California Residential Code shall be constructed to include waste piping to discharge gray water from clothes washers to a place where it may be used for outdoor irrigation, in compliance with Section 1602 of the California Plumbing Code.

**Division 5: Local Additions and Modifications to the 2010 California Green Building Regulations – Non Residential**

**§1410.0501    Light Pollution Reduction for Non-Residential Buildings**

- (a) through (b) [No change in text.]
  
- (c)    ~~Section 5.106.8.1 of the California Green Building Standards Code is not adopted by the City of San Diego, pursuant to Section 1410.0104 of the San Diego Municipal Code.~~

**§1410.0505 Bicycle Parking Spaces and Facilities for Non-Residential Uses**

- (a) Sections ~~5.106.4.1, 5.106.4.1.1, 5.106.4.2, 5.106.4.1.2, 5.710.6.2.1, 5.710.6.2.2~~ of the California Green Building Standards Code are adopted as modified pursuant to Section 1410.0105 of the ~~San Diego Municipal Land Development~~ Code in accordance with Sections 1410.0505(b) and 1410.0505(c).
- (b) Sections ~~5.106.4.1, 5.106.4.1.1, and 5.710.6.2.1~~ Short-Term bicycle parking. Non-residential *development* shall comply with Section 142.0530(e), which will result in more short-term bicycle parking spaces than otherwise required by the California Green Building Standards Code.
- (c) Sections ~~5.106.4.2, 5.106.4.1.2, and 5.710.6.2.2~~ Long-Term bicycle parking. Non-residential *development* shall comply with Section 142.0530(e), which will result in more long-term bicycle parking spaces and facilities than otherwise required by the California Green Building Standards Code.

**§1410.0510 Designated Parking Spaces for Carpool Vehicles and Zero Emissions Vehicles for Non-Residential Uses**

- (a) Sections ~~5.106.5.2 and 5.710.6.3~~ of the California Green Building Standards Code ~~are~~ is adopted as modified pursuant to Section 1410.0105 of the ~~San Diego Municipal Land Development~~ Code in accordance with Section 1410.0510(b).
- (b) Sections ~~5.106.5.2 and 5.710.6.3~~ Designated parking. Non-residential *development* shall comply with Section 142.0530(d), which will result in more designated parking spaces for low-emitting, fuel-efficient and

carpool/vanpool vehicles than otherwise required by the California Green  
Building Standards Code.

IBL:mcm  
February 19, 2016  
Or.Dept: DSD  
Doc. No.: 1042193\_9

Passed by the Council of The City of San Diego on MAR 22 2016, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage APR 06 2016

AUTHENTICATED BY: KEVIN L. FAULCONER  
Mayor of The City of San Diego, California.

(Seal) ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.  
By [Signature], Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on MAR 08 2016, and on APR 06 2016

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal) ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.  
By [Signature], Deputy

Office of the City Clerk, San Diego, California  
Ordinance Number O- 20624