

ORDINANCE NUMBER O- 20958 (NEW SERIES)

DATE OF FINAL PASSAGE JUL 20 2018

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 9, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 129.0109 AND 129.0113; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 1 BY AMENDING SECTION 145.0104; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 3 BY AMENDING SECTION 145.0301; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 4 BY AMENDING SECTION 145.0401; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 5 BY AMENDING SECTION 145.0501; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 6 BY AMENDING SECTION 145.0601; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 8 BY AMENDING SECTION 145.0801; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 9 BY AMENDING SECTION 145.0901; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 10 BY AMENDING SECTION 145.1001; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 11 BY AMENDING SECTION 145.1101; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 13 BY AMENDING SECTION 145.1301; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 14 BY AMENDING SECTION 145.1401; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 19 BY AMENDING SECTION 145.1901; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 20 BY AMENDING SECTION 145.2001; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 21 BY AMENDING SECTION 145.2101; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 22 BY AMENDING SECTION 145.2201; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 23 BY AMENDING SECTION 145.2301; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 24 BY AMENDING SECTION 145.2401; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 25 BY AMENDING SECTION 145.2501; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 26 BY AMENDING SECTION 145.2601; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 27 BY AMENDING SECTION 145.2701; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 28 BY AMENDING SECTION 145.2801; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 30 BY AMENDING SECTION 145.3001; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 34 BY AMENDING SECTION 145.3401; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 35 BY AMENDING SECTION 145.3501; AMENDING CHAPTER 14,

ARTICLE 5, DIVISION 37 BY ADDING TEXT TO THE EXISTING BUILDING REGULATION FOR ARCHAIC MATERIALS; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 2 BY ADDING NEW SECTIONS 146.0208 AND 146.0209; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 2 BY DELETING THE ENTIRE DIVISION; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 6 BY AMENDING SECTION 149.0601; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 8 BY AMENDING SECTION 149.0801; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 1 BY AMENDING SECTION 1410.0108; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 4 BY AMENDING SECTION 1410.0401, AND AMENDING CHAPTER 14, ARTICLE 10, DIVISION 5 BY AMENDING SECTION 1410.0501; AMENDING CHAPTER 14, ARTICLE 11, DIVISION 1 BY AMENDING SECTION 1411.0106; AMENDING CHAPTER 14, ARTICLE 11, DIVISION 2 BY AMENDING SECTION 1411.0202, AND AMENDING CHAPTER 14, ARTICLE 11, DIVISION 4 BY AMENDING SECTION 1411.0401, ALL RELATING TO THE ADOPTION AND LOCAL AMENDMENT OF THE 2016 CALIFORNIA STATE BUILDING, ELECTRICAL, MECHANICAL, GREEN BUILDING STANDARDS, AND THE EXISTING BUILDING CODE.

WHEREAS, on January 18, 2018, the City Council adopted the updates to the San Diego Municipal Code consistent with the 2016 California Building Standards Code, and the regulations went into effect on March 17, 2018;

WHEREAS, after approval and adoption by the City Council, it was determined that the ordinance had inadvertently omitted certain regulations and updates that are necessary for consistent and uniform application of the adopted standards; and

WHEREAS, the City Council wishes to make certain corrections and clarifications to the previously adopted updates to the San Diego Municipal Code; NOW, THEREFORE,

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

Section 1. That Chapter 12, Article 9, Division 1 of the San Diego Municipal Code is amended by amending sections 129.0109 and 129.0113, to read as follows:

§129.0109 Use of Alternate Materials, Design, or Construction Methods

- (a) The provisions of the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, and Existing Building Regulations of the San Diego Municipal Code are not intended to prevent the use or installation of any alternate material, or to prohibit any design or construction method not specifically prescribed by the San Diego Fire Code or the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, and Existing Building Regulations, provided the Building Official approves of their use.
- (b) The Building Official may approve the use of any alternate material, design, or construction method if the Building Official determines the following:
- (1) That the proposed alternate material, design, or construction method is satisfactory and would comply with the intent of the regulations in the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, and Existing Building Regulations of the San Diego Municipal Code;
 - (2) through (3) [No change in text.]
- (c) [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 Existing Building Code Section 407.

Section 2. That Chapter 14, Article 5, Division 1 of the San Diego Municipal Code is amended by amending section 145.0104, to read as follows:

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

The following portions of the 2016 California Building Code are not adopted by the City of San Diego:

- (a) Chapter 1, Division 11 “Scope and Administration,” all portions with the exception of Section 104.11.
- (b) through (c) [No change in text.]

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

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

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

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

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

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

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

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

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

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

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

Section 7. That Chapter 14, Article 5, Division 8 of the San Diego Municipal Code is amended by amending section 145.0801, to read as follows:

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

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

Section 8. That Chapter 14, Article 5, Division 9 of the San Diego Municipal Code is amended by amending section 145.0901, to read as follows:

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

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

Section 9. That Chapter 14, Article 5, Division 10 of the San Diego Municipal Code is amended by amending section 145.1001, to read as follows:

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

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

Section 10. That Chapter 14, Article 5, Division 11 of the San Diego Municipal Code is amended by amending section 145.1101, to read as follows:

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

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

Section 11. That Chapter 14, Article 5, Division 13 of the San Diego Municipal Code is amended by amending section 145.1301, to read as follows:

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

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

Section 12. That Chapter 14, Article 5, Division 14 of the San Diego Municipal Code is amended by amending section 145.1401, to read as follows:

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

Chapter 14 of the 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, Division 19 of the San Diego Municipal Code is amended by amending section 145.1901, to read as follows:

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

Chapter 19 of the 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, Division 20 of the San Diego Municipal Code is amended by amending section 145.2001, to read as follows:

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

Chapter 20 of the 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, Division 21 of the San Diego Municipal Code is amended by amending section 145.2101, to read as follows:

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

Chapter 21 of the 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, Division 22 of the San Diego Municipal Code is amended by amending section 145.2201, to read as follows:

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

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

Section 17. That Chapter 14, Article 5, Division 23 of the San Diego Municipal Code is amended by amending section 145.2301, to read as follows:

§145.2301 Local Modifications and Additions to Chapter 23 “Wood” of the California Building Code

Chapter 23 of the 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, Division 24 of the San Diego Municipal Code is amended by amending section 145.2401, to read as follows:

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

Chapter 24 of the 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, Division 25 of the San Diego Municipal Code is amended by amending section 145.2501, to read as follows:

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

Chapter 25 of the 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, Division 26 of the San Diego Municipal Code is amended by amending section 145.2601, to read as follows:

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

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

Section 21. That Chapter 14, Article 5, Division 27 of the San Diego Municipal Code is amended by amending section 145.2701, to read as follows:

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

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

Section 22. That Chapter 14, Article 5, Division 28 of the San Diego Municipal Code is amended by amending section 145.2801, to read as follows:

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

Chapter 28 of the 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, Division 30 of the San Diego Municipal Code is amended by amending section 145.3001, to read as follows:

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

Chapter 30 of the 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, Division 34 of the San Diego Municipal Code is amended by amending section 145.3401, to read as follows:

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

[Editor’s Note: The local modifications and additions for Existing Structures have been repealed. Refer to the Existing Building Regulations in Chapter 14, Article 11 of the Land Development Code.]

Section 25. That Chapter 14, Article 5, Division 35 of the San Diego Municipal Code is amended by amending section 145.3501, to read as follows:

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

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

Section 26. That Chapter 14, Article 5, Division 37 of the San Diego Municipal Code is amended by adding text to the existing building regulation for archaic materials, to read as follows:

[Editor’s Note: The Additional Building Regulations for Archaic Materials and Methods of Construction have been repealed. Refer to the Existing Building Regulations in Chapter 14, Article 11 of the Land Development Code.]

Section 27. That Chapter 14, Article 6, Division 2 of the San Diego Municipal Code is amended by adding new sections 146.0208 and 146.0209, to read as follows:

§146.0208 Local Modifications and Additions to Article 690 Solar Photovoltaic (PV) Systems of the California Electrical Code

(a) Article 690 of the California Electrical Code is adopted by reference with modifications pursuant to Section 146.0106 of the Land Development Code.

(b) Section 690.12 Rapid Shut Down of PV Systems on Buildings is adopted with modifications as follows:

690.12 Rapid Shut Down of PV Systems on Buildings. PV system circuits installed on or in buildings shall include a rapid shut down function that

controls specific conductors in accordance with subsections (1) through (5) as follows:

- (1) Requirements for controlled conductors shall apply only to PV system conductors of more than 1.5m (5 ft.) in length inside a building or more than 3m (10 ft.) from a PV array.
- (2) Controlled conductors shall be limited to no more than 30 volts and 240VA within 30 seconds of rapid shutdown initiation.
- (3) Voltage and power shall be measured between any two conductors and between any conductor and ground.
- (4) The rapid shutdown initiation methods shall be labeled in accordance with 690.56(C) of the California Electrical Code.
- (5) Equipment that performs rapid shutdown shall meet the requirements in Article 110 of the California Electrical Code and shall be listed and labeled by an approved Nationally Recognized Testing Laboratory.

§146.0209 Local Modifications and Additions to Section 705.12 “Point of Connection” of the California Electrical Code

- (a) Section 705.12(D)(3) of the California Electrical Code is adopted with additions and modifications pursuant to Sections 146.0106 and 146.0107 of the Land Development Code.
- (b) Section 705.12(D)(3) “Bus or Conductor Ampere Rating” is modified by adding subsection (e) as follows: (e) A connection at either end, but not both ends, of a center-fed panel board in dwellings shall be permitted where the sum of 125 percent of the power source(s) output circuit current

and the rating of the overcurrent device protecting the busbar does not exceed 120 percent of the current rating of the busbar. For the purpose of this section, dwelling has the same meaning as in the California Residential Code and the California Building Code.

Section 28. That Chapter 14, Article 9, Division 6 of the San Diego Municipal Code is amended by amending section 149.0601, 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 California Residential Code is adopted by reference without change pursuant to Section 149.0103 of the Land Development Code.

Section 29. That Chapter 14, Article 9, Division 8 of the San Diego Municipal Code is amended by amending section 149.0801, 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 California Residential Code is adopted by reference with no modifications or additions pursuant to Section 149.0103 of the Land Development Code.

Section 30. That Chapter 14, Article 8, Division 2 of the San Diego Municipal Code is amended by repealing Division 2.

Section 31. That Chapter 14, Article 10, Division 1 of the San Diego Municipal Code is amended by amending section 1410.0108, to read as follows:

§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 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 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 of the 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 California Building Code and Section 1.2.6, Chapter 1, Administration, Division 1, of the California Residential Code for the Department of Housing and Community Development.

Section 32. That Chapter 14, Article 10, Division 4 of the San Diego Municipal Code is amended by amending section 1410.0401, to read as follows:

§1410.0401 Light Pollution Reduction for Residential Buildings

- (a) [No change in text.]
- (b) 4.106.8 Light pollution reduction.

Outdoor lighting systems installed on residential buildings shall comply with the following requirements:

- (1) The requirements in the California Energy Code for Lighting Zones LZ0 through LZ4 as defined in Chapter 10 of the California Administrative Code and identified on the City's adopted Map C-948 filed in the office of the City Clerk;
- (2) through (4) [No change in text.]

Section 33. That Chapter 14, Article 10, Division 5 of the San Diego Municipal Code is amended by amending section 1410.0501, to read as follows:

§1410.0501 Light Pollution Reduction for Non-Residential Buildings

- (a) [No change in text.]
- (b) 5.106.8 Light pollution reduction.

Outdoor lighting systems installed on non-residential buildings shall comply with the following requirements:

- (1) The requirements in the California Energy Code for Lighting Zones LZ0 through LZ4 as defined in Chapter 10 of the California Administrative Code and identified on the City's adopted Map C-948 filed in the office of the City Clerk;
- (2) through (3) [No change in text.]

Section 34. That Chapter 14, Article 11, Division 1 of the San Diego Municipal Code is amended by amending section 1411.0106, to read as follows:

§1411.0106 Additions to the California Existing Building Code Adopted by the City of San Diego

The following Sections and Subsections are added to the 2016 California Existing Building Code by the City of San Diego:

- (a) Chapter 2, Section 202, Definitions; Code Official; Dangerous; Date of Service; External Hazards; Unsafe.
- (b) Chapter 4, Section 401.6, Maintenance; 401.7 Mandatory regulations for wall anchorage and parapet bracing for unreinforced masonry bearing wall buildings.

Section 35. That Chapter 14, Article 11, Division 2 of the San Diego Municipal Code is amended by amending section 1411.0202, to read as follows:

§1411.0202 Other Definitions

- (a) through (b) [No change in text.]
- (c) Chapter 2 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code. Section 202 is adopted with modifications as follows:
 - (1) through (2) [No change in text.]
 - (3) Date of Service means the date the Building Official served an order requesting compliance with this Division to an owner of a building either in person or by deposit in the U.S. Mail, postage prepaid and certified return requested.
 - (4) External Hazards means objects attached to or located on the roof structure or forming the exterior facade of a building that have the potential to give way internally or onto lower adjacent buildings

(with a minimum height differential of 6 feet) or onto an adjacent exit or public way. Examples include nonstructural exterior wall panels such as masonry infill or decorative precast concrete, parapets, masonry chimneys, tile roofing, fire escapes or balconies, tanks and masonry, or stone wall veneers and wall ornamentation.

- (5) Unsafe means buildings or structures satisfying the criteria in Section 121.0404 of the Land Development Code.

Section 36. That Chapter 14, Article 11, Division 4 of the San Diego Municipal Code is amended by amending section 1411.0401, to read as follows:

§1411.0401 Local Modifications and Additions to Chapter 4 “Prescriptive Compliance Method” of the California Existing Building Code

- (a) [No change in text.]
- (b) Section 401.2.1 Existing Materials is modified pursuant to Section 1411.0105 of the Land Development Code as follows: 401.2.1 Existing materials. Materials already in use in a building in compliance with requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the Building Official to be unsafe pursuant to Section 121.0404 of the Land Development Code.
- (c) Section 401 of the California Existing Building Code is adopted by reference with additions pursuant to Section 1411.0106 of the Land Development Code.
- (1) Section 401.6 is added as follows: 401.6 Maintenance. Buildings and structures, and parts thereof, shall be maintained in a safe and

sanitary condition. Devices or safeguards which are required by the Building, Electrical, Plumbing, Mechanical, Residential, Green Building and Existing Building Regulations of the Land Development Code shall be maintained in conformance with the edition of the California Building Standards Code (California Code of Regulations Title 24) under which installed. The owner 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 reinspected. The requirements of the Existing Building Regulations shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing buildings or structures.

- (2) Section 401.7 is added as follows: 401.7 Mandatory regulations for wall anchorage and parapet bracing for unreinforced masonry bearing wall buildings. The provisions of Section 401.7 shall apply to buildings that were constructed or that were under construction before March 24, 1939, or for which a Building Permit was issued before March 24, 1939, and to City owned buildings designated pursuant to Council resolution, which on January 1, 1994, had at least one “unreinforced masonry bearing wall.” Section 401.7 shall not apply to the following:

- (A) Any detached single or two-family dwelling unit and detached apartment houses containing five or fewer units used solely for residential purposes and the accessory buildings for these occupancies. The exemption does not apply to buildings or structures containing mixed or nonresidential occupancies.
 - (B) Buildings that have been completely seismically retrofitted to comply with earlier editions of these regulations as provided in San Diego Municipal Code Chapter 9, Division 88 (Archaic Materials and Method of Construction), or equivalent, Chapter 14, Article 5, Division 4 (Additions and Modifications to Chapter 4 of the California Building Code) before January 1, 2008, or Chapter 14, Article 5, Division 37 (Additional Building Regulations for Archaic Materials and Methods of Construction) before February 17, 2018. Complete seismic retrofit shall be as determined by the Building Official.
- (3) Section 401.7.1 is added as follows. Applicability. The regulations in this Section shall apply to buildings that are within the scope of Section 401.7 and that are not classified as Essential or Hazardous Facilities and that contain any parapets and other external hazards attached to or located on the roof structure or forming the exterior facade of a building that meet both of the following criteria:

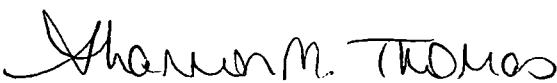
- (A) Critical Placement: Where the parapets, exterior wall, roof appendages, or any other external hazards have the potential to give way internally or onto lower adjacent buildings (with a minimum height differential of 6 feet) or property, or onto an adjacent exit or public way; and
 - (B) Relative Height. Where the parapets and other external hazards or exterior wall or roof appendages that extend above the lower of either the level of the closest adjacent roof to wall anchors or the roof sheathing do not meet the requirements of Sections A113 of the California Existing Building Code.
- (4) Section 401.7.2 is added as follows. The owner of a building regulated by Section 401.7 shall, within 5 years after the date of service of an order to comply, provide partial seismic mitigation in the form of the removal, stabilization, or bracing of all the building elements that meet both of the criteria in Section 401.7.1.
- (5) Section 401.7.2.1 is added as follows. 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.

- (6) Section 401.7.2.2 is added as follows. If the building is a Historical Building, the installation shall comply with the requirements of the California Historical Building Code and parapet removal may not be used as a method to mitigate external hazards.

Section 37. 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 38. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: MARA W. ELLIOTT, City Attorney

By 
Shannon M. Thomas
Senior Deputy City Attorney

SMT:als:amc
05/30/2018
08/17/2018 COR.COPY
Or.Dept:DSD
Doc. No.: 1721225_3

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

(NOTE: See attached memo and signature page.)

Office of
The City Attorney
City of San Diego

MEMORANDUM

DATE: August 17, 2018
TO: Liz Maland, City Clerk
FROM: City Attorney *ST*
SUBJECT: Corrected Ordinance O-2018-128(COR.COPY)

The ordinance referenced above has been corrected. The changes made were to section 30 of the clean ordinance to read "repealing Division 2" instead of deletion, and to §149.0801 reflect the existing reference to SDMC Chapter 8, instead of Chapter 7.

MARA W. ELLIOTT, CITY ATTORNEY

By *Shannon M. Thomas*
Shannon M. Thomas
Senior Deputy City Attorney

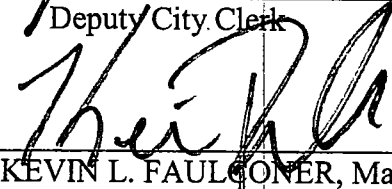
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Doc. No.: 1816042

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of JUL 10 2018.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 7/20/18
(date)


KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck-Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 9, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 129.0109 AND 129.0113; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 1 BY AMENDING SECTION 145.0104; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 3 BY AMENDING SECTION 145.0301; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 4 BY AMENDING SECTION 145.0401; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 5 BY AMENDING SECTION 145.0501; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 6 BY AMENDING SECTION 145.0601; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 8 BY AMENDING SECTION 145.0801; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 9 BY AMENDING SECTION 145.0901; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 10 BY AMENDING SECTION 145.1001; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 11 BY AMENDING SECTION 145.1101; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 13 BY AMENDING SECTION 145.1301; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 14 BY AMENDING SECTION 145.1401; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 19 BY AMENDING SECTION 145.1901; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 20 BY AMENDING SECTION 145.2001; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 21 BY AMENDING SECTION 145.2101; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 22 BY AMENDING SECTION 145.2201; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 23 BY AMENDING SECTION 145.2301; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 24 BY AMENDING SECTION 145.2401; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 25 BY AMENDING SECTION 145.2501; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 26 BY AMENDING SECTION 145.2601; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 27 BY AMENDING SECTION 145.2701; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 28 BY AMENDING SECTION 145.2801; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 30 BY AMENDING

SECTION 145.3001; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 34 BY AMENDING SECTION 145.3401; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 35 BY AMENDING SECTION 145.3501; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 37 BY ADDING TEXT TO THE EXISTING BUILDING REGULATION FOR ARCHAIC MATERIALS; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 2 BY ADDING NEW SECTIONS 146.0208 AND 146.0209; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 2 BY DELETING THE ENTIRE DIVISION; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 6 BY AMENDING SECTION 149.0601; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 8 BY AMENDING SECTION 149.0801; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 1 BY AMENDING SECTION 1410.0108; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 4 BY AMENDING SECTION 1410.0401, AND AMENDING CHAPTER 14, ARTICLE 10, DIVISION 5 BY AMENDING SECTION 1410.0501; AMENDING CHAPTER 14, ARTICLE 11, DIVISION 1 BY AMENDING SECTION 1411.0106; AMENDING CHAPTER 14, ARTICLE 11, DIVISION 2 BY AMENDING SECTION 1411.0202, AND AMENDING CHAPTER 14, ARTICLE 11, DIVISION 4 BY AMENDING SECTION 1411.0401, ALL RELATING TO THE ADOPTION AND LOCAL AMENDMENT OF THE 2016 CALIFORNIA STATE BUILDING, ELECTRICAL, MECHANICAL, GREEN BUILDING STANDARDS, AND THE EXISTING BUILDING CODE.

§129.0109 Use of Alternate Materials, Design, or Construction Methods

- (a) The provisions of the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, and Existing Building Regulations of the San Diego Municipal Code are not intended to prevent the use or installation of any alternate material, or to prohibit any design, or construction method not specifically prescribed by the San Diego Fire Code or the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, and Existing Building Regulations, provided the Building Official approves of their use.

(b) The Building Official may approve the use of any alternate material, design, or construction method if the Building Official determines the following:

(1) That the proposed alternate material, design, or construction method is satisfactory and would comply with the intent of the regulations in the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, and Existing Building Regulations of the San Diego Municipal Code;

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

(c) [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 Existing Building Code Section 3408 407.

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

The following portions of the 2016 California Building Code are not adopted by the City of San Diego:

(a) Chapter 1, Division 11 “Scope and Administration,” all portions with the exception of Section 104.11.

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

§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.

§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.

§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.

§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.

§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.

§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.

§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.

§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.

§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.

§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.

§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.

§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.

§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.

§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.

§145.2301 Local Modifications and Additions to Chapter 23 “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.

§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.

§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.

§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.

§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.

§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.

§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.

§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.~~

[Editor’s Note: The local modifications and additions for Existing Structures have been repealed. Refer to the Existing Building Regulations in Chapter 14, Article 11 of the Land Development 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.

Chapter 14: General Regulations

Article 5: Building Regulations

**Division 37: Additional Building Regulations for
Archaic Materials and Methods of Construction**

[Editor's Note: The Additional Building Regulations for Archaic Materials and Methods of Construction have been repealed. Refer to the Existing Building Regulations in Chapter 14, Article 11 of the Land Development Code.]

§146.0208 Local Modifications and Additions to Article 690 Solar Photovoltaic (PV) Systems of the California Electrical Code

(a) Article 690 of the California Electrical Code is adopted by reference with modifications pursuant to Section 146.0106 of the Land Development Code.

(b) Section 690.12 Rapid Shut Down of PV Systems on Buildings is adopted with modifications as follows:

690.12 Rapid Shut Down of PV Systems on Buildings. PV system circuits installed on or in buildings shall include a rapid shut down function that controls specific conductors in accordance with subsections (1) through (5) as follows:

(1) Requirements for controlled conductors shall apply only to PV system conductors of more than 1.5m (5 ft.) in length inside a building or more than 3m (10 ft.) from a PV array.

(2) Controlled conductors shall be limited to no more than 30 volts and 240VA within 30 seconds of rapid shutdown initiation.

- (3) Voltage and power shall be measured between any two conductors and between any conductor and ground.
- (4) The rapid shutdown initiation methods shall be labeled in accordance with 690.56(C) of the California Electrical Code.
- (5) Equipment that performs rapid shutdown shall meet the requirements in Article 110 of the California Electrical Code and shall be listed and labeled by an approved Nationally Recognized Testing Laboratory.

§146.0209 **Local Modifications and Additions to Section 705.12 “Point of Connection” of the California Electrical Code**

- (a) Section 705.12(D)(3) of the California Electrical Code is adopted with additions and modifications pursuant to Sections 146.0106 and 146.0107 of the Land Development Code.
- (b) Section 705.12(D)(3) “Bus or Conductor Ampere Rating” is modified by adding subsection (e) as follows: (e) A connection at either end, but not both ends, of a center-fed panel board in dwellings shall be permitted where the sum of 125 percent of the power source(s) output circuit current and the rating of the overcurrent device protecting the busbar does not exceed 120 percent of the current rating of the busbar. For the purpose of this section, dwelling has the same meaning as in the California Residential Code and the California Building Code.

Chapter 14: General Regulations

Article 8: Mechanical Regulations

Division 2: Text of Local Modifications and Additions to the

2007 California Mechanical Code

§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.

§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 Section 149.0103 of the Land Development Code.

§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 of 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.

§1410.0401 Light Pollution Reduction for Residential Buildings

- (a) [No change in text.]
- (b) 4.106.8 Light pollution reduction.
Outdoor lighting systems installed on residential buildings shall comply with the following requirements:
 - (1) The requirements in the California Energy Code for Lighting Zones ~~1-4~~ LZ0 through LZ4 as defined in Chapter 10 of the California Administrative Code and identified on the City's adopted Map C-948 filed in the office of the City Clerk;
 - (2) through (4) [No change in text.]

§1410.0501 Light Pollution Reduction for Non-Residential Buildings

- (a) [No change in text.]
- (b) 5.106.8 Light pollution reduction.

Outdoor lighting systems installed on non-residential buildings shall comply with the following requirements:

- (1) The requirements in the California Energy Code for Lighting Zones ~~1-4~~ LZ0 through LZ4 as defined in Chapter 10 of the California Administrative Code and identified on the City's adopted Map C-948 filed in the office of the City Clerk;
- (2) through (3) [No change in text.]

§1411.0106 Additions to the California Existing Building Code Adopted by the City of San Diego

The following Sections and Subsections are added to the 2016 California Existing Building Code by the City of San Diego:

- (a) Chapter 2, Section 202, Definitions; Code Official; Dangerous; Date of Service; External Hazards; Unsafe.
- (b) Chapter 4, Section 401.6, Maintenance; 401.7 Mandatory regulations for wall anchorage and parapet bracing for unreinforced masonry bearing wall buildings.
- (c) ~~Appendix Chapter A1, Section A102.3, Previously Conforming Retrofits;~~
~~Section A102.3.1 Previously Conforming Existing roof to wall anchors and parapet braces.~~

§1411.0202 Other Definitions

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

(c) Chapter 2 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code. Section 202 is adopted with modifications as follows:

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

(3) Date of Service means the date the Building Official served an order requesting compliance with this Division to an owner of a building either in person or by deposit in the U.S. Mail, postage prepaid and certified return requested.

(4) External Hazards means objects attached to or located on the roof structure or forming the exterior facade of a building that have the potential to give way internally or onto lower adjacent buildings (with a minimum height differential of 6 feet) or onto an adjacent exit or public way. Examples include nonstructural exterior wall panels such as masonry infill or decorative precast concrete, parapets, masonry chimneys, tile roofing, fire escapes or balconies, tanks and masonry, or stone wall veneers and wall ornamentation.

~~(3)~~(5) Unsafe means buildings or structures satisfying the criteria in Section 121.0404 of the Land Development Code.

§1411.0401 Local Modifications and Additions to Chapter 4 “Prescriptive Compliance Method” of the California Existing Building Code

(a) [No change in text.]

~~(e)~~(b) Section 401.2.1 Existing Materials is modified pursuant to Section 1411.0105 of the Land Development Code as follows: 401.2.1 Existing materials. Materials already in use in a building in compliance with

requirements or approvals in effect at the time of their erection or installation shall be permitted to remain in use unless determined by the Building Official to be unsafe pursuant to Section 121.0404 of the Land Development Code.

~~(b)~~(c) Section 401 of the California Existing Building Code is adopted by reference with additions pursuant to Section 1411.0106 of the Land Development Code.

(1) Section 401.6 is added as follows: 401.6 Maintenance. Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the Building, Electrical, Plumbing, Mechanical, Residential, Green Building and Existing Building Regulations of the Land Development Code shall be maintained in conformance with the edition of the California Building Standards Code (California Code of Regulations Title 24) under which installed. The owner 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 reinspected. The requirements of the Existing Building Regulations shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing buildings or structures.

(2) Section 401.7 is added as follows: 401.7 Mandatory regulations for wall anchorage and parapet bracing for unreinforced masonry bearing wall buildings. The provisions of Section 401.7 shall apply to buildings that were constructed or that were under construction before March 24, 1939, or for which a Building Permit was issued before March 24, 1939, and to City owned buildings designated pursuant to Council resolution, which on January 1, 1994, had at least one “unreinforced masonry bearing wall.” Section 401.7 shall not apply to the following:

- (A) Any detached single or two-family dwelling unit and detached apartment houses containing five or fewer units used solely for residential purposes and the accessory buildings for these occupancies. The exemption does not apply to buildings or structures containing mixed or nonresidential occupancies.
- (B) Buildings that have been completely seismically retrofitted to comply with earlier editions of these regulations as provided in San Diego Municipal Code Chapter 9, Division 88 (Archaic Materials and Method of Construction), or equivalent, Chapter 14, Article 5, Division 4 (Additions and Modifications to Chapter 4 of the California Building Code) before January 1, 2008, or Chapter 14, Article 5, Division 37 (Additional Building Regulations for Archaic

Materials and Methods of Construction) before February 17, 2018. Complete seismic retrofit shall be as determined by the Building Official.

(3) Section 401.7.1 is added as follows. Applicability. The regulations in this Section shall apply to buildings that are within the scope of Section 401.7 and that are not classified as Essential or Hazardous Facilities and that contain any parapets and other external hazards attached to or located on the roof structure or forming the exterior facade of a building that meet both of the following criteria:

(A) Critical Placement: Where the parapets, exterior wall, roof appendages, or any other external hazards have the potential to give way internally or onto lower adjacent buildings (with a minimum height differential of 6 feet) or property, or onto an adjacent exit or public way; and

(B) Relative Height. Where the parapets and other external hazards or exterior wall or roof appendages that extend above the lower of either the level of the closest adjacent roof to wall anchors or the roof sheathing do not meet the requirements of Sections A113 of the California Existing Building Code.

(4) Section 401.7.2 is added as follows. The owner of a building regulated by Section 401.7 shall, within 5 years after the date of service of an order to comply, provide partial seismic mitigation

- in the form of the removal, stabilization, or bracing of all the building elements that meet both of the criteria in Section 401.7.1.
- (5) Section 401.7.2.1 is added as follows. 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.
- (6) Section 401.7.2.2 is added as follows. If the building is a Historical Building, the installation shall comply with the requirements of the California Historical Building Code and parapet removal may not be used as a method to mitigate external hazards.

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Passed by the Council of The City of San Diego on JUL 10 2018, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<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"/>
Chris Ward	<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"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUL 20 2018

AUTHENTICATED BY:

(Seal)

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

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 JUN 19 2018, and on JUL 20 2018.

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- 20958