



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: November 8, 2011

TO: Honorable Councilmember Sherri Lightner and Members of the Land Use & Housing Committee

FROM: Kelly Broughton, Director Development Services Department

SUBJECT: Proposed Adoption of the 2010 California Building Standards Code & Local Municipal Code Amendments

On a triennial basis, the City of San Diego adopts the latest editions of the CFC, CBC, CEC, CPC, CMC, CRC and the California Green Building Standards Code. This is done in coordination with the State of California's adoption of these codes. This procedure provides an additional opportunity to modify local regulations and maintain local and state wide consistency. The proposed local amendments were developed by staff from the Development Services Department and the Fire-Rescue Department after a thorough review of the State mandated codes, as well as the model codes that were used as the basis for development of the State codes. The City's building and fire safety laws are incorporated in the San Diego Municipal Code as shown below:

1. Chapter 5, Article 5 contains the Fire Code.
2. Chapter 11, Article 1 includes the Board of Building Appeals and Advisors regulations.
3. Chapter 11, Article, 2 Division 2 includes procedures for unsafe buildings.
4. Chapter 11, Article 3 Division 1 includes definitions in the Land Development Code, some of which apply to the City building standards.
5. Chapter 12, Article 9, Division 1 outlines general construction permit authority and procedures.
6. Chapter 12, Article 9, Division 2 and Chapter 14, Article 5 contains building permit procedures and the Building Code amendments.
7. Chapter 12, Article 9, Division 3 and Chapter 14, Article 6 Division 1, 2 contain electrical permit procedures and the Electrical Code amendments.
8. Chapter 12, Article 9, Division 4 contain the plumbing and mechanical permit procedures and Chapter 14, Article 7 and Article 8 contain and the Plumbing and Mechanical Code amendments.
9. New Chapter 14 Article 9 contains the Residential Building regulations that are enforced in conjunction with the building permit procedures in Chapter 12 Article 9, Division 1, 2.

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10. New Chapter 14 Article 10 contains the Green Building regulations used in conjunction with the Building, Electrical, Plumbing, Mechanical and Residential Building regulations.

The attached Issue Matrix, as well as reports to the Board of Building Appeals and Advisors, provides more explanatory information on the proposed changes.

Administration of the Building, Electrical, Plumbing, and Mechanical, Residential Building and Green Building regulations, as well as the Fire Code, for new construction or alterations to existing buildings is based upon a fee for service paid for by applicants in the development process.

Outreach efforts included the following activities:

- Board of Building Appeals and Advisors recommended approval in September & October, 2010. Various stakeholders were invited to meeting. List of stakeholders who were contacted is presented in attachment (A).
- Technical Advisory Committee recommended approval in October 2010.
- Sustainable Energy Advisory Board recommended approval at their October 2010 meeting.
- Historical Resources Board - informational presentation on roofing.
- Community Planners Committee - informational presentation on code process.
- The Board of Building Appeals and Advisors recommended approval of all of the proposed changes during their meetings in September and October of 2010. The Technical Advisory Committee and the Sustainable Energy Advisory Board recommended approval at their October 2010 meeting.



Kelly Broughton, Director
Development Services Department

AMF

CC: Afsaneh Ahmadi, Deputy Director – Building Official, Development Services
Douglass Perry, Deputy Chief – Fire Marshal, Fire Rescue Department
Ali Fattah, Development Services
Mark Dossett, Fire Prevention supervisor, Fire Rescue Department