

Article 11: Existing Building Regulations

(“Existing Building Regulations” added 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)

Division 1: Adoption and Applicability of the Existing Building Regulations

*(“Adoption and Applicability of the Existing Building Regulations”
added 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)*

§1411.0101 Purpose of the Existing Building Regulations

- (a) The purpose of the Existing 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 Existing Building Code.
- (b) The purpose of this Section is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Section.

(“Purpose of the Existing Building Regulations” added 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)

§1411.0102 When the Existing Building Regulations Apply

- (a) This Article shall be known as the Existing Building Regulations of the City of San Diego. This Article regulates the alteration, repair, maintenance, moving, removal, change of occupancy, and use of any City-owned or privately-owned building or structure or any appurtenances connected or attached to such building or structure within the City of San Diego, except work located primarily in a *public right-of-way*, public utility towers and poles, mechanical equipment not specifically regulated in the California Existing Building Code, and hydraulic flood control structures.
- (b) When in any specific case, different sections of the Existing Building Regulations specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.
- (c) Wherever in the Existing Building Regulations reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted as shown in Section 1411.0107.

(“When the Existing Building Regulations Apply” added 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)

§1411.0103 Adoption of the California Existing Building Code

- (a) The 2022 California Existing Building Code, published 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 5 and Divisions 17 and 18. A copy of the 2022 California Existing Building Code is on file in the office of the City Clerk as Document No. OO-21181-7.
- (b) When reference is made to the California Existing Building Code, it shall be the 2022 California Existing Building Code, California Code of Regulations Title 24, Part 10, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the 2022 California Existing Building Code is made a part of this Article as if fully set forth in this Article except as otherwise provided in Divisions 2 through 5 and Divisions 17 and 18.
- (d) The numbering of Sections and Subsections in Divisions 2 through 5 and Divisions 17 and 18 of this Article is cross-referenced to Sections in the 2022 California Existing Building Code.
- (e) The adoption of the 2022 California Existing 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) The Building Official is only authorized to enforce amendments to the 2022 California Existing Building Code made by the following State agencies:
 - (1) The Department of Housing and Community Development for accessibility in privately funded housing and all housing (HCD 1 and HCD 1/AC).
 - (2) Office of the State Fire Marshal (SFM).
 - (3) Building Standards Commission (BSC), Appendix Ch. A1 only.

(“Adoption of the California Existing Building Code” added 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)
(Amended 4-9-2020 by O-21181 N.S.; effective 5-9-2020.)
(Amended 5-8-2023 by O-21642 N.S.; effective 6-7-2023.)

§1411.0104 Portions of the California Existing Building Code Not Adopted by the City of San Diego

The following Sections or Subsections of the 2022 California Existing Building Code have not been adopted by the City of San Diego:

- (a) Chapter 1, Division II “Scope and Administration.”
- (b) Chapter 3, Section 301.3.2 Work Area. Compliance Method; Section 301.3.3 Performance Compliance Method.
- (c) Chapters 6 through 13 and Chapter 15.

(“Portions of the California Existing Building Code Not Adopted by the City of San Diego” added 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)

(Amended 4-9-2020 by O-21181 N.S.; effective 5-9-2020.)

(Amended 5-8-2023 by O-21642 N.S.; effective 6-7-2023.)

§1411.0105 Modifications to the California Existing Building Code Adopted by the City of San Diego

The following Sections or Subsections of the 2022 California Existing Building Code are modified by the City of San Diego:

- (a) Chapter 2, Section 202 Definitions for the terms Code Official, Dangerous, and Unsafe are modified by Section 1411.0202 of the Land Development Code.
- (b) Chapter 3, Section 301.1, General; Section 301.3, Alteration, Addition or Change of Occupancy, including the exception; Section 302.4, Existing Materials.
- (c) Chapter 4, Section 401.3, Repairs, Flood Hazard Areas.
- (d) Chapter 5, Section 502.3, Flood Hazard Areas; Section 503.2, Flood Hazard Areas; Section 405.2.5, Flood Hazard Areas.
- (e) Appendix, Chapter A1, Section A102.1, Scope, General.

(“Modifications to the California Existing Building Code Adopted by the City of San Diego” added 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)

(Amended 4-9-2020 by O-21181 N.S.; effective 5-9-2020.)

(Amended 5-8-2023 by O-21642 N.S.; effective 6-7-2023.)

§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 2022 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 3, Section 302.7, Maintenance; Section 302.8, Mandatory regulations for wall anchorage and parapet bracing for unreinforced masonry bearing wall buildings; Section 302.8.1, Applicability; Section 302.8.2, Compliance Period; Section 302.8.2.1, Removal, Stabilization and Bracing Process; Section 302.8.2.2, Historical Buildings.

*(“Additions to the California Existing Building Code Adopted by the City of San Diego” added 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)
(Amended 7-20-2018 by O-20958 N.S.; effective 8-19-2018.)
(Amended 4-9-2020 by O-21181 N.S.; effective 5-9-2020.)
(Amended 5-8-2023 by O-21642 N.S.; effective 6-7-2023.)*

§1411.0107 Adoption of Appendices to the California Existing Building Code

The following Appendix Chapters of the 2022 California Existing Building Code are adopted by the City of San Diego:

- (a) Chapter A1, Seismic Strengthening Provisions For Unreinforced Masonry Bearing Wall Buildings.
- (b) Chapter A3, Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood-Frame Residential Buildings.

*(“Adoption of Appendices to the California Existing Building Code” added 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)
(Amended 4-9-2020 by O-21181 N.S.; effective 5-9-2020.)
(Amended 5-8-2023 by O-21642 N.S.; effective 6-7-2023.)*