

Article 11: Existing Building Regulations

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

(“Additions and Modifications to Chapter 3 of the California Existing Building Code” added 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)

§1411.0301 Local Modifications and Additions to Chapter 3 “Provisions for All Compliance Methods” of the California Existing Building Code

- (a) Chapter 3 of the California Existing Building Code is adopted by reference with modifications and additions pursuant to Sections 1411.0105 and 1411.0106 of the Land Development Code.
- (b) Section 301.3, including the exception, of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.
 - (1) Section 301.3 is modified as follows: 301.3, Alteration, addition or change of occupancy. The alteration, addition or change of occupancy of all existing buildings shall comply with Section 301.3.1.
 - (2) The exception to Section 301.3 is modified as follows: Exception: Subject to the approval of the Building Official, alterations complying with the laws in existence at the time the building or the affected portion of the building was built are in compliance with the provisions of the current California Existing Building Code. New structural members added as part of the alteration shall comply with the California Existing Building Code. This exception shall not apply to:
 - (A) Alterations for accessibility required by Chapter 11A of the California Building Code;
 - (B) Alterations that constitute a substantial improvement to an existing building in a flood hazard area, which alterations shall comply with Section 1411.0503 of the Land Development Code; and
 - (C) Structural provisions of Chapter 5, Section 304 of the California Existing Building Code.

(“Local Modifications and Additions to Chapter 3 ‘Provisions for All Compliance Methods’ 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.)

§1411.0302 Local Modifications and Additions to Section 302 “General Provisions” of the California Existing Building Code

- (a) Section 302 of the California Existing Building Code is adopted by reference with modifications and additions pursuant to Sections 1411.0105 and 1411.0106 of the Land Development Code.
- (b) Section 302.4 is modified as follows: 302.4, New and Replacement Materials. Materials already in use in a building or *structure* 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 302.6 is added as follows: 302.6, Maintenance. Buildings and *structures*, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards that 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 the devices or safeguards were installed. The owner shall be responsible for the maintenance of buildings and *structures*. To determine compliance with this Section 302.6, the Building Official shall have the authority to reinspect a building or *structure*. 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*.
- (d) Section 302.7 is added as follows: 302.7, Mandatory regulations for wall anchorage and parapet bracing for unreinforced masonry bearing wall buildings. The provisions of Section 302.7 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 a City Council resolution, which on January 1, 1994, had at least one unreinforced masonry bearing wall. Section 302.7 shall not apply to the following:
 - (1) 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. This exemption does not apply to buildings or *structures* containing mixed or nonresidential occupancies.
 - (2) Buildings that have been completely seismically retrofitted, as determined by the Building Official, to comply with earlier editions of the California Existing Building Code, or equivalent regulations.

- (e) Section 302.7.1 is added as follows: 302.7.1, Applicability. The regulations in Section 302.7.1 shall apply to buildings or *structures* that are within the scope of Section 302.7.1, 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 or *structure* that meet both of the following criteria:
- (1) Critical Placement: 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
 - (2) Relative Height. 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 Section A113 of the California Existing Building Code.
- (f) Section 302.7.2 is added as follows: 302.7.2, Compliance period. The owner of a building regulated by Section 302.7.2 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 302.7.1.
- (g) Section 302.7.2.1 is added as follows: 302.7.2.1, Removal, Stabilization and Bracing Process. The owner shall install roof to wall anchors around the perimeter of the entire building as part of the removal, stabilization, and bracing process. 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.
- (h) Section 302.7.2.2, is added as follows: 302.7.2.2, Historical Buildings. If the building is a Historical Building, the installation shall comply with the requirements of the California Historical Building Code and parapet removal shall not be used as a method to mitigate external hazards.

(“Local Modifications and Deletions to Section 302 ‘General Provisions’ of the California Existing Building Code” added 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)

(Retitled to “Local Modifications and Additions to Section 302 ‘General Provisions’ of the California Existing Building Code” and amended 4-9-2020 by O-21181 N.S.; effective 5-9-2020.)

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