

ORDINANCE NUMBER O- 18949

ADOPTED ON JUN 12 2001

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 14 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING ARTICLE 5, DIVISION 4, SECTIONS 145.0401, 145.0403, 145.0404, 145.0405, 145.0406, 145.0407, 145.0408, 145.0410, 145.0411, AND 145.0415, ALL PERTAINING TO THE BUILDING REGULATIONS OF THE LAND DEVELOPMENT CODE.

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

Section 1. That Chapter 14, Article 5, Division 4 of the San Diego Municipal Code is amended by amending Sections 145.0401, 145.0403, 145.0404, 145.0405, 145.0406, 145.0407, 145.0408, 145.0410, 145.0411, and 145.0415 to read as follows:

§145.0401 Purpose of the Archaic Materials and Methods of Construction Regulations

The purpose of this division is to promote public safety and welfare by identifying potential hazards associated with unreinforced masonry bearing wall buildings that meet the requirements as described by this division and by establishing a voluntary mitigation program with some mandatory aspects for these buildings . Buildings that have unreinforced masonry bearing walls are widely recognized for sustaining life-hazardous damage as a result of partial or complete collapse during moderate to strong earthquakes.

[No change to remainder of section.]

§145.0403 Exemptions from the Archaic Material and Methods of Construction Regulations

This division shall not apply to the following:

- (a) [No change.]
- (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, before January 1, 2000. Complete seismic retrofit shall be as determined by the Building Official.

§145.0404 Definitions for this Division Only

The following definitions apply to this division:

"Building" through "Building Maintenance" [No change.]

"Cumulative Value of Remodel or Renovation" means the "Value of Remodel or Renovation" accumulated from January 1, 2001 to the date an event regulated by this division occurs. The Cumulative Value of Remodel or Renovation shall exclude the value of any nonstructural tenant improvements made or performed subsequent to the date a building owner provides floor-to-wall and roof-to-wall anchors under Section 145.0411.

"Date of Service" through "External Hazards" [No change.]

"Hazard Category" means the ranking assigned a use or occupancy as determined under Table 145-05A of Section 145.0427 and based on degree of probable risk of loss of life or injury due to a seismic event.

"Hazardous Facility" through "Structural Survey and Engineering Report" [No change.]

[Insert "Value of Remodel or Renovation" before "Value of the Building"]

"Value of Remodel or Renovation" means the valuation of work, requiring a permit, that is obtained by using the building valuation schedule administered by the Building Official for tenant improvements, additions or alterations in effect at the time of permit issuance or other evidence satisfactory to the Building Official of the valuation of work, whichever is less. If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official for tenant improvements, additions or alterations.

§145.0405 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. A-1- A of the UCBC Appendix Chapter 1.

(b) through (h) [No change.]

§145.0406 Regulations for Essential or Hazardous Facilities

- (a) The regulations of this section apply to essential or hazardous facilities, described as any building or structure within the scope of this division and classified in Occupancy Category 1 or 2 of Table 16-K of the 1998

California Building Code adopted by the City.

(b) through (f) [No change.]

§145.0407 Regulations for Remodels Exceeding 100 Percent of Valuation

(a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:

(1) The buildings are not classified in Occupancy Category 1 or 2 of Table 16-k of the 1998 California Building Code; and

(2) The Cumulative Value of Remodel or Renovation excluding the cost of seismic retrofit or the removal stabilization or bracing of External Hazards, exceeds 100 percent of the value of the building within any 5- year period after January 1, 2001.

(A) The 100 percent value shall exclude the value of any nonstructural tenant improvements made or performed after the date a building owner provides floor-to-wall and roof-to-wall anchors under this section;

(B) [No change.]

(C) If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.

(b) through (f) [No change.]

§145.0408 Regulations for Change to a Higher Hazard Category

(a) The regulations of this section apply to buildings within the scope of this division that (1) are not classified in Occupancy Category 1 or 2 of Table 16-k of the 1998 California Building Code, and (2) if more than 33 percent of the total floor area of the building changes from an Existing Use or Occupancy to a Higher Hazard category use or occupancy as determined by Table 145-05A of Section 145.0427, except as provided in 145.0408(b).

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

(f) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 1998 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.

(g) through (h) [No change.]

§145.0410 Regulations for Buildings Not Classified as Essential or Hazardous Facilities

(a) The regulations of this section apply to buildings that are within the scope of this division and are not classified in Occupancy Category 1 or 2 of Table 16-K of the 1998 California Building Code, and that contain any parapets and other exterior wall or roof appendages or objects attached to or located on the roof structure or forming the exterior facade of a building that meet both of the following criteria:

- (1) [No change.]
- (2) **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 A113.1 and A113.6 of the 1997 UCBC Appendix Chapter 1.

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

- (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 1997 UCBC Appendix Chapter 1, or new anchors meeting the minimum requirements of Section A110(a) shall be installed.

(e) through (f) [No change.]

§145.0411 Regulations for Remodels over 50 Percent of Building Value

- (a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:
 - (1) [No change.]
 - (2) The Cumulative Value of Remodel or Renovation accumulated since January 1, 2001, excluding the cost of seismic retrofit, or the removal, stabilization, or bracing of External Hazards, exceeds 50 percent of the value of the building within any 5-year period after

January 1, 2001,

(A) through (B) [No change.]

(C) If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.

(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 1997 UCBC Appendix Chapter 1, or new anchors meeting those requirements shall be installed.

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

§145.0415 Contents of Order to Comply

The order shall reference this division which references Sections A103 - A110 of Chapter 1 of the UCBC, 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.]

Section 2. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 3. This ordinance shall take effect and be in force on the thirtieth day from and after its passage

APPROVED: CASEY GWINN, City Attorney

By Prescilla Dugard
Prescilla Dugard
Deputy City Attorney

PD:cdk

03/01/01

04/27/01 COR. COPY

Or.Dept:Dev. Rev.

Aud.Cert:N/A

O-2001-125

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Strikeout~~
NEW LANGUAGE: Underlined

(SO-2001-125)(COR. COPY)

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The purpose of this division is to promote public safety and welfare by identifying potential hazards associated with unreinforced masonry bearing wall buildings that meet the requirements as described by this division and by establishing a voluntary mitigation program with some mandatory aspects for these buildings . Buildings that have unreinforced masonry masonry bearing walls are widely recognized for sustaining life-hazardous damage as a result of partial or complete collapse during moderate to strong earthquakes.

[No change to remainder of section.]

§145.0403 Exemptions from the Archaic Material and Methods of Construction Regulations

This division shall not apply to the following:

- (a) [No change.]

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The following definitions apply to this division:

"Building" through "Building Maintenance" [No change.]

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The Cumulative Value of Remodel or Renovation shall exclude the value of any nonstructural tenant improvements made or performed subsequent to the date a building owner provides floor-to-wall and roof-to-wall anchors under Section 145.0411.

"Date of Service" through "External Hazards" [No change.]

"Hazard Category" means the ranking assigned a use or occupancy as determined under Table ~~88-A~~ 145-05A of Section 145.0427 and based on degree of probable risk of loss of life or injury due to a seismic event.

"Hazardous Facility" through "Structural Survey and Engineering Report" [No change.]

[Insert "Value of Remodel or Renovation" before "Value of the Building"]

"Value of Remodel or Renovation" means the valuation of work, requiring a permit, that is obtained by using the building valuation schedule administered by the Building Official for tenant improvements, additions or alterations in effect at the time of permit issuance or other evidence satisfactory to the Building Official of the valuation of work, whichever is less. If unpermitted work, for which a permit was required, is discovered after January 1, ~~1994~~2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official for tenant improvements, additions or alterations.

§145.0405 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. A-1-F A of the UCBC Appendix Chapter 1.

(b) through (h) [No change.]

§145.0406 Regulations for Essential or Hazardous Facilities

(a) The regulations of this section apply to essential or hazardous facilities, described as any building or structure within the scope of this division and classified in Occupancy Category I or H 1 or 2 of Table 16-K of the 1998 California Building Code adopted by the City.

(b) through (f) [No change.]

§145.0407 Regulations for Remodels Exceeding 100 Percent of Valuation

(a) The regulations of this section apply to buildings within the scope of this division

that meet the following conditions:

- (1) The buildings are not classified in Occupancy Category I-or-H 1 or 2 of Table 16-k of the 1998 California Building Code; and
- (2) The Cumulative Value of Remodel or Renovation excluding the cost of seismic retrofit or the removal stabilization or bracing of External Hazards, exceeds 100 percent of the value of the building within any 5-year period after January 1, ~~1994~~ 2001.
 - (A) The ~~50~~ 100 percent value shall exclude the value of any nonstructural tenant improvements made or performed after the date a building owner provides floor-to-wall and roof-to-wall anchors under this section;
 - (B) [No change.]
 - (C) If unpermitted work, for which a permit was required, is discovered after January 1, ~~1994~~ 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.

(b) through (f) [No change.]

§145.0408 Regulations for Change to a Higher Hazard Category

- (a) The regulations of this section apply to buildings within the scope of this division that (1) are not classified in Occupancy Category I-or-H 1 or 2 of Table 16-k of the 1998 California Building Code, and (2) if more than 33 percent of the total floor area of the building changes from an Existing Use or Occupancy to a Higher

Hazard category use or occupancy as determined by Table 145-05A of Section 145.0427, except as provided in 145.0408(b).

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

(f) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 1994 ~~Uniform~~ 1998 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.

(g) through (h) [No change.]

§145.0410 Regulations for Buildings Not Classified as Essential or Hazardous Facilities

(a) The regulations of this section apply to buildings that are within the scope of this division and are not classified in Occupancy Category I or II 1 or 2 of Table 16-K of the 1998 California Building Code, and that contain any parapets and other exterior wall or roof appendages or objects attached to or located on the roof structure or forming the exterior facade of a building that meet both of the following criteria:

(1) [No change.]

(2) 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 A-110(a) A113.1 and A-110(f) A113.6 of the 1997 UCBC Appendix Chapter 1.

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

(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 A110(a) A113.1 of the 1997 UCBC Appendix Chapter 1, or new anchors meeting the minimum requirements of Section A110(a) shall be installed.

(e) through (f) [No change.]

§145.0411 Regulations for Remodels over 50 Percent of Building Value

(a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:

(1) [No change.]

(2) The Cumulative Value of Remodel or Renovation accumulated since January 1, ~~1994~~2001, excluding the cost of seismic retrofit, or the removal, stabilization, or bracing of External Hazards, exceeds 50 percent of the value of the building within any 5-year period after January 1, ~~1994~~2001,

(A) through (B) [No change.]

(C) If unpermitted work, for which a permit was required, is discovered after January 1, ~~1994~~2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.

(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 A-1-10(a) A113.1 of the 1997 UCBC Appendix Chapter 1, or new anchors meeting those requirements shall be installed.

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

§145.0415 Contents of Order to Comply

The order shall be accompanied by a copy of reference this division and a copy of which references Sections A103 - A110 of Chapter 1 of the UCBC, 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.]

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