ORDINANCE NUMBER O- 20897 (NEW SERIES)

DATE OF FINAL PASSAGE JAN 18 2018

AN ORDINANCE AMENDING CHAPTER 9, ARTICLE 5, DIVISION 2 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 95.0209; AMENDING CHAPTER 11 ARTICLE 1, DIVISION 2 BY AMENDING SECTION 111.0207; AMENDING CHAPTER 12, ARTICLE 1, DIVISION 3 BY AMENDING SECTION 121.0308; AMENDING CHAPTER 12, ARTICLE 1, DIVISION 4 BY AMENDING SECTIONS 121.0403 AND 121.0404; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 1 BY AMENDING SECTIONS 129.0104, 129.0105, 129.0109, 129.0110, 129.0111 AND 129.0112; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 2 BY AMENDING SECTIONS 129.0203, 129.0211, 129.0219, 129.0220 AND 129.0221; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 3 BY AMENDING SECTION 129.0314; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 4 BY AMENDING SECTIONS 129.0411 AND 129.0415; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 5 BY AMENDING SECTION 129.0506, BY REPEALING SECTIONS 129.0508, 129.0509 AND 129.0514, BY AMENDING AND RENUMBERING SECTION 129.0510 TO 129.0508, SECTION 129.0511 TO 129.0509, SECTION 129.0512 TO 129.0510 AND SECTION 129.0513 TO 129.0511; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 1 BY AMENDING SECTIONS 145.0101, 145.0103, 145.0104, 145.0105, 145.0106, 145.0107, AND BY REPEALING SECTION 145.0108; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 2 BY AMENDING SECTION 145.0201; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 7 BY AMENDING SECTIONS 145.0701 AND 145.0711, AND BY REPEALING SECTIONS 145.0706 AND 145.0717; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 12 BY AMENDING SECTION 145.1201; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 15 BY AMENDING SECTION 145.1501; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 16 BY AMENDING SECTION 145.1601; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 17 BY AMENDING SECTIONS 145.1701 AND 145.1705, AND BY RENUMBERING SECTION 145.1705 TO 145.1704; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 18 BY AMENDING SECTION 145.1801; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 29 BY AMENDING SECTION 145.2901; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 31 BY AMENDING SECTION 145.3101; AMENDING

CHAPTER 14, ARTICLE 5, DIVISION 32 BY AMENDING SECTION 145.3201; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 33 BY AMENDING SECTION 145.3301; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 36 BY AMENDING SECTIONS 145.3601, 145.3602, AND 145.3603; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 37 BY REPEALING THE ENTIRE DIVISION; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 1 BY AMENDING SECTIONS 146.0103, 146.0104, AND 146.0105, AND BY ADDING NEW SECTIONS 146.0106 AND 146.0107; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 1 BY AMENDING SECTIONS 147.0103, 147.0104, 147.0105, 147.0106, AND 147.0107; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 2 BY AMENDING SECTION 147.0213; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 1 BY AMENDING SECTION 148.0103, BY ADDING NEW SECTIONS 148.0104 AND 148.0105, BY AMENDING AND RENUMBERING SECTION 148.0104 TO 148.0106, AND SECTION 148.0106 TO 148.0107; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 2 BY REPEALING THE ENTIRE DIVISION; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 1 BY AMENDING SECTIONS 149.0101, 149.0103, 149.0104, 149.0105, 149.0106, 149.0107, AND 149.0108; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 2 BY AMENDING SECTION 149.0201; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 3 BY AMENDING SECTION 149.0301, AND AMENDING AND RENUMBERING SECTION 149.0335 TO 149.0326, SECTION 149.0327 TO 149.0337, AND SECTION 149.0334 TO 149.0341; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 9 BY AMENDING SECTIONS 149.0901, 149.0902, AND 149.0905, AND AMENDING AND RENUMBERING SECTION 149.0907 TO 149.0908; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 45 BY AMENDING SECTION 149.4503; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 1 BY AMENDING SECTIONS 1410.0103, 1410.0104, AND 1410.0107; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 4 BY AMENDING SECTION 1410.0403; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 11, DIVISION 1 AND SECTIONS 1411.0101, 1411.0102, 1411.0103, 1411.0104, 1411.0105, 1411.0106, AND 1411.0107; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 11, DIVISION 2 AND SECTIONS 1411.0201, AND 1411.0202; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 11, DIVISION 3 AND SECTIONS 1411.0301 AND 1411.0302; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 11, DIVISION 4 AND SECTIONS 1411.0401, 1411.0402, 1411.0403, AND 1411.0404; AMENDING CHAPTER

14 BY ADDING NEW ARTICLE 11, DIVISION 17 AND SECTIONS 1411.1701 AND 1411.1702, ALL RELATING TO THE ADOPTION AND LOCAL AMENDMENT OF THE 2016 CALIFORNIA STATE BUILDING, ELECTRICAL, MECHANICAL, RESIDENTIAL BUILDING, GREEN BUILDING STANDARDS, AND THE EXISTING BUILDING CODE.

WHEREAS, the California Building Standards Code, 2016 Edition, was published by the California Building Standards Commission, and amended by the State Department of Housing and Community Development, the Division of the State Architect/Access Compliance, the State Office of Statewide Health Planning and Development, and the State Fire Marshal; and

WHEREAS, California Health and Safety Code section 17958 provides that the governing body of every city or county shall adopt ordinances or regulations imposing the same requirements as those contained in the California Building Standards Code; and

WHEREAS, the City of San Diego desires to adopt these requirements, except as modified below, and to make necessary clarifications and remove inconsistencies; and

WHEREAS, California Health and Safety Code sections 17958.5, 17958.7, and 18941.5 provide that a city or county may make such changes or modifications to the requirements contained in the California Building Standards Code as it determines are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City of San Diego Technical Advisory Committee has recommended changes or modifications in the requirements of the California Building Standards Code which are reasonably necessary because of local climatic, geological or topographical conditions; NOW, THEREFORE,

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

Section 1. That it finds and declares, in accordance with California Health and Safety Code section 17958.5, that the following additions and deletions incorporate changes and modifications that are reasonably necessary because of the local climatic, geological or topographical conditions set forth below:

1. Climatic Conditions

Each year, the City of San Diego experiences periods of high temperatures, accompanied by low humidity and high winds. Years of drought in the City's semi-arid natural environment have increased the combustibility of vegetation. These conditions create an environment in which the Fire Department commits large numbers of firefighting resources to control and extinguish wildland fires. The City experienced major wildfires in 2003 and 2007. Limited firefighting resources may have great difficulty controlling fires in structures.

San Diego is exposed to sunny or partially sunny days for more than half of the days in the year and, as a result, is a national leader in the implementation of solar photovoltaic systems. Streamlining the approval process through the adoption of standards for solar systems facilitates broader adoption and, therefore, achieving the net zero energy consumption goals of the City's General Plan.

As noted above, the City of San Diego has a semi-arid natural environment, and as such, water conservation is an important goal. The Climate Action Plan for the City of San Diego has as one of its goals water efficient buildings. To achieve that goal, San Diego must adopt water conservation and efficient water use standards. In addition to requiring the use of water efficient plumbing fixtures, the City of San Diego reduces water consumption through various water reuse programs. Reducing the quantity of water supplied to plumbing fixtures can also result in reduced water consumption.

San Diego is subjected to flood hazards along the coastal neighborhoods to the west and in its valleys and, therefore, restricts construction in special flood hazard areas because portions of the City are subject to flooding during high rainfall years.

2. Geological Conditions

The City of San Diego is situated near three major earthquake faults, each capable of generating quakes with magnitude of 7.0 or greater on the Richter scale: the Elsinore Fault, northeast of the City; the Rose Canyon Fault, which extends from La Jolla Cove through Rose Canyon and into downtown San Diego; and the Coronado Banks Fault, which extends in a northwest/southeast direction just off the coast under the Pacific Ocean. The most severe threat from earthquakes is damage to and collapse of buildings and other structures due to ground movement. Earthquakes can also cause fires by damaging gas and power lines, and can make firefighting difficult or impossible by breaking water mains and damaging sprinkler systems.

The City of San Diego is included in the Acquist Priolo Special Fault Study Zone and the Rose Canyon fault area, both with high mapped seismic accelerations that impact construction of high rise buildings.

3. Topographical Conditions

The City of San Diego has over 900 linear miles of wildland urban interface, where backyards of homes meet the natural vegetation, including coastal sage scrub and chaparral. Access to this natural vegetation for purposes of firefighting is made difficult by topographical features of the City that include hills, mountains and canyons. These topographical features create significant difficulties for emergency personnel attempting to extinguish fires in these areas.

Because of the prevalence of canyons, preserved open space, the Pacific Ocean, and an international border, the City of San Diego has constrained buildable space that requires vertical construction.

Because of the prevalence of canyons, steep slopes, the ocean to the west, as well as rivers passing through canyon and terminating in the ocean, San Diego includes neighborhoods that are subject to flooding during periods of high rainfall.

Section 2. That Chapter 9, Article 5, Division 2 of the San Diego Municipal Code is amended by amending section 95.0209, to read as follows:

§95.0209 Obtaining and Posting of Number

(a) Address numbers allotted by the Building Official, Development Services Department, shall be placed on buildings on the transom over the principal entrance or on some other place on the front of the building where the number may be visible from the street. When required by the Fire Chief, address identification shall be provided in additional approved locations to facilitate emergency response. These numbers shall contrast with their background. Address numbers shall be Arabic numerals and numbers shall not be spelled out.

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

(b) In addition to address numbers required in Section 95.0209(a), address numbers complying with the California Residential Code that identify residential buildings shall be permanently added to the side of the curb or on a public sidewalk located immediately in front of the main building on a site. The address number shall be placed in a manner to the satisfaction of the Building Official.

(c) Where access is by means of a private road and the building address cannot be viewed from the public right-of-way, a monument, pole or other approved sign or means of identification shall be used to identify the structure.

(d) It shall be the duty of the lessee, occupant or owner, of any building to obtain the proper house number from the Building Official, Development Services Department, to place such number on the building in question as required by this Division, and to maintain the number. It shall be a violation of this Division to fail to so obtain, place, and maintain the proper number.

Section 3. That Chapter 11, Article 1, Division 2 of the San Diego Municipal Code is amended by amending section 111.0207, to read as follows:

§111.0207 Board of Building Appeals and Advisors

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

(d) Powers and Duties. The powers and duties of the Board of Building Appeals and Advisors are as follows:

(1) [No change in text.]

(2) The Board of Building Appeals and Advisors shall recommend reasonable interpretations of the San Diego Fire Code; the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, and Existing Building Regulations of Title 24 of the California Code of Regulations; and other matters that may be referred to the Board by the Building Official. The Board shall

have no authority to recommend interpretations of other provisions of the Land Development Code.

(3) The Board of Building Appeals and Advisors may recommend minor deviations from the provisions of the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, or Existing Building Regulations in the following circumstances:

(A) [No change in text.]

(B) When for the purpose intended, the alternate materials or type of construction proposed is at least equivalent to the requirements of the applicable San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, or the Existing Building Regulations in quality, strength, effectiveness, fire resistance, and durability, and is equivalent in providing for the public health and safety.

(4) [No change in text.]

Section 4. That Chapter 12, Article 1, Division 3 of the San Diego Municipal Code is amended by amending section 121.0308, to read as follows:

§121.0308 No Permission to Violate Codes

(a) The issuance or granting of any *development permit* or *construction permit* or any plan, specifications, computations, or inspection approval does not constitute a permit for, or an approval of, any violation of any of the provisions of the Land Development Code, including the San Diego Fire

Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, or Existing Building Regulations, or any other ordinance of the City. *Development permits*, *construction permits*, or inspections presuming to give authority to violate or cancel the provisions of the Land Development Code, San Diego Fire Code, Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, Existing Building Regulations, or other ordinances of the City are not valid.

(b) [No change in text.]

Section 5. That Chapter 12, Article 1, Division 4 of the San Diego Municipal Code is amended by amending sections 121.0403 and 121.0404, to read as follows:

§121.0403 Criteria for Determining That a Structure Is Dangerous

The City Manager or designated official may determine that a *structure* is dangerous if either of the following conditions exists and threatens life, health, safety, or property of its occupants or the public:

(a) The *structure* has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground; or

(b) There is a significant risk of collapse, detachment, or dislodgement of any portion, member, appurtenance, or ornamentation of the *structure* under service loads.

§121.0404 Criteria for Determining That a Structure Is Unsafe

The City Manager or designated official may determine that a *structure* is unsafe if any of the following conditions exists and threatens life, health, safety, or property of its occupants or the public:

(a) through (k) [No change in text.]

Section 6. That Chapter 12, Article 9, Division 1 of the San Diego Municipal Code is amended by amending sections 129.0104, 129.0105, 129.0109, 129.0110, 129.0111, and 129.0112, to read as follows:

§129.0104 Construction Permit Authorities

(a) The powers and duties of the Building Official are as follows:

(1) To administer and enforce 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) [No change in text.]

(3) To determine if proposed work is in compliance with the San Diego Fire Code, the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, and Existing Building Regulations, and other applicable provisions of the Municipal Code and to make the decision to approve and issue the appropriate *construction permit*.

(4) To inspect construction activity not located in *public rights-of-way* to determine if the construction activity is in compliance with the issued *construction permit*, the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building, and Existing Building Regulations, and all other applicable provisions of the San Diego Municipal Code.

(5) To make interpretations of, and develop policies and procedures for, 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. The interpretations, rules, and regulations shall be in conformance with the intent and purposes 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.

(6) To grant modifications for individual cases when there are practical difficulties involved in carrying out 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, when the Building Official finds the following:

(A) That a special individual reason makes the strict application 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 impractical;

(B) That the modification is in conformance with the purpose and intent 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; and

(C) [No change in text.]

The details of any action granting modification shall be in writing and entered in the project file.

(7) To request an interpretation of any provisions of Chapter 12, Article 9 or 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, or the suitability of any alternate material, design, or construction method from the Board of Building Appeals and Advisors.

(8) through (12) [No change in text.]

(13) To determine the type, frequency, and number of inspections necessary to inspect construction for compliance with 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.

(14) [No change in text.]

(15) To accept reports from approved inspection agencies.

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

§129.0105 How to Apply for Construction Permit Review

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

(d) The Building Official may waive submittal requirements for plans, specifications, designs, or computations; requirements for construction inspection; or other data if the Building Official determines that, because of the nature of the proposed work, review of plans or other submittal materials is not required to determine compliance with 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.

§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 of any alternate material, 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 would comply with 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.]

§129.0110 Testing of Materials, Designs, or Construction Methods

(a) Whenever the Building Official determines that the evidence submitted is insufficient to establish compliance with the applicable 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, the Building Official may require tests to prove compliance. These tests shall be made at no expense to the City.

(b) Test methods shall be as specified by the applicable 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, or by other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the applicant shall propose test procedures to the satisfaction of the Building Official.

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

§129.0111 General Rules for Construction Permit Inspections

All work for which Building, Electrical, Plumbing, Demolition/Removal, Fire, and Mechanical Permits are required shall be subject to inspection by the Building Official. The Building Official is authorized to inspect, or cause to be inspected, the work prior to and subsequent to the issuance of the applicable permit or

permits. Inspections shall be performed in accordance with the inspection procedures established by the Building Official, except as may be exempted by the Land Development Code. *Permit holders* shall comply with Municipal Code Section 129.0112.

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

(d) After making the requested inspections, the Building Official shall either indicate that the inspected portion of the construction is satisfactory as completed or shall notify the *permit holder* that the inspected portion fails to comply with 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, or with other applicable regulations of the Municipal Code.

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

(g) When the City Engineer determines that an existing survey monument will be removed, altered or destroyed due to construction, demolition, grading, or other construction activities, a survey shall be required to reestablish the property corner, or an offset to the property corner, and the proper documents shall be filed with the County Surveyor pursuant to the California Business and Professions Code. The survey shall be made at no expense to the City.

(h) A final inspection, with approval of all *structures* and installations, is required before occupancy and use, unless specifically excepted. If *grading* is involved, final inspection shall be after finish *grading*.

(i) The Building Official may revoke final inspection approval upon written notice served on the *permit holder*, if the Building Official determines that the Building Permit or inspection approval was approved in error, or that the approved work is unsafe, dangerous, or a hazard to life, health, safety, or property.

§129.0112 Responsibilities of Permit Holder Regarding Inspections

(a) [No change in text.]

(b) Providing Access for Inspections. The *permit holder* is responsible for providing access to, and means for inspection of, the work to be inspected. Neither the Building Official nor the City shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

(c) Installation or Functional Testing. When required by the Building Official, the *permit holder* is responsible for performing installation testing or functional testing to demonstrate compliance with the San Diego Fire Code, the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building and Existing Building Regulations of the Land Development Code or with other applicable regulation of the Municipal Code. Tests shall be conducted in the presence of the Building Official.

(d) Reinspection. A fee may be assessed for reinspection if the inspected work is determined to be incomplete. If reinspection fees have been assessed on a site, no additional inspection of the work will be performed until the required fees have been paid.

(e) Maintaining Inspection Record Card. Before beginning any permitted work, the *permit holder* shall post an inspection record card on the site or the card shall be otherwise conveniently accessible to the Building Official or City Engineer. The card shall be kept accessible by the *permit holder* until final inspection approval has been granted by the Building Official or City Engineer.

(f) One set of the approved plans, permits, and specifications shall be kept on the site of the *structure* or work at all times during which work authorized by those plans is in progress, and shall be made available to City officials upon request.

Section 7. That Chapter 12, Article 9, Division 2 of the San Diego Municipal Code is amended by amending sections 129.0203, 129.0211, 129.0219, 129.0220, and 129.0221, to read as follows:

§129.0203 Exemptions from a Building Permit

(a) A Building Permit is not required for the following *structures* and activities, except when the *development* would involve alterations, repairs, or improvements to a *historical resource* as described in Section 143.0220; when *development* on a *premises* containing *environmentally sensitive lands* requires a *development permit* in accordance with Section 143.0110; or when a building is constructed with unreinforced masonry bearing walls or exterior wall parapets:

(1) through (10) [No change in text.]

(11) Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy when the pool is supported directly upon grade, the

pool walls are entirely above the adjacent *grade*, and the capacity of the pool does not exceed 5,000 gallons.

(12) through (25) [No change in text.]

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

§129.0211 Closing of Building Permit Application

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

(c) The Building Official may extend a Building Permit application one time, for a period not exceeding 180 calendar days, if the Building Official determines that circumstances beyond the control of the *applicant* prevented issuance of the Building Permit.

(d) [No change in text.]

§129.0219 Extension of Time for the Utilization of a Building Permit

(a) Except for the relocation of *structures*, a *permit holder* may submit to the Building Official an application for an extension of time to utilize the Building Permit. The application shall be filed no later than one month in advance of the end of the 180 day utilization period. The Building Official may extend the time in which the *permit holder* may utilize the Building Permit one time, for a period not exceeding 180 calendar days from the end of the 180 day utilization period, if the Building Official determines that circumstances beyond the control of the *permit holder* prevented completion of the work. All Electrical, Plumbing, or Mechanical Permits associated with a Building Permit shall be extended concurrently with the utilization period of the Building Permit.

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

§129.0220 Required Inspections for a Building Permit

All construction work and equipment authorized by a Building Permit shall be inspected by the Building Official in accordance with Section 129.0111.

§129.0221 Expiration of a Building Permit for Relocation of a Structure

A Building Permit for the relocation of a *structure* shall not be extended. A Building Permit for the relocation of a *structure* expires in accordance with the provisions of Sections 129.0216 and 129.0217, the extension provisions of Section 129.0219 shall not apply.

Section 8. That Chapter 12, Article 9, Division 3 of the San Diego Municipal Code is amended by amending section 129.0314, to read as follows:

§129.0314 Required Inspections for an Electrical Permit

All construction work and equipment authorized by an Electrical Permit shall be inspected by the Building Official in accordance with Section 129.0111. Inspections that may be required are established by the Building Official.

Section 9. That Chapter 12, Article 9, Division 4 of the San Diego Municipal Code is amended by amending sections 129.0411 and 129.0415, to read as follows:

§129.0411 Plumbing/Mechanical Permit Expiration

(a) A Plumbing/Mechanical Permit shall expire if substantial work authorized by the permit has not been completed and validated by an inspection within 180 calendar days of the date of permit issuance.

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

§129.0415 Required Inspections for a Plumbing/Mechanical Permit

(a) All construction work and equipment authorized by a Plumbing/ Mechanical Permit shall be inspected by the Building Official in accordance with Section 129.0111.

(b) No equipment regulated by the Plumbing and Mechanical Regulations shall be connected to the fuel, water, or power supply until it complies with all applicable Plumbing and Mechanical Regulations and a final inspection approval has been issued, except when otherwise approved by the Building Official for construction or test purposes.

(c) Required Inspections. New plumbing and mechanical work and such portions of existing systems that may be affected by new work, or changes to existing plumbing and mechanical systems, shall be inspected by the Building Official to ensure compliance with the requirements of the San Diego Municipal Code and to ensure that the installation and construction of the plumbing and mechanical system is in accordance with the approved construction plans. The following inspections shall be required. The *permit holder* shall be responsible for scheduling the inspections:

(1) Final Inspection. Final inspection shall be made upon completion of the installation and after the installation of the plumbing or mechanical has been tested, inspected, and approved.

(2) Other Inspections. In addition to the inspections required by Section 129.0415, the Building Official may require additional inspections to ascertain compliance with the provisions of the

Plumbing Regulations and the Mechanical Regulations of the Land Development Code.

(d) The *permit holder* shall ensure that the work will pass the test prescribed prior to requesting an inspection for the Building Official to witness the test. The permit holder shall furnish the equipment, material, and labor necessary for inspection or tests.

Section 10. That Chapter 12, Article 9, Division 5 of the San Diego Municipal Code is amended by amending section 129.0506, by repealing sections 129.0508, 129.0509 and 129.0514, by amending and renumbering section 129.0510 to 129.0508, section 129.0511 to 129.0509, section 129.0512 to 129.0510 and section 129.0513 to 129.0511, to read as follows:

§129.0506 Issuance of a Demolition/Removal Permit

(a) A Demolition/Removal Permit may be issued after all required approvals and documentation have been obtained and the required fees have been paid. In addition to plan check approvals, other documentation may be required before permit issuance, in conformance with the requirements of the Land Development Code, or the laws or requirements of other local, state, or federal jurisdictions. A Demolition/Removal Permit shall not be issued for a *development* that requires a *development permit* or for which a *development permit application* has been submitted until the *development permit* has been issued or has been withdrawn, where not otherwise required.

(b) [No change in text.]

§129.0508 Initial Utilization of a Demolition/Removal Permit

A Demolition/Removal Permit shall become void if the work authorized and required by the permit has not begun within 60 calendar days of the date of permit issuance and has not been validated by an inspection.

§129.0509 Expiration of a Demolition/Removal Permit

A Demolition/Removal Permit shall expire if all the work authorized has not been completed and has not received final inspection approval within 120 calendar days of the date of permit issuance, unless an extension has been granted pursuant to Section 129.0510.

§129.0510 Extension of Time for a Demolition/Removal Permit

(a) Before the expiration date of a Demolition/Removal Permit, a *permit holder* may submit an application for an extension of time.

(b) The Building Official may approve one extension of time for a Demolition/Removal Permit if the Official determines that circumstances beyond the control of the *applicant* prevented completion of the work.

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

§129.0511 Required Inspection for a Demolition/Removal Permit

All work authorized by a Demolition/Removal Permit shall be inspected by the Building Official in accordance with Section 129.0111.

Section 11. That Chapter 14, Article 5, Division 1 of the San Diego Municipal Code is amended by amending sections 145.0101, 145.0103, 145.0104, 145.0105, 145.0106, and 145.0107, and by repealing section 145.0108, to read as follows:

§145.0101 Purpose of the Building Regulations

(a) The purpose of the Building Regulations is to establish minimum standards to safeguard health and safety, property, and public welfare, and to satisfy the purpose of the 2016 California Building Code as provided in Section 1.1.2 of the 2016 California Building Code.

(b) [No change in text.]

§145.0103 Adoption of the California Building Code

(a) The 2016 California Building Code, published by the California Building Standards Commission (BSC), and as amended by the State Department of Housing and Community Development (HCD 1, HCD 1/AC); the Division of the State Architect/Access and Compliance (DSA/AC); the State Office of Statewide Health Planning and Development (OSHPD3); and the State Fire Marshal; (SFM), is adopted by reference, except as otherwise provided in Chapter 14, Article 5 of the Land Development Code, Divisions 2 through 36. A copy of the 2016 California Building Code is on file in the office of the City Clerk as Document No. OO- 20897-1

(b) When reference is made to the California Building Code, it shall be the 2016 California Building Code, California Code of Regulations Title 24, Part 2, as published by the California Building Standards Commission.

(c) Each of the regulations, provisions, conditions, and terms of the 2016 California Building Code is made a part of Chapter 14, Article 5 as if fully set forth in this Article, except as otherwise provided in Divisions 2 through 36.

(d) Numbering of Sections in Divisions 2 through 36 of this Article is cross referenced to Sections in the 2016 California Building Code.

(e) The adoption of the 2016 California 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 authorized to enforce only those amendments 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) Division of the State Architect, Access Compliance for accessibility in commercial buildings and publicly funded housing (DSA/AC).

(3) Office of the State Fire Marshal (SFM).

(4) Office of Statewide Health, Planning and Development requirements for licensed clinics and any freestanding building under a hospital license where outpatient clinical services are provided (OSHPD3).

(5) California Energy Commission energy efficiency standards (CEC).

§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) through (c) [No change in text.]

§145.0105 Modifications to the California Building Code Adopted by the City of San Diego

The following Sections or Subsections of the 2016 California Building Code are modified by the City of San Diego:

(a) Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, Section 705A.4, Roof Gutters.

(b) Chapter 15, Roofing and Roof Structures, Section 1505.1 General, Section 1505 Fire Classification, Section 1507.8 Wood Shingles, Section 1507.9 Wood Shakes, and Section 1510.1 General.

(c) Chapter 12, Interior Environment, Sound Transmission, Section 1207.

(d) Chapter 16, Structural Design, Section 1607.7.2, Fire Truck and Emergency Vehicles; Establishment of Flood Hazard Areas, Section 1612.3.

(e) Chapter 18, Soils and Foundations, Section 1803.2, 1803.5 and1803.6.

(f) Appendix J, Grading, Sections J101.2 and Section J104.4.

§145.0106 Additions to the California Building Code Adopted by the City of San Diego

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

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

(d) Chapter 12, Sound Transmission, Section 1207.5.

(e) through (k) [No change in text.]

§145.0107 Adoption of Appendices to the California Building Code

The following Appendix Chapters of the 2016 California Building Code are adopted by the City of San Diego:

(a) Appendix chapters specifically amended by a State agency listed in Section 145.0103 and identified in the adoption matrices of the 2016 California Building Code.

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

Section 12. That Chapter 14, Article 5, Division 2 of the San Diego Municipal Code is amended by amending section 145.0201, to read as follows:

§145.0201 Local Modifications and Additions to Chapter 2 Definitions of the California Building Code

Chapter 2 of the California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.

Section 13. That Chapter 14, Article 5, Division 7 of the San Diego Municipal Code is amended by amending sections 145.0701 and 145.0711, and by repealing sections 145.0706 and 145.0717, to read as follows:

§145.0701 Local Modifications and Additions to Chapter 7 "Fire-Resistance Rated Construction" of the California Building Code

(a) Chapter 7 of the California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(b) Chapter 7A of the California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

§145.0711 Local Additions to Section 711A "Additional Building Standards for Buildings Located in the Local Agency Very High Fire Hazard Severity Zone" of Chapter 7A of the California Building Code

Sections 711A.1 and 711A.2 are added as follows to Chapter 7A pursuant to Section 145.0106 of the Land Development Code.

(a) [No change in text.]

(b) 711A.2 Skylights. Glazing materials used in skylights, roofs, and sloped walls shall comply with the glazing requirements in Section 708A.2.1 on buildings located in the Very High Fire Hazard Severity Zone areas identified within the "Very High Fire Hazard Severity Zone Map –Local Responsibility Areas" adopted pursuant to Section 55.9401 of the San Diego Municipal Code.

Section 14. That Chapter 14, Article 5, Division 12 of the San Diego Municipal Code is amended by amending section 145.1201, to read as follows:

§145.1201 Local Modifications and Additions to Chapter 12 "Interior Environment" of the California Building Code

Chapter 12 of the California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

Section 15. That Chapter 14, Article 5, Division 15 of the San Diego Municipal Code is amended by amending section 145.1501, to read as follows:

§145.1501 Local Modifications and Additions to Chapter 15 "Roof Assemblies and Roof Top Structures" of the California Building Code

(a) Chapter 15 of the California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

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

Section 16. That Chapter 14, Article 5, Division 16 of the San Diego Municipal Code is amended by amending section 145.1601, to read as follows:

§145.1601 Local Modifications and Additions to Chapter 16 "Structural Design" of the California Building Code

Chapter 16 of the California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

Section 17. That Chapter 14, Article 5, Division 17 of the San Diego Municipal Code is amended by amending section 145.1701 and 145.1705, and by renumbering section 145.1705 to 145.1704, to read as follows:

§145.1701 Local Modifications and Additions to Chapter 17 "Structural Tests and Special Inspections" of the California Building Code

(a) Chapter 17 of the California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.

(b) Sections 1701 through 1703 and 1705 through 1709 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§145.1704 Local Additions and Modifications to Section 1704 "Statement of Special Inspections" of the California Building Code

(a) Section 1704.3.1 is adopted with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(b) Subsection 6 is added to Section 1704.3.1 as follows: Where structural observation is required by Section 1704.6 of the California Building Code, the structural observation shall be included as a part of the statement of

special inspections, shall name the individual or firms who are to perform the structural observation, and shall describe the stages of construction at which structural observation is to occur.

Section 18. That Chapter 14, Article 5, Division 18 of the San Diego Municipal Code is amended by amending section 145.1801, to read as follows:

§145.1801 Local Modifications and Additions to Chapter 18 "Soils and Foundations" of the California Building Code

(a) Chapter 18 of the California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

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

Section 19. That Chapter 14, Article 5, Division 29 of the San Diego Municipal Code is amended by amending section 145.2901, to read as follows:

§145.2901 Local Modifications and Additions to Chapter 29 "Plumbing Systems" of the California Building Code

(a) Chapter 29 of the California Building Code is not adopted by the City of San Diego pursuant to Section 145.0104 of the Land Development Code.

(b) Chapter 4 of the California Plumbing Code is adopted by reference pursuant to Section 147.0103 of the Land Development Code and shall be used as the basis for determining the number and location of plumbing fixtures.

Section 20. That Chapter 14, Article 5, Division 31 of the San Diego Municipal Code is amended by amending section 145.3101, to read as follows:

§145.3101 Local Modifications and Additions to Chapter 31 "Special Construction" of the California Building Code

(a) Chapter 31 of the California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

(b) Sections 3101 through 3108, 3110, and 3111 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 21. That Chapter 14, Article 5, Division 32 of the San Diego Municipal Code is amended by amending section 145.3201, to read as follows:

§145.3201 Local Modifications and Additions to Chapter 32 "Encroachments into the Public Right-of-Way" of the California Building Code

(a) Chapter 32 of the California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.

(b) [No change in text.]

Section 22. That Chapter 14, Article 5, Division 33 of the San Diego Municipal Code is amended by amending section 145.3301, to read as follows:

§145.3301 Local Modifications and Additions to Chapter 33 "Safeguards During Construction" of the California Building Code

(a) Chapter 33 of the California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(b) Sections 3301 through 3302 and 3304 through 3313 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 23. That Chapter 14, Article 5, Division 36 of the San Diego Municipal Code is amended by amending sections 145.3601, 145.3602, and 145.3603, to read as follows:

§145.3601 Local Modifications and Additions to Appendix Chapter J "Grading" of the California Building Code

(a) [No change in text.]

(b) The grading regulations in Land Development Code Sections 142.0101 through 142.0150 shall only apply to projects that do not include uses and occupancies regulated by the California Department of Housing and Community Development.

(c) Sections J101 and J104.4.4 are adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(d) Sections J105 through J111 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

(e) Sections J102, J103, J104.1 through J104.3, and J105.1 are not adopted pursuant to Section 145.0104 of the Land Development Code.

§145.3602 Local Modifications to Section J 101 "General" of the California Building Code

(a) Section J101.2 of the California Building Code is adopted with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(b) Section J101.2 is modified as follows: J101.2 Flood hazard areas. Unless the *applicant* has submitted an engineering analysis, prepared in accordance with standard engineering practice by a Civil Engineer, that demonstrates the proposed work will not result in any increase to the level

of the *base flood elevation* of the *floodway*, grading, excavation and earthwork construction, including fills and embankments, the proposed work shall not be permitted in *special flood hazard* areas established in Section 145.1612 or Section 149.0322 of the Land Development Code, or in *special flood hazard* areas where *base flood elevations* are specified, but *floodways* have not been designated.

§145.3603 Local Modifications to Section J 104.4 "Liquefaction Study "of the California Building Code

Section J104.4 is adopted with modifications pursuant to Section 145.0106 of the Land Development Code. J104.4 Liquefaction study. For sites with mapped maximum considered earthquake spectral response accelerations at short periods (S_s) greater than 0.5g as determined by Section 1613, a study of the liquefaction potential of the site shall be provided to the Building Official or the City Engineer, and the study's recommendations shall be incorporated in the plans. However, a liquefaction study is not required where the Building Official or the City Engineer determines from established local data that the liquefaction potential is low.

Section 24. That Chapter 14, Article 5, Division 37 of the San Diego Municipal Code is amended by repealing the entire division.

Section 25. That Chapter 14, Article 6, Division 1 of the San Diego Municipal Code is amended by amending sections 146.0103, 146.0104, and 146.0105, and by adding new sections 146.0106 and 146.0107, to read as follows:

§146.0103 Interpretation of the Electrical Regulations

(a) The language used in this Article and in the 2016 California Electrical Code which is made a part of this Article by reference, is intended to convey the common and accepted meaning familiar to the electrical industry.

(b) [No change in text.]

§146.0104 Adoption of the California Electrical Code

(a) The 2016 California Electrical Code published by the California Building Standards Commission (BSC), as amended by the California Department of Housing and Community Development (HCD); the Division of the State Architect-Access Compliance (DSA/AC); the State Office of Statewide Planning and Development (OSHPD3); and the State Fire Marshal (SFM), is adopted by reference and made a part of this Article as if fully set forth, except as otherwise provided in this Article. The regulations so referenced are the standard for electrical installations regulated by this Article. A copy of the 2016 California Electrical Code is on file in the office of the City Clerk as Document No. OO-20897-2

(b) When reference is made to the California Electrical Code, it shall be the 2016 California Electrical Code, California Code of Regulations Title 24, Part 3, as published by the California Building Standards Commission.

(c) The Building Official is authorized to enforce only those amendments made by the following state agencies:

(1) The Department of Housing and Community Development (HCD, HCD 1/AC).

(2) Division of the State Architect, Access Compliance (DSA/AC).

(3) Office of the State Fire Marshal (SFM).

(4) Office of Statewide Health, Planning and development (OSHPD3).

(5) California Energy Commission (CEC).

§146.0105 Portions of the California Electrical Code Not Adopted

The following Sections or Subsections of the 2016 California Electrical Code are not adopted by the City of San Diego:

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

(c) Article 705, Interconnected Electric Power Production Sources; Section 705.12(D)(6), Wire Harness and Exposed Cable Arc-Fault Protection.

§146.0106 Portions of the California Electrical Code Adopted With Modifications

The following Sections of the 2016 California Electrical Code are adopted by the City of San Diego with modifications:

Article 690, Solar Photovoltaic (PV) Systems; Section 690.12(2) Rapid shutdown of PV Systems on Buildings.

§146.0107 Portions of the California Electrical Code Adopted With Additions

The following Sections of the 2016 California Electrical Code are adopted by the City of San Diego with additions:

Article 705, Interconnected Electric Power Production Sources; Section 705.12(D)(2)(3)(e) Bus or Conductor Ampere Rating.

Section 26. That Chapter 14, Article 7, Division 1 of the San Diego Municipal Code is amended by amending sections 147.0103, 147.0104, 147.0105, 147.0106, and 147.0107, to read as follows:

§147.0103 Adoption of the California Plumbing Code

(a) Except as provided in Sections 147.0104 through 147.0108, the 2016 California Plumbing Code, published by the California Building Standards Commission (BSC), and as amended by the California Department of Housing and Community Development (HCD); the Division of the State Architect-Access Compliance (DSA/AC); the State Office of Statewide Health Planning and Development (OSHPD3); and the State Fire Marshal (SFM); a copy of which is on file in the office of the City Clerk as Document OO-20897-3 is adopted by reference.

(b) When reference is made to the California Plumbing Code, it shall be the 2016 California Plumbing Code, California Code of Regulations Title 24, Part 5 as published by the California Building Standards Commission.

(c) The Building Official is authorized to enforce only those amendments made by the following state agencies:

(1) The Department of Housing and Community Development (HCD 1, HCD 1/AC).

(2) Division of the State Architect, Access Compliance (DSA/AC).

(3) Office of the State Fire Marshal (SFM).

(4) Office of Statewide Health, Planning and Development (OSHPD3).

(5) California Energy Commission (CEC).

(6) Department of Water Resources (DWR).

§147.0104 Modifications to the California Plumbing Code Adopted by the City of San Diego

The following Sections of the 2016 California Plumbing Code are modified by the City of San Diego:

(a) Chapter 6, Section 609, Installation, Testing, Unions and Location, Section 609.3.1.

(b) Chapter 11, Storm Drainage, Section 1101.1. Where Required, Section 1101.3.1 Storm Drainage Material Uses, Section 1101.11.1 Primary Roof Drainage, Section 1101.5.1 Discharge.

§147.0105 Additions to the California Plumbing Code Adopted by the City of San Diego

The following Sections or Subsections of the 2016 California Plumbing Code are added by the City of San Diego:

(a) [No change in text.]

(b) Chapter 11, Section 1101.1 Applicability; Section 1101.6.1, Discharge.

(c) Chapter 12, Section 1208.7.3.1 Gas Pressure Regulators.

§147.0106 Adoption of Appendices to California Plumbing Code

(a) The following Appendix Chapters of the 2016 California Plumbing Code adopted by a State agency as identified in Land Development Code Section 147.0103 and the adoption matrices of the 2016 California Plumbing Code, are adopted by the City of San Diego:

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

(4) Appendix I – Installation Standards for Pex Tubing systems for Hot and Cold Water Distribution

(5) [No change in text.]

(b) The following Appendix Chapters of the 2016 California Plumbing Code not adopted by a State agency as identified in Land Development Code Section 147.0103 and in the adoption matrices of the 2016 California Plumbing Code are not adopted by the City of San Diego:

(1) through (7) [No change in text.]

§147.0107 Portions of the California Plumbing Code Not Adopted

The following portions of the 2016 California Plumbing Code are not adopted:

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

Section 27. That Chapter 14, Article 7, Division 2 of the San Diego Municipal Code is amended by amending section 147.0213, to read as follows:

§147.0213 Local Modifications and Additions to Section 1101 "General" Storm Drainage Regulations of the California Plumbing Code

(a) Sections 1101.2 and 1101.6.1 of the California Plumbing Code are adopted with modifications and additions pursuant to Sections 147.0104 and 147.0105 of the Land Development Code.

(b) Section 1101.2 of the California Plumbing Code is modified as follows:

1101.2 Where Required. Roofs, paved areas, yards, courts, courtyards, vent shafts, light wells, or similar areas having rainwater, shall be drained into a separate storm sewer system or to some other place of disposal satisfactory to the City of San Diego.

(c) Section 1101.6.1 of the California Plumbing Code is modified as follows:

1101.6.1 Discharge. Subsoil drains shall be piped to a storm drain, to an approved water course, to the front street curb or gutter, to an alley, or the discharge from the subsoil drains shall be conveyed to an alley by a

concrete gutter. Where discharge from a continuously flowing spring or groundwater is encountered, subsoil drains shall be piped to a Storm Water Conveyance System, as required in Chapter 4, Article 3, Division 3 of the San Diego Municipal Code.

Section 28. That Chapter 14, Article 8, Division 1 of the San Diego Municipal Code is amended by amending section 148.0103, by adding new sections 148.0104 and 148.0105, by amending and renumbering section 148.0104 to 148.0106, and section 148.0106 to 148.0107, to read as follows:

§148.0103 Adoption of the California Mechanical Code

(a) Except as provided in Land Development Code Section 148.0104, the 2016 California Mechanical Code, published by the California Building Standards Commission (BSC); and as amended by the California Department of Housing and Community Development (HCD); the Division of the State Architect-Access Compliance (DSA/AC); the State Office of Statewide Health Planning and Development (OSHPD3); and the State Fire Marshal (SFM); a copy of which is on file in the office of the City Clerk as Document No. OO-208974 is adopted by reference.

(b) When reference is made to the California Mechanical Code, it shall be the 2016 California Mechanical Code, California Code of Regulations Title 24, Part 4 as published by the California Building Standards Commission.

(c) The Building Official is authorized to enforce only those amendments made by the following state agencies:

(1) The Department of Housing and Community Development (HCD 1, HCD 1/AC).

(2) Division of the State Architect, Access Compliance (DSA/AC).

(3) Office of the State Fire Marshal (SFM).

(4) Office of Statewide Health, Planning and Development (OSHPD3).

(5) California Energy Commission (CEC).

§148.0104 Portions of the California Mechanical Code Not Adopted

The following portions of the 2016 California Mechanical Code are not adopted:

Chapter 1 - Division II, Administration.

§148.0105 Modifications to the California Mechanical Code Adopted by the City of San Diego

The 2016 California Mechanical Code is adopted with no modifications.

§148.0106 Additions to the California Mechanical Code Adopted by the City of San Diego

The 2016 California Mechanical Code is adopted with no additions.

§148.0107 Adoption of Appendices to California Mechanical Code

Appendix Chapters of the 2016 California Mechanical Code are not adopted.

Section 29. That Chapter 14, Article 8, Division 2 of the San Diego Municipal Code is amended by repealing the entire division.

Section 30. That Chapter 14, Article 9, Division 1 of the San Diego Municipal Code is amended by amending sections 149.0101, 149.0103, 149.0104, 149.0105, 149.0106, 149.0107, and 149.0108, to read as follows:

§149.0101 Purpose of the Residential Building Regulations

(a) The purpose of the Residential 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 Residential Code as provided in Section 1.1.3 of the California Residential Code.

(b) [No change in text.]

§149.0103 Adoption of the California Residential Code

(a) The 2016 California Residential Code, published by the California Building Standards Commission (BSC), and 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 45. A copy of the 2016 California Residential Code is on file in the office of the City Clerk as Document No. OO-20897-5.

(b) When reference is made to the California Residential Code, it shall be the 2016 California Residential Code, California Code of Regulations Title 24, Part 2.5, as published by the California Building Standards Commission.

(c) Each of the regulations, provisions, conditions, and terms of the 2016 California Residential Code is made a part of this Article as if fully set forth in this Article except as otherwise provided in Divisions 2 through 45.

(d) Numbering of Sections and Subsections in Divisions 2 through 45 of this Article is cross referenced to Sections in the 2016 California Residential Code.

(e) The adoption of the 2016 California Residential 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) [No change in text.]

§149.0104 Portions of the California Residential Code Not Adopted by the City of San Diego

The following Sections or Subsections of the 2016 California Residential Code have not been adopted by the City of San Diego:

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

§149.0105 Modifications to the California Residential Code Adopted by the City of San Diego

The following Sections or Subsections of the 2016 California Residential Code are modified by the City of San Diego:

(a) [No change in text.]

(b) Chapter 3, Section R301.2, Climatic and Geographic Design Criteria; Section R319.1, Address Numbers; R322, Flood Resistant Construction; Section R326, Swimming Pools, Spas and Hot Tubs; Section R337.1.3.1, Application Date and Where required; Section R337.2, Definitions; Section R337.5.4, Roof Gutters and Downspouts; Section R337.8, Exterior Windows and Doors.

(c) Chapter 9, Section 902.1.5, Roof Covering Materials, Section R902.2.1, Wood Shingles, Section R902.2.2, Wood Shakes, R902.4, Photovoltaic Panels and Roof Modules; Section R905.1.3, Roof Covering attachment; R907.1.1, Replacement Roof Covering, Class A; R907.1.2, Replacement Roof Covering, Class A, Additions; R907.1.3, Wood Shake, Shingles Reroof; R907.1.4, Wood Shake, Shingles, Historical Buildings; R907.1.5, Reroofing Over Wood Roofs.

§149.0106 Additions to the California Residential Code Adopted by the City of San Diego

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

(a) [No change in text.].

(b) Chapter 3, Section R320.2 Voluntary Accessibility program; Section R326.2, When Swimming Pool, Spa, and Hot Tub Regulations Apply; R326.2.1, Purpose; R326.2.2, Private Swimming Pools; R326.2.3, Private Swimming Pool Barrier; Section R329, Structural Tests and Special Inspections; Section R332, Encroachments into the Public Right-of-Way; Section R333, Safeguards During Construction; Section R337.1.3, Exception 5; Section R337.1.3.1, Exception 2.3; Section R337.2, Local Very High Fire Hazard Severity Zone; Section R337.3.6.1, Alternative Materials, Designs or Methods of Construction; Section R337.3.6.2, Modifications; Section R337.5.4, Roof Gutters and Downspouts; Section R337.5.5, Drip Edge Flashing; Section R337.8.2.2.1, Vinyl Windows;

Section R337.11, Spark Arrester; Section 337.12, Glazing Materials in Skylights; R341, Sound Transmission Control.

(c) Chapter 4, Section 401.5, Geotechnical Investigations; Section R401.6, Geotechnical Reports; Section R401.7, Notice of Geologic Hazards.

(d) [No change in text.]

§149.0107 Adoption of Appendices to the California Residential Code

The following Appendix Chapters of the 2016 California Residential Code are adopted by the City of San Diego:

(a) Appendix Chapter H, Patio Covers.

(b) Appendix Chapter S, Straw Bale Construction.

§149.0108 Applicability of the California Building Code to Existing Buildings and Structures Regulated by the California Residential Code

(a) The legal occupancy of any building or structure existing on the date of adoption of the 2016 California Residential Code shall be permitted to continue without change, except as is specifically regulated by Chapters 3 and 4 of the 2016 California Existing Building Code, the California Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

(b) Additions, alterations or repairs to any building or structure shall conform to the requirements for a new building or structure without requiring the existing building or structure to comply with all of the requirements of the California Residential Code or, where applicable, the California Building Code, unless otherwise stated. Additions, alterations, repairs, and relocations shall not be permitted to cause an existing building or structure

to become unsafe or adversely affect the performance of the building or structure.

(c) Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the 2016 California Building Code shall be maintained in conformance with the code edition 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 re-inspected. The requirements of the Building Regulations shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing building or structures.

Section 31. That Chapter 14, Article 9, Division 2 of the San Diego Municipal Code is amended by amending section 149.0201, to read as follows:

§149.0201 Local Additions to Chapter 2 "Definitions" of the California Residential Code

(a) Chapter 2 of the California Residential Code is adopted by reference with additions pursuant to Section 149.0103 and 149.0106 of the Land Development Code.

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

Section 32. That Chapter 14, Article 9, Division 3 of the San Diego Municipal Code is amended by amending section 149.0301, and amending and renumbering section 149.0335 to 149.0326, section 149.0327 to 149.0337, and section 149.0334 to 149.0341, to read as follows:

§149.0301 Local Additions to Chapter 3 "Building Planning" of the California Residential Code

(a) Chapter 3 of the California Residential Code is adopted by reference with additions pursuant to Sections 149.0103 and 149.0106 of the Land Development Code.

(b) Sections R301 through R318, R321, R324 through R325, R334 through R336, and R338 through R340 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§149.0326 Local Addition and Modifications to Section R326 "Swimming Pools, Spas and Hot Tubs" to the California Residential Code

(a) Section R326 is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.

(b) Section R326.1 is adopted with modifications as follows: R326.1, General. The design and construction of pools and spas shall comply with the swimming pool, spa, and hot tub safety regulations in Section 149.0326 of the Land Development Code.

(c) Section R326.2 is added as follows: R326.2, When Swimming Pool, Spa, and Hot Tub Regulations Apply. The building regulations of this Division apply to any outdoor private swimming pool. An outdoor swimming pool means any structure intended for swimming or recreational bathing that can contain water over 18 inches in depth and is not totally contained within a residence and surrounded on all four sides by walls of the structure. This includes in-ground, aboveground and on-ground swimming pools, hot tubs, and spas.

(d) Section R326.2.1 is added as follows: R326.2.1, Purpose. The purpose of this Section is to establish building regulations for private swimming pools and hot tubs or spas that do not have locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specifications (ASTM ES 1346-91), located on the premises of dwellings and dwellings units complying with the California Residential Code.

(e) Section R326.2.2 is added as follows: R326.2.2, Private Swimming Pool. Private swimming pool means any constructed pool, permanent or portable, which is intended for non-commercial use as a swimming pool by not more than three owner families and their guests.

(f) Section R326.2.3 is added as follows: R326.2.3, Private Swimming Pool Barrier. Barriers for private swimming pools shall comply with Section 3109 of the California Building Code, as adopted and amended in Section 145.3109(c) of the Land Development Code.

§149.0337 Local Additions and Modifications to Section R337 "Materials and Methods for Exterior Wildfire Exposure" of the California Residential Code

(a) Section R337 of the California Residential Code is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.

(b) Section R337.1.3 is adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code. Exception 5 is added as follows: 5. Fences.

(c) Section R337.2 is adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development

Code as follows: Local Agency Very High Fire Hazard Severity Zones shall mean the Very High Fire Hazard Severity Zones as designated on the Very High Fire Hazard Severity Zone Map – Local Responsibility Areas adopted pursuant to Section 55.9401 of the Land Development Code.

(d) Section R337.3.6 is adopted with additions pursuant to Section 149.0106 of the Land Development Code. Sections R337.3.6.1 and R337.3.6.2 are added as follows:

(1) R337.3.6.1, Alternative Materials, Designs or Methods of Construction. The Building Official may approve the use of alternative materials, designs or methods of construction pursuant to Section 129.0109 of the Land Development Code.

(2) R337.3.6.2, Modifications. The Building Official may modify the provisions of Section R337 of the California Residential Code for site specific conditions in accordance with Section 129.0104(a)(5) of the Land Development Code. When required by the Building Official, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 49.

(e) Section R337.5 is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code:

(1) Section R337.5.4 is modified as follows: R337.5.4, Roof Gutters and Downspouts. Roof gutters shall be constructed to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of noncombustible materials.

(2) Section R337.5.5 is added as follows: R337.5.5, Drip Edge Flashing. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.

(f) Section R337.8 is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code. Section R337.8.2.1.1 is added as follows: R337.8.2.1.1, Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/ NWWDA 101/I.S.2 structural requirements.

(g) Section R337.11 is added pursuant to Section 149.0106 of the Land Development Code as follows: R337.11, Spark Arrester. All structures having any chimney, flue, or stovepipe shall be equipped with an approved spark arrester if the chimney, flue, or stovepipe is attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment or device.

(h) Section R337.12 is added pursuant to Section 149.0106 of the Land Development Code as follows: R337.12, Glazing materials used in skylights, roofs, and sloped walls on buildings located in the Very High Fire Hazard Severity Zone Map –Local Responsibility Areas adopted pursuant to Section 55.9401 of the San Diego Municipal Code, shall comply with the glazing requirements in Section R337.8.2.1.

§149.0341 Local Addition of Section R341"Sound Transmission Control" to the California Residential Code

Section R341 is added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code as follows: R341 Sound Transmission Control. Wall and floor-ceiling assemblies separating dwelling units from each other and from public or service areas such as interior corridors, garages and mechanical spaces shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies, in compliance with Section 1207 of the California Building Code. For additional noise regulations limiting the intrusion of exterior noise into buildings based on land use standards, see Chapter 13, Article 2, Division 15 of the Land Development Code.

Section 33. That Chapter 14, Article 9, Division 9 of the San Diego Municipal Code is amended by amending and renumbering sections 149.0901, 149.0902, 149.0905, and amending section 149.0907 and renumbering to section 149.0908, to read as follows:

§149.0901 Local Modifications and Additions to Chapter 9 "Roof Assemblies" of the California Residential Code

(a) Chapter 9 of the California Residential Code is adopted by reference with additions and modifications pursuant to Sections 149.0103, 149.0105 and 149.0106 of the Land Development Code.

(b) [No change in text.]

(c) Sections R902, R905.1, R905.7, R905.8, R907, and R908 are adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.

§149.0902 Local Additions and Modifications to Section R902.1 "Roof Classification" of the California Residential Code

(a) Section R902.1 is adopted by reference and modified by adding Section R902.1.5 as follows:

(1) R902.1.5 Roof Covering Materials. All newly constructed roofs shall be covered with a fire-retardant roof covering that is at least Class "A" and the roof classification shall be demonstrated based on the requirements in the California Residential Code.

(2) R902.1.5.1 The entire roof shall be covered with a fire-retardant roof covering that is at least Class "A" where a building addition is more than twenty-five percent of the original floor area of the building.

(b) Section R902.2 is adopted by reference and modified by adding Sections R902.2.1 and R902.2.2 as follows:

(1) R902.2.1 Wood Shingles. Wood shingles are not permitted, except as provided in the California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0908.

(2) R902.2.2 Wood Shakes. Wood shakes are not permitted, except as provided in the California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0908.

(c) [No change in text.]

(d) Section R902.4 is adopted by reference and modified as follows: R902.4 Roof-top mounted solar photovoltaic panels and modules.

Roof-top mounted photovoltaic panels and modules installed on or above the roof covering shall be tested, listed and identified with a fire classification in accordance with UL 1703. Class A, B or C photovoltaic panels and modules shall be installed in areas designated by Section R902 of the California Residential Code, in jurisdictions designated by law as requiring their use or where the edge of the roof is less than 3 feet (914 mm) from a lot line. When located in the Very High Fire Hazard Severity Zone Map –Local Responsibility Areas adopted pursuant to Section 55.9401 of the San Diego Municipal Code, roof-top mounted photovoltaic panels and modules shall have a minimum fire classification rating of Class A.

§149.0905 Local Additions and Modifications to Section R905 "Requirements for Roof Coverings" of the California Residential Code

Section R905 is adopted by reference and modified by adding Section R905.1.3 as follows: R905.1.3, Roof coverings shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

§149.0908 Local Additions and Modifications to Section R908 "Reroofing" of the California Residential Code

(a) Section R908 is modified as follows: R908.1, General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 9 of the California Residential Code as adopted and amended by the City of San Diego.

(b) Sections R908.1.1 through R908.1.2 are added as follows:

(1) R908.1.1, All replacements, alterations, or repairs shall be with a fire-retardant roof covering that is at least Class "A."

(2) R908.1.2, The entire roof shall be a Class "A" roof assembly where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.

(c) Sections R908.1.3 through R908.1.5 are added as follows:

(1) R908.1.3, Wood shakes and shingles are prohibited throughout the roof where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.

(2) R908.1.4, Wood shakes and shingles are not permitted, except as provided in California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0908.

(3) R908.1.5, No roof covering shall be applied over any existing wood shakes or wood shingles.

Section 34. That Chapter 14, Article 9, Division 45 of the San Diego Municipal Code is amended by amending section 149.4503, to read as follows:

§149.4503 Regulations for Residential Lot Grading Not Including Public Right-of-Way

When site preparation requires grading operations for projects involving detached one and two-family dwellings or townhouses, and where the grading operation does not include the public right-of-way, the grading regulations in Appendix J of the California Building Code, as adopted and amended by the City of San Diego in Sections 145.3601 through 145.3603 of the Land Development Code, shall apply.

Section 35. That Chapter 14, Article 10, Division 1 of the San Diego Municipal Code is amended by amending sections 1410.0103, 1410.0104, and 1410.0107, to read as follows:

§1410.0103 Adoption of the California Green Building Standards Code

(a) The 2016 California Green Building Standards Code, published by the California Building Standards Commission (BSC), and as amended by the State Department of Housing and Community Development (HCD), is adopted by reference except as otherwise provided in this Article. A copy of the 2016 California Green Building Standards Code is on file in the office of the City Clerk as Document No. OO-20897-6

(b) When reference is made to the California Green Building Standards Code, it shall be the 2016 California Green Building Standards Code, California Code of Regulations Title 24, Part 11, as published by the California Building Standards Commission.

(c) Each of the regulations, provisions, conditions, and terms of the 2016 California Green Building Standards Code is made a part of this Article as if fully set forth in this Article.

(d) Numbering of Sections and Subsections in this Article is cross referenced to Sections in the 2016 California Green Building Standards Code.

(e) The adoption of the 2016 California Green Building Standards 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) [No change in text.]

§1410.0104 Portions of the California Green Building Standards Code Not Adopted by the City of San Diego

None.

§1410.0107 Adoption of Appendices to the California Green Building Standards Code

Appendix Chapters to the 2016 California Green Building Standards Code are adopted as follows: The Residential Voluntary measures of the California Green Building Standards Code, Appendix Chapter A4, Residential Voluntary Measures, Section A4.305.1 "Graywater."

Section 36. That Chapter 14, Article 10, Division 4 of the San Diego Municipal Code is amended by amending section 1410.0403, to read as follows:

§1410.0403 Local Modifications Section A4.305 "Water Reuse Systems" of the California Green Building Standards Code

(a) [No change in text.]

(b) Section A4.305.1 is adopted with the following modifications. All new residential buildings that are within the scope of the California Residential Code shall be constructed to include waste piping to discharge gray water from clothes washers to a place where it may be used for outdoor irrigation, in compliance with Section 1502 of the California Plumbing Code.

Section 37. That Chapter 14 of the San Diego Municipal Code is amended by adding new Article 11, Division 1, and sections 1411.0101, 1411.0102, 1411.0103, 1411.0104, 1411.0105, 1411.0106, and 1411.0107, to read as follows:

Article 11: Existing Building Regulations

Division 1: Adoption and Applicability of the Existing Building Regulations

§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.

§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.

§1411.0103 Adoption of the California Existing Building Code

(a) The 2016 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 4 and Division 17. A copy of the 2016 California Existing Building Code is on file in the office of the City Clerk as Document No. OO-20897-1.

(b) When reference is made to the California Existing Building Code, it shall be the 2016 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 2016 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 4 and Division 17.

(d) The numbering of Sections and Subsections in Divisions 2 through 4 and Division 17 of this Article is cross-referenced to Sections in the 2016 California Existing Building Code.

(e) The adoption of the 2016 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 2016 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.

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

The following Sections or Subsections of the 2016 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 301.1, Exception 1; Section 301.1.2 Work Area. Compliance Method; Section 301.1.3 Performance Compliance Method.

(c) Chapters 5 through 15.

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

The following Sections or Subsections of the 2016 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 302.3 Existing Materials.

(c) Chapter 4, Section 404.1, Repairs, General; Section 402.2, Flood Hazard Areas; Section 403.2, Flood Hazard Areas; Section 404.5, Flood Hazard Areas.

(d) Appendix Chapter A1, Section A102.1, Scope, General.

§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.

(b) Chapter 4, Section 401.6, Maintenance.

(c) Appendix Chapter A1, Section A102.3, Previously Conforming Retrofits; Section A102.3.1 Previously Conforming Existing roof-to-wall anchors and parapet braces.

§1411.0107 Adoption of Appendices to the California Existing Building Code

The following Appendix Chapters of the 2016 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.

(c) Chapter A6, Referenced Standards.

Section 38. That Chapter 14 of the San Diego Municipal Code is amended by adding new Article 11, Division 2, and sections 1411.0201 and 1411.0202, to read as follows:

Article 11: Existing Building Regulations

Division 2: Additions and Modifications to Chapter 2 of the California Existing Building Code

§1411.0201 Local Modifications to Chapter 2 Definitions of the California Existing Building Code

Chapter 2 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

§1411.0202 Other Definitions

(a) Italicized text shall have the definitions set forth in Section 113.0103 of the Land Development Code, and all other text shall have the definitions set forth in the California Existing Building Code.

(b) Definitions in Chapter 11, Article 3, Division 1 of the Land Development Code do not apply to Chapter 14, Article 11, Divisions 3 through 4 of the Land Development Code where they conflict with the definitions contained in the California Existing Building Code.

(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) Code official. Where the term Code Official is used in the California Existing Building Code it shall mean the Building Official charged with the administration and enforcement of Existing Building Regulations.

(2) Dangerous means any building, structure, or portion thereof that meets any of the conditions described in Section 121.0403 of the Land Development Code.

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

Section 39. That Chapter 14 of the San Diego Municipal Code is amended by adding new Article 11, Division 3, and sections 1411.0301 and 1411.0302, to read as follows:

Article 11: Existing Building Regulations

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

§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 2016 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 301.1, including the exception 1 of the California Existing Building Code, is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

Section 301.1 is modified as follows: 301.1 General. The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with Section 301.1.1. Where the California Existing Building

Code requires consideration of the seismic force resisting system of an existing building subject to repair, alteration, change of occupancy, addition or relocation of existing buildings, the seismic evaluation and design shall be based on Section 301.1.4.

§1411.0302 Local Modifications and Deletions to Section 302 "General Provisions" of the California Existing Building Code

(a) Section 302.3 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

(b) Section 302.3 is modified as follows: 302.3 Existing 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.

Section 40. That Chapter 14 of the San Diego Municipal Code is amended by adding new Article 11, Division 4, and sections 1411.0401, 1411.0402, 1411.0403, and 1411.0404, to read as follows:

Article 11: Existing Building Regulations

Division 4: Additions and Modifications to Chapter 4 of the California Existing Building Code

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

(a) Chapter 4 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 401 of the California Existing Building Code is adopted by reference with additions pursuant to Section 1411.0106 of the Land Development Code. 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.

(c) 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.

§1411.0402 Local Modifications to Section 402 "Additions" of the California Existing Building Code

(a) Section 402.2 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

(b) Section 402.2 is adopted with modifications as follows: 402.2 Flood hazard areas. For *structures* in *special flood hazard* areas established in Section 145.1612 or Section 149.0322 of the Land Development Code, as applicable, any addition that constitutes *substantial improvement* of the existing *structure* shall comply with the flood design requirements for new construction, and all aspects of the existing *structure* shall be brought into compliance with the requirements for new construction for flood design. For *structures* in *special flood hazard* areas established in Section 145.1612 or Section 149.0322 of the Land Development Code, as applicable, any additions that do not constitute *substantial improvement* of the existing *structure* are not required to comply with the flood design requirements for new construction.

§1411.0403 Local Modifications and Additions to Section 403 "Alterations" of the California Existing Building Code

(a) Section 403 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

(b) Section 403.2 is adopted with modifications as follows: 403.2 Special flood hazard areas. For *structures* in *special flood hazard* areas established in Section 145.1612 or Section 149.0322 of the Land Development Code,

as applicable, any alteration that constitutes *substantial improvement* of the existing *structure* shall comply with the flood design requirements for new construction, and all aspects of the existing *structure* shall be brought into compliance with the requirements for new construction for flood design. For *structures* in *special flood hazard* areas established in Section 145.1612 or Section 149.0322 of the Land Development Code, as applicable, any alterations that do not constitute *substantial improvement* of the existing *structure* are not required to comply with the flood design requirements for new construction.

§1411.0404 Local Modifications and Additions to Section 404 "Repairs" of the California Existing Building Code

(a) Section 404 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

(b) Section 404.1 is adopted with modifications as follows: General. *Structures*, and parts thereof, shall be repaired in compliance with Sections 401.2 and 404. Work on non-damaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to the requirements for alterations in Chapter 4 of the California Existing Building Code. Routine maintenance required by Section 401.2, ordinary repairs exempt from permit requirements in accordance with Section 129.0203 of the Land Development Code, and abatement of wear due to normal service

conditions, shall not be subject to the requirements for repairs in this Section.

(c) Section 404.5 is adopted with modifications as follows: 404.5 Flood hazard areas. For *structures* in *special flood hazard* areas established in Section 145.1612 or Section 149.0322 of the Land Development Code, as applicable, any repair that constitutes *substantial improvement* or repair of substantial damage of the existing *structure* shall comply with the flood design requirements for new construction, and all aspects of the existing *structure* shall be brought into compliance with the requirements for new construction for flood design. For *structures* in *special flood hazard* areas established in Section 145.1612, or Section 149.0322 of the Land Development Code, as applicable, any repairs that do not constitute *substantial improvement* or repair of substantial damage of the existing *structure* are not required to comply with the flood design requirements for new construction.

Section 41. That Chapter 14 of the San Diego Municipal Code is amended by adding new Article 11, Division 17, and sections 1411.1701 and 1411.1702, to read as follows:

Article 11: Existing Building Regulations

Division 17: Additions and Modifications to Appendix Chapter A1 of the California Existing Building Code

§1411.1701 Local Modifications and Additions to Appendix Chapter A1 "Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings" of the California Existing Building Code

Appendix Chapter A1 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.

§1411.1702 Local Modifications and Additions to Section A102 "Scope" of the California Existing Building Code

(a) Section A102 is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(b) Section A102.1 is adopted with modifications as follows: A102.1 General. The provisions of Chapter A1 shall apply to all existing buildings that were constructed or 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 as Unreinforced Masonry Buildings pursuant to Council resolution, which on January 1, 1994, had at least one unreinforced masonry bearing wall. The elements regulated by Chapter A1 shall be determined in accordance with Table A1-A. Except as provided in Appendix Chapter A1, other structural provisions of the California Building Code shall apply. Chapter A1 does not apply to the alteration of existing electrical, plumbing, mechanical or fire safety systems

Section 42. 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 43. 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
Shannon M. Thomas
Deputy City Attorney

SMT:als
11/08/2017
12/05/2017 Cor. Copy
02/08/2018 Cor. Copy. 1
Or.Dept:DSD
Doc. No.: 1598084_3

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of JAN 09 2018.

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

ITEM #59B
1/9/18

DATE: December 5, 2017

TO: Elizabeth Maland, City Clerk

FROM: Shannon M. Thomas, Deputy City Attorney

SUBJECT: Item #50 – Adoption of the 2016 California Building Standards Code & Associated Municipal Code Amendments – Council Meeting of December 5, 2017

We are submitting a corrected Ordinance No. O-2018-48 to correct the typographical error made on Section 1411.0102(c), to read as follows:

§1411.0102 When the Existing Building Regulations 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 ~~1411.0103~~ 1411.0107.

SMT:als
Doc. No.: 1640096

Office of
The City Attorney
City of San Diego

MEMORANDUM

DATE: February 14, 2018

TO: Elizabeth Maland, City Clerk

FROM: Shannon M. Thomas, Deputy City Attorney

SUBJECT: Item #50 – Adoption of the 2016 California Building Standards Code & Associated Municipal Code Amendments – Council Meeting of December 5, 2017

We are submitting a corrected Ordinance No. O-2018-48 to fix the following discrepancies in the sections and subsections listed below:

95.0209(d) – ~~"and~~" was shown as stricken on the strikeout ordinance, but was still showing on the clean ordinance; "and" was removed in the corrected ordinance.

121.0308(a) –The clean ordinance was corrected to match the commas in the strikeout ordinance.

121.0403(a) – "or" is missing from the clean ordinance at the end of subsection (a); this was added to the corrected ordinance.

129.0104(a)(3) – the clean ordinance has a semi-colon in the body, while the strikeout ordinance shows commas. The clean ordinance was corrected to show a comma.

129.0104(a)(7) - "~~and~~ Mechanical," was struck out but still shows on clean ordinance. The clean ordinance was corrected to remove "and."

129.0104(a)(13) - "~~and~~ Mechanical," was struck out but still shows on clean ordinance. The clean ordinance was corrected to remove "and."

129.0111(d) – "Municipal Code;" – clean has semi colon while strikeout has a comma. The clean ordinance was corrected to show a comma.

129.0112(e) – "work," – strikeout ordinance has a comma, but not the clean. The clean ordinance was corrected to show a comma.

(O-2018-48)
COR. COPY

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of JAN 09 2018.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: 1/18/18
(date)

_____
KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

_____
KEVIN L. FAULCONER, Mayor

129.0506(a) – "submitted until the development permit has been issued" missing from clean ordinance. Clean ordinance corrected to show existing text.

129.0510 – strikeout ordinance stated no change in text on (c) but not on (d). Clean and strikeout ordinance corrected to show no change in text on (c) and (d).

145.0701(b) – "of the Land Development Code" is missing from clean ordinance. Clean ordinance corrected to show existing text.

145.1704(a) – missing an "s" as in Sections in clean ordinance. The clean ordinance was corrected.

145.3601(c) – the struck out "~~is~~" is in the clean ordinance. The clean ordinance was corrected.

147.0106(a)(5) – The Appendix I is currently (4) in the Municipal Code and not (5). Both the clean and strikeout ordinance were corrected to show Appendix I as 147.0106(a)(4).

147.0106(a)(6) – There is no (6) in the current Municipal Code. The clean and strikeout ordinances were corrected to remove 147.0106(a)(6).

149.0108(b) – the struck out "~~or~~" was in the clean ordinance. The clean ordinance was corrected to remove the strikeout.

149.0902(b)(1) – the clean ordinance had "149.0907~~8~~. The clean ordinance was corrected to remove the strikeout.

149.0902(d) – the word "rooftop" at the end of the section was hyphenated ("roof-top") on both ordinances.

Chapter 14, Article 11, Division 4 – the Article 11 title was missing the word "Existing" both from the clean and strikeout ordinances, and was added to both.

1411.0401(c) – the words "Building Official" were not capitalized in the clean ordinance, which was corrected.

SMT:als
Doc. No.: 1673979

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~
NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 9, ARTICLE 5, DIVISION 2 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 95.0209; AMENDING CHAPTER 11 ARTICLE 1, DIVISION 2 BY AMENDING SECTION 111.0207; AMENDING CHAPTER 12, ARTICLE 1, DIVISION 3 BY AMENDING SECTION 121.0308; AMENDING CHAPTER 12, ARTICLE 1, DIVISION 4 BY AMENDING SECTIONS 121.0403 AND 121.0404; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 1 BY AMENDING SECTIONS 129.0104, 129.0105, 129.0109, 129.0110, 129.0111 AND 129.0112; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 2 BY AMENDING SECTIONS 129.0203, 129.0211, 129.0219, 129.0220 AND 129.0221; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 3 BY AMENDING SECTION 129.0314; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 4 BY AMENDING SECTIONS 129.0411 AND 129.0415; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 5 BY AMENDING SECTION 129.0506, BY REPEALING SECTIONS 129.0508, 129.0509 AND 129.0514, BY AMENDING AND RENUMBERING SECTION 129.0510 TO 129.0508, SECTION 129.0511 TO 129.0509, SECTION 129.0512 TO 129.0510 AND SECTION 129.0513 TO 129.0511; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 1 BY AMENDING SECTIONS 145.0101, 145.0103, 145.0104, 145.0105, 145.0106, 145.0107, AND BY REPEALING SECTION 145.0108; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 2 BY AMENDING SECTION 145.0201; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 7 BY AMENDING SECTIONS 145.0701 AND 145.0711, AND BY REPEALING SECTIONS 145.0706 AND 145.0717; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 12 BY AMENDING SECTION 145.1201; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 15 BY AMENDING SECTION 145.1501; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 16 BY AMENDING SECTION 145.1601; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 17 BY AMENDING SECTIONS 145.1701 AND 145.1705, AND BY

RENUMBERING SECTION 145.1705 TO 145.1704; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 18 BY AMENDING SECTION 145.1801; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 29 BY AMENDING SECTION 145.2901; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 31 BY AMENDING SECTION 145.3101; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 32 BY AMENDING SECTION 145.3201; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 33 BY AMENDING SECTION 145.3301; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 36 BY AMENDING SECTIONS 145.3601,145.3602, AND 145.3603; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 37 BY REPEALING THE ENTIRE DIVISION; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 1 BY AMENDING SECTIONS 146.0103, 146.0104, AND 146.0105, AND BY ADDING NEW SECTIONS 146.0106 AND 146.0107; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 1 BY AMENDING SECTIONS 147.0103, 147.0104, 147.0105, 147.0106, AND 147.0107; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 2 BY AMENDING SECTION 147.0213; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 1 BY AMENDING SECTION 148.0103, BY ADDING NEW SECTIONS 148.0104 AND 148.0105, BY AMENDING AND RENUMBERING SECTION 148.0104 TO 148.0106, AND SECTION 148.0106 TO 148.0107; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 2 BY REPEALING THE ENTIRE DIVISION; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 1 BY AMENDING SECTIONS 149.0101, 149.0103, 149.0104, 149.0105, 149.0106, 149.0107, AND 149.0108; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 2 BY AMENDING SECTION 149.0201; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 3 BY AMENDING SECTION 149.0301, AND AMENDING AND RENUMBERING SECTION 149.0335 TO 149.0326, SECTION 149.0327 TO 149.0337, AND SECTION 149.0334 TO 149.0341; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 9 BY AMENDING SECTIONS 149.0901, 149.0902, AND 149.0905, AND AMENDING AND RENUMBERING SECTION 149.0907 TO 149.0908; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 45 BY AMENDING SECTION 149.4503; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 1 BY AMENDING SECTIONS 1410.0103, 1410.0104, AND 1410.0107; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 4 BY AMENDING SECTION 1410.0403; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 11, DIVISION 1 AND SECTIONS 1411.0101, 1411.0102, 1411.0103, 1411.0104, 1411.0105, 1411.0106, AND

1411.0107; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 11, DIVISION 2 AND SECTIONS 1411.0201, AND 1411.0202; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 11, DIVISION 3 AND SECTIONS 1411.0301 AND 1411.0302; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 11, DIVISION 4 AND SECTIONS 1411.0401, 1411.0402, 1411.0403, AND 1411.0404; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 11, DIVISION 17 AND SECTIONS 1411.1701 AND 1411.1702, ALL RELATING TO THE ADOPTION AND LOCAL AMENDMENT OF THE 2016 CALIFORNIA STATE BUILDING, ELECTRICAL, MECHANICAL, RESIDENTIAL BUILDING, GREEN BUILDING STANDARDS, AND THE EXISTING BUILDING CODE.

§95.0209 Obtaining and Posting of Number

(a) Address numbers allotted by the Building Official, Development Services Department, shall be placed on buildings on the transom over the principal entrance or on some other place on the front of the building where the number may be visible from the street. When required by the Fire Chief, address identification shall be provided in additional approved locations to facilitate emergency response. These numbers shall contrast with their background. Address numbers shall be Arabic numerals ~~or alphabet letters.~~ and numbers shall not be spelled out.

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

(b) In addition to address numbers required in Section 95.0209(a), address numbers complying with the California Residential Code that identify residential buildings shall be permanently added to the side of the curb or on a public sidewalk located immediately in front of the main building on a site. The address number shall be placed in a manner to the satisfaction of the Building Official.

(c) Where access is by means of a private road and the building address cannot be viewed from the public right-of-way, a monument, pole or other approved sign or means of identification shall be used to identify the structure.

(d) It shall be the duty of the lessee, occupant or owner, of any building to obtain the proper house number from the Building Official, Development Services Department ~~and~~, to place such number on the building in question as required by this Division~~.~~, and to maintain the number. It shall be a violation of this Division to fail to so obtain, ~~and~~ place, and maintain the proper number.

§111.0207 Board of Building Appeals and Advisors

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

(d) Powers and Duties. The powers and duties of the Board of Building Appeals and Advisors are as follows:

(1) [No change in text.]

(2) The Board of Building Appeals and Advisors shall recommend reasonable interpretations of the San Diego Fire Code; the Building, ~~Residential Building,~~ Electrical, Plumbing, Mechanical, Residential Building, ~~and~~ Green Building, and Existing Building Regulations~~, the provisions~~ of Title 24 of the California Code of Regulations; and other matters that may be referred to the Board by the Building Official. The Board shall have no authority to

recommend interpretations of other provisions of the Land Development Code.

(3) The Board of Building Appeals and Advisors may recommend minor deviations from the provisions of the San Diego Fire Code and the Building, ~~Residential Building,~~ Electrical, Plumbing, Mechanical, Residential Building, ~~and~~ Green Building, or Existing Building Regulations in the following circumstances:

(A) [No change in text.]

(B) When for the purpose intended, the alternate materials or type of construction proposed is at least equivalent to the requirements of the applicable San Diego Fire Code and the Building, ~~Residential Building,~~ Electrical, Plumbing, Mechanical, Residential Building, ~~or~~ Green Building, or the Existing Building Regulations in quality, strength, effectiveness, fire resistance, and durability, and is equivalent in providing for the public health and safety.

(4) [No change in text.]

§121.0308 No Permission to Violate Codes

(a) The issuance or granting of any *development permit* or *construction permit* or any plan, specifications, computations, or inspection approval does not constitute a permit for, or an approval of, any violation of any of the provisions of the Land Development Code, including the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential

Building, ~~or~~ Green Building ~~Regulations~~, or Existing Building Regulations, or any other ordinance of the City. *Development permits*, *construction permits*, or inspections presuming to give authority to violate or cancel the provisions of the Land Development Code, San Diego Fire Code, Building, Electrical, Plumbing, Mechanical, Residential Building, ~~or~~ Green Building, Existing Building Regulations, or other ordinances of the City are not valid.

(b) [No change in text.]

§121.0403 Criteria for Determining That a Structure Is ~~Unsafe~~ Dangerous

The City Manager or designated ~~Code Enforcement O~~official may determine that a *structure* is ~~unsafe~~ dangerous if ~~any~~ either of the following conditions exists ~~to the extent that it~~ and threatens ~~the~~ life, health, safety, or property of its occupants or the public:

(a) ~~The building contains one or more structural components that cannot withstand 100 percent of the vertical design standards as required by the prevailing edition of the California Building Code~~ The *structure* has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground; or

(b) ~~The building contains one or more structural components of the lateral load resisting system that cannot withstand 25 percent of the wind or earthquake forces as required by the prevailing edition of the California Building Code; or~~ There is a significant risk of collapse, detachment, or

dislodgement of any portion, member, appurtenance, or ornamentation of the *structure* under service loads.

~~(c) The building contains parapet walls or other building appendages that are not capable of resisting the wind or earthquake forces as required by the prevailing edition of the California Building Code.~~

§121.0404 Criteria for Determining That a Structure Is ~~Dangerous~~ Unsafe

The City Manager or designated ~~Code Enforcement~~ ~~O~~official may determine that a *structure* is ~~dangerous~~ unsafe if any of the following conditions exists ~~to the extent that it~~ and threatens ~~the~~ life, health, safety, or property of its occupants or the public:

(a) through (k) [No change in text.]

§129.0104 Construction Permit Authorities

(a) The powers and duties of the Building Official are as follows:

(1) To administer and enforce the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, ~~and~~ Green Building, and Existing Building Regulations of the San Diego Municipal Code.

(2) [No change in text.]

(3) To determine if proposed work is in compliance with the San Diego Fire Code, the Building, Electrical, Plumbing, Mechanical, Residential Building, ~~and~~ Green Building, and Existing Building Regulations, ~~and the Fire Protection and Prevention provisions, of the San Diego Municipal Code,~~ and other applicable provisions of

the Municipal Code and to make the decision to approve and issue the appropriate *construction permit*.

(4) To inspect construction activity not located in *public rights-of-way* to determine if the construction activity is in compliance with the issued *construction permit*, the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, ~~and~~ Green Building, and Existing Building Regulations, and all other applicable provisions of the San Diego Municipal Code.

(5) To make interpretations of, and develop policies and procedures for, the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, ~~and~~ Green Building, and Existing Building Regulations of the San Diego Municipal Code. The interpretations, rules, and regulations shall be in conformance with the intent and purposes of the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, ~~and~~ Green Building, and Existing Building Regulations of the San Diego Municipal Code.

(6) To grant modifications for individual cases when there are practical difficulties involved in carrying out the provisions of the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, ~~and~~ Green Building, and Existing Building Regulations of the San Diego Municipal Code~~.~~, when ~~T~~the Building Official ~~shall~~ finds the following:

(A) That a special individual reason makes the strict application of the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, ~~and~~ Green Building, and Existing Building Regulations of the San Diego Municipal Code impractical~~,~~;

(B) That the modification is in conformance with the purpose and intent of the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, ~~and~~ Green Building, and Existing Building Regulations of the San Diego Municipal Code~~,~~; and

(C) [No change in text.]

The details of any action granting modification shall be in writing and entered in the project file.

(7) To request an interpretation of any provisions of Chapter 12, Article 9 or of the San Diego Fire Code and the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building, ~~and~~ Green Building, and Existing Building Regulations of the San Diego Municipal Code, or the suitability of any alternate material, design, or construction method from the Board of Building Appeals and Advisors.

(8) through (12) [No change in text.]

(13) To determine the type, frequency, and number of inspections necessary to inspect construction for compliance with the San

Diego Fire~~,~~ Code and the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building, ~~and~~ Green Building, and Existing Building Regulations of the San Diego Municipal Code.

(14) [No change in text.]

(15) To accept reports from approved inspection agencies.

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

§129.0105 How to Apply for Construction Permit Review

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

(d) The Building Official may waive submittal requirements for plans, specifications, designs, or computations; requirements for construction inspection; or other data if the Building Official determines that, because of the nature of the proposed work, review of plans or other submittal materials is not required to determine compliance with the San Diego Fire Code and the Building, Electrical, Plumbing, ~~or~~ Mechanical, Residential Building, Green Building, and Existing Building Regulations of the San Diego Municipal 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, ~~and~~ Green Building, and Existing Building Regulations of the San Diego Municipal Code are not intended to prevent the use of any alternate material, design, or construction method not specifically prescribed by the San Diego Fire Code or the Building, Electrical, Plumbing, Mechanical, Residential

Building, ~~or~~ 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 would comply with the San Diego Fire~~,~~ Code and the Building, Electrical, Plumbing, Mechanical, ~~and~~ Residential Building, ~~and~~ Green Building, and Existing Building Regulations of the San Diego Municipal Code;

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

(c) [No change in text.]

§129.0110 Testing of Materials, Designs, or Construction Methods

(a) Whenever the Building Official determines that the evidence submitted is insufficient to establish compliance with the applicable provisions of the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, ~~and~~ Residential Building, ~~and~~ Green Building, and Existing Building Regulations of the San Diego Municipal Code, the Building Official may require tests to prove compliance. These tests shall be made at no expense to the City.

(b) Test methods shall be as specified by the applicable provisions of the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, ~~and~~ Green Building, and Existing Building

Regulations of the San Diego Municipal Code, or by other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the applicant shall propose test procedures to the satisfaction of the Building Official.

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

§129.0111 General Rules for Construction Permit Inspections

All work for which Building ~~Permits~~, Electrical ~~Permits~~, Plumbing ~~Permits~~, Demolition/Removal ~~Permits~~, Fire, ~~Permits~~ and Mechanical Permits are ~~issued~~ required shall be subject to inspection by the Building Official. The Building Official is authorized to inspect, or cause to be inspected, the work prior to and subsequent to the issuance of the applicable permit or permits. Inspections shall be performed in accordance with the inspection procedures established by the Building Official, except as may be exempted by the Land Development Code. *Permit holders* shall comply with Municipal Code Section 129.0112.

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

(d) After making the requested inspections, the Building Official shall either indicate that the inspected portion of the construction is satisfactory as completed or shall notify the *permit holder* ~~or an agent of the *permit holder*~~ that the inspected portion fails to comply with the San Diego Fire Code and the Building, Electrical, Plumbing, Mechanical, Residential Building, ~~or~~ Green Building, and Existing Building Regulations of the San Diego Municipal Code, or with other applicable regulations of the Municipal Code.

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

(g) When the City Engineer determines that an existing survey monument will be removed, altered or destroyed due to construction, demolition, grading, or other construction activities, a survey shall be required to reestablish the property corner, or an offset to the property corner, and the proper documents shall be filed with the County Surveyor pursuant to the California Business and Professions Code. The survey shall be made at no expense to the City.

~~(g)~~(h) A final inspection, with approval of all *structures* and installations, is required before occupancy and use, unless specifically excepted. If *grading* is involved, final inspection shall be after finish *grading*.

(i) The Building Official may revoke final inspection approval upon written notice served on the *permit holder*, if the Building Official determines that the Building Permit or inspection approval was approved in error, or that the approved work is unsafe, dangerous, or a hazard to life, health, safety, or property.

§129.0112 Responsibilities of Permit Holder ~~or Authorized Agent~~ Regarding Inspections

(a) [No change in text.]

(b) Providing Access for Inspections. ~~The person requesting any inspection required by the Building, Electrical, Plumbing, Mechanical, Residential Building or Green Building Regulations of the San Diego Municipal Code or any other provision of the San Diego Municipal Code shall be responsible for providing~~ The *permit holder* is responsible for providing

access to, and means for inspection of, the work to be inspected. Neither the Building Official nor the City shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

(c) Installation or Functional Testing. When required by the Building Official, the *permit holder* is responsible for performing installation testing or functional testing to demonstrate compliance with the San Diego Fire Code, the Building, Electrical, Plumbing, Mechanical, Residential Building, Green Building and Existing Building Regulations of the Land Development Code or with other applicable regulation of the Municipal Code. Tests shall be conducted in the presence of the Building Official.

~~(c)~~(d) Reinspection. A fee may be assessed for reinspection if the inspected work is determined to be incomplete. If reinspection fees have been assessed on a site, no additional inspection of the work will be performed until the required fees have been paid.

~~(d)~~(e) Maintaining Inspection Record Card. Before beginning any permitted work, the *permit holder* shall post an inspection record card on the site or the card shall be otherwise conveniently accessible to the Building Official or City Engineer. The card shall be kept accessible by the *permit holder* until final inspection approval has been granted by the Building Official or City Engineer.

~~(e)~~(f) One set of the approved plans, permits, and specifications shall be kept on the site of the *structure* or work at all times during which work authorized

by those plans is in progress, and shall be made available to City officials upon request.

§129.0203 Exemptions from a Building Permit

(a) A Building Permit is not required for the following *structures* and activities, except when the *development* would involve alterations, repairs, or improvements to a *historical resource* as described in Section 143.0220~~,~~; ~~or~~ when *development* on a *premises* containing *environmentally sensitive lands* requires a *development permit* in accordance with Section 143.0110; or when a building is constructed with unreinforced masonry bearing walls or exterior wall parapets:

(1) through (10) [No change in text.]

(11) Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy ~~in which~~ when the pool is supported directly upon grade, the pool walls are entirely above the adjacent *grade*, and the capacity of the pool does not exceed 5,000 gallons.

(12) through (25) [No change in text.]

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

§129.0211 Closing of Building Permit Application

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

(c) The Building Official may extend a Building Permit application one time, for a period not exceeding 180 calendar days, if the Building Official determines that circumstances beyond the control of the *applicant* prevented issuance of the Building Permit.

(d) [No change in text.]

§129.0219 Extension of Time for the Utilization of a Building Permit

(a) Except for the relocation of *structures*, a *permit holder* may submit to the Building Official an application for an extension of time to utilize the Building Permit. The application shall be filed no later than one month in advance of the end of the 180 day utilization period. The Building Official may extend the time in which the *permit holder* may utilize the Building Permit one time, for a period not exceeding 180 calendar days from the end of the 180 day utilization period, if the Building Official determines that circumstances beyond the control of the *permit holder* prevented completion of the work. All Electrical, Plumbing, or Mechanical Permits associated with a Building Permit shall be extended concurrently with the utilization period of the Building Permit.

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

§129.0220 ~~Issuance of a Building Permit for Relocation of a Structure~~ Required Inspections for a Building Permit

~~(a) Before the Building Official issues a Building Permit for relocation of a *structure*, a surety bond issued by a surety company authorized to do business in the State of California or other form of security approved by the Building Official, shall be deposited with the City of San Diego, except that no security shall be required from the State of California, its political subdivisions, or any governmental agency. The surety bond or other form of security shall be in an amount equal to the actual cost of the work to be performed plus 25 percent of that amount to insure the~~

~~satisfactory performance and completion of the work. The actual cost of the work shall be determined by the Building Official. The surety or other form of security shall be on a form that has been approved by the City Attorney.~~ All construction work and equipment authorized by a Building Permit shall be inspected by the Building Official in accordance with Section 129.0111.

~~(b) If the performance of the work is secured by a surety bond, the bond shall be conditioned as follows:~~

~~(1) That upon the occurrence of a default the surety is obligated to obtain a Building Permit within 30 calendar days of the date of the default and the surety is obligated to complete the work in accordance with the permitted set of plans;~~

~~(2) The bond shall be in joint and several form and shall inure to the benefit of the City of San Diego;~~

~~(3) All permitted work shall be completed in accordance with the approved plans and the requirements of this section;~~

~~(4) The *permit holder*, owner, and surety shall hold harmless the City, its officers, employees, agents, and contractors from any liability in connection with the proposed work or the abatement of the *structure* and any related work;~~

~~(5) The bond shall obligate the *permit holder*, owner, and surety to repair damage occurring on the *public right-of-way* as a result of removing, transporting, or relocating a *structure*; and~~

~~(6) The bond shall contain any other provisions that the Building Official and City Attorney deem necessary and proper to secure the satisfactory completion of the permitted work, which may include the abatement of the *structure* or condition in accordance with, but not limited by, the provisions contained in Municipal Code Chapter 1.~~

~~(c) If the performance of the work is secured by any other form of security, as approved by the Building Official, the security shall also be conditioned as required by Section 129.0204(b) and (c).~~

~~(d) If the surety does not timely perform its obligations, the Building Official may elect not to proceed against the bond, but rather to abate the *structure* or condition and recover the City's costs in accordance with, but not limited by, the provisions contained in Municipal Code Chapter 1.~~

§129.0221 Expiration of a Building Permit for Relocation of a Structure

~~(a)~~ A Building Permit for the relocation of a *structure* shall not be extended. ~~If a~~ A Building Permit for the relocation of a *structure* ~~expires or otherwise becomes void~~ expires in accordance with the provisions of Sections 129.0216~~,~~ and 129.0217, the extension provisions of Section 129.0219 shall not apply~~, or 129.0218, a default shall be deemed to have occurred~~.

~~(b) The Building Official shall, in accordance with the notice provisions of Municipal Code Chapter 1, notify the surety of the occurrence of a default. Upon notification, the surety shall be obligated to comply with the~~

~~conditions of the bond that require timely obtaining of a new Building Permit and timely completion of the work.~~

§129.0314 Required Inspections for an Electrical Permit

All construction work and equipment authorized by an Electrical Permit shall be inspected by the Building Official in accordance with Section 129.0111. Inspections that may be required are established by the Building Official.~~.~~

§129.0411 Plumbing/Mechanical Permit Expiration

(a) A Plumbing/Mechanical Permit shall expire ~~if the work authorized by the Plumbing/Mechanical Permit has not begun within 180 calendar days of the date of permit issuance.~~ if substantial work authorized by the permit has not been completed and validated by an inspection within 180 calendar days of the date of permit issuance.

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

§129.0415 Required Inspections for a Plumbing/Mechanical Permit

(a) All construction work and equipment authorized by a Plumbing/ Mechanical Permit shall be inspected by the Building Official in accordance with Section 129.0111 ~~and the inspection requirements of the Land Development Manual~~.

(b) No equipment regulated by the Plumbing and Mechanical Regulations shall be connected to the fuel, water, or power supply until it complies with all applicable Plumbing and Mechanical Regulations and a final inspection approval has been issued, except when otherwise approved ~~otherwise~~ by the Building Official for construction or test purposes.

~~(c) The Building Official may revoke final inspection approval, upon notice, if the Official finds that the plumbing, heating, ventilating, comfort cooling, or refrigeration systems fail in any respect to comply with the Plumbing and Mechanical Regulations or that the installation is unsafe, dangerous, or a hazard to life or property.~~

(c) Required Inspections. New plumbing and mechanical work and such portions of existing systems that may be affected by new work, or changes to existing plumbing and mechanical systems, shall be inspected by the Building Official to ensure compliance with the requirements of the San Diego Municipal Code and to ensure that the installation and construction of the plumbing and mechanical system is in accordance with the approved construction plans. The following inspections shall be required. The *permit holder* shall be responsible for scheduling the inspections:

(1) Final Inspection. Final inspection shall be made upon completion of the installation and after the installation of the plumbing or mechanical has been tested, inspected, and approved.

(2) Other Inspections. In addition to the inspections required by Section 129.0415, the Building Official may require additional inspections to ascertain compliance with the provisions of the Plumbing Regulations and the Mechanical Regulations of the Land Development Code.

(d) The *permit holder* shall ensure that the work will pass the test prescribed prior to requesting an inspection for the Building Official to witness the

test. The permit holder shall furnish the equipment, material, and labor necessary for inspection or tests.

§129.0506 Issuance of a Demolition/Removal Permit

(a) A Demolition/Removal Permit may be issued after all required approvals and documentation have been obtained and the required fees have been paid. In addition to plan check approvals, other documentation may be required before permit issuance, in conformance with the requirements of the Land Development Code, or the laws or requirements of other local, state, or federal jurisdictions. A Demolition/Removal Permit shall not be issued for a *development* that requires a *development permit* or for which a *development permit application* has been submitted until the *development permit* has been issued or has been withdrawn, where not otherwise required. ~~Documentation of required insurance and surety shall be presented in accordance with Section 129.0508 and 129.0509~~.

(b) [No change in text.]

~~**§129.0508 Surety Required Prior to Demolition**~~

~~(a) A security in the amount of $10,000, either in the form of a surety bond issued by a surety company authorized to do business in the State of California or in cash, or the equivalent amount in other security approved by the Building Official, is required to be filed with the City of San Diego before a Demolition/Removal Permit is issued, except that no surety shall be required from the following:~~

~~(1) Any owner of, or contractor for, a demolition of a *structure* that is less than 6,000 square feet in *floor* area;~~

~~(2) Any owner required to demolish a *structure* that is two *stories* or less in height and has been declared by a governmental authority to be unsafe or a *public nuisance*;~~

~~(3) The State of California, its political *subdivisions*, or any governmental agency.~~

~~(b) The surety bond or other security shall be joint and several in form and inure to the benefit of the City of San Diego, conditioned upon the completion of the demolition and associated work in accordance with the terms of the sections regulating demolition of *structures* and within the period of time as provided in Sections 129.0511 and 129.0512. A surety bond or other security shall be conditioned upon the payment to the City of any costs incurred by the City in completing the work in accordance with the terms of the sections regulating wrecking of *structures* or in employing a private contractor to complete the work.~~

~~(c) Whenever the City Manager determines that a default has occurred in the performance of any term or condition of the work authorized by the permit, the City Manager shall give written notice of the default to the principal and the surety on the bond, or any other party standing in the capacity of a surety to the principal. The notice shall identify the work remaining to be done, the estimated cost of completion of the work, and~~

~~the period of time deemed by the City Manager to be reasonably necessary for the completion of the work.~~

~~(d)~~ ~~After receipt of the notice, the principal or the surety on the bond must, within the time specified, either cause the required work to be performed or deposit with the City of San Diego the estimated cost of doing the work as set forth in the notice, plus an additional sum equal to 10 percent of the cost; however, this amount shall not exceed the amount of the bond that was posted. The principal and any surety shall be jointly and severally liable for the cost of completing the work.~~

~~(e)~~ ~~If the principal or surety fails to complete the work within the time specified in the notice, the City Manager shall proceed by any method deemed convenient to cause the required work to be completed.~~

~~(f)~~ ~~Any unexpended deposits shall be returned to the depositor at the completion of the work, together with an itemized accounting of the cost.~~

~~(g)~~ ~~The principal and surety on the bond shall hold the City harmless from any liability in connection with the work so performed by the City, its authorized agent, or a contractor employed by the City. The City shall not be liable in connection with the work other than for the expenditure of the money.~~

~~(h)~~ ~~If a cash deposit or equivalent security has been posted, notice of default as provided above shall be given to the principal and, if compliance is not achieved within the time specified, the City Manager shall proceed without delay and without further notice of proceedings to use the cash~~

~~deposit or equivalent to cause the required work to be done by contract or otherwise in the City Manager's discretion. The balance, if any, of the cash deposit or equivalent shall, upon completion of the work, be returned or released to the depositor or to its successors or assigns after deducting the cost of the work.~~

~~**§129.0509 Insurance Requirements for Demolition Work**~~

~~(a) Every person demolishing a *structure* or causing the same to be done shall take out and maintain public liability insurance to protect against loss from liability for damages on account of bodily injury, including death, and to protect against loss for liability or damages to any property caused directly or indirectly by the demolition or associated work of the *structure* except that:~~

~~(1) A policy of insurance shall not be required from the State of California, its political subdivision, or any governmental agency; or~~

~~(2) Any owner required to demolish a *structure* that is two *stories* or less in height and has been declared by a governmental authority to be unsafe or a *public nuisance.*~~

~~(b) The amount of insurance shall be not less than $50,000 for one person injured in one accident, not less than $100,000 for more than one person injured in one accident, and not less than $5,000 with respect to any property damage. The insurance policy shall be maintained in full force and effect during the demolition and associated work on the *structure* and~~

~~site. Proof of insurance acceptable to and approved by the Building Official shall be filed with the City of San Diego and shall provide that copies of all cancellation notices shall be sent to the City. The provisions of this section shall not be construed as limiting in any way the extent to which the permittee may be held responsible for the payment of damages.~~

~~(c) Upon expiration of the Demolition/Removal Permit, the Building Official shall notify the permittee, owner, and surety that the Demolition/Removal Permit has expired. Service of the notice shall be made in accordance with the notice provisions of Municipal Code Chapter 1. Failure to do so, however, shall not extend the permit nor otherwise validate an expired permit.~~

~~(d) The permittee, owner, or surety may extend the permit in accordance with Section 129.0512.~~

~~(e) If the permittee, owner, or surety fails to extend the Demolition/Removal Permit and the work is not completed, or if the permit is extended once and the work is not completed when the extended permit expires, a default shall be deemed to have occurred.~~

~~(f) The Building Official shall, in accordance with the notice provisions of Municipal Code Chapter 1, notify the surety of the occurrence of a default. Upon notification, the surety shall be obligated to comply with the conditions of the bond that require timely obtainment of a Demolition/Removal Permit and timely completion of the work.~~

§129.05~~10~~08 Initial Utilization of a Demolition/Removal Permit

A Demolition/Removal Permit shall become void if the work authorized and required by the permit has not begun within 60 calendar days of the date of permit issuance and has not been validated by an inspection.

§129.05~~11~~09 Expiration of a Demolition/Removal Permit

A Demolition/Removal Permit shall expire ~~and become void~~ if all the work authorized has not been completed and has not received final inspection approval ~~approved~~ within ~~90~~ 120 calendar days of the date of permit issuance, unless an extension has been granted pursuant to Section 129.0510.

§129.05~~12~~10 Extension of Time for a Demolition/Removal Permit

(a) Before the expiration date of a Demolition/Removal Permit, a ~~permittee~~ *permit holder* may submit an application for an extension of time.

(b) The Building Official may approve one ~~the~~ extension of time for a Demolition/Removal Permit if the Official determines that circumstances beyond the control of the *applicant* prevented completion of the work.

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

§129.05~~13~~11 Required Inspection for a Demolition/Removal Permit

All work authorized by a Demolition/Removal Permit shall be inspected by the Building Official in accordance with Section 129.0111 ~~and the inspection requirements of the Land Development Manual~~.

~~**§129.0514 Notification of Default**~~

~~The Building Official shall notify the surety of the occurrence of a default in accordance with the notice provisions of Municipal Code Chapter 1. Upon~~

~~notification, the surety shall be obligated to comply with the conditions of the bond that require timely obtainment of a Demolition/Removal Permit and timely completion of the work.~~

§145.0101 Purpose of the Building Regulations

(a) The purpose of the Building Regulations is to establish minimum standards to safeguard health and safety, property, and public welfare, and to satisfy the purpose of the ~~2013~~ 2016 California Building Code as provided in Section 1.1.2 of the ~~2013~~ 2016 California Building Code.

(b) [No change in text.]

§145.0103 Adoption of the California Building Code

(a) The ~~2013~~ 2016 California Building Code, published ~~and amended~~ by the California Building Standards Commission (BSC), and as amended by the State Department of Housing and Community Development (HCD 1, HCD 1/AC); the Division of the State Architect/Access and Compliance (DSA/AC); the State Office of Statewide Health Planning and Development (OSHPD3); and the State Fire Marshal (SFM), is adopted by reference, except as otherwise provided in Chapter 14, Article 5 of the Land Development Code, Divisions 2 through 36. A copy of the ~~2013~~ 2016 California Building Code is on file in the office of the City Clerk as Document No. OO-~~206 24-1~~ _____.

(b) When reference is made to the California Building Code, it shall be the ~~2013~~ 2016 California Building Code, California Code of Regulations Title 24, Part 2, as published by the California Building Standards Commission.

(c) Each of the regulations, provisions, conditions, and terms of the ~~2013~~ 2016 California Building Code is made a part of Chapter 14, Article 5 as if fully set forth in ~~the~~ this ~~a~~Article, except as otherwise provided in Divisions 2 through 36.

(d) Numbering of Sections in Divisions 2 through 36 of this Article is cross referenced to Sections in the ~~2013~~ 2016 California Building Code.

(e) The adoption of the ~~2013~~ 2016 California 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 authorized to enforce only those amendments made by the following state agencies:

(1) ~~California Building Standards Commission.~~

~~(2)~~ The Department of Housing and Community Development for accessibility in privately funded housing and all housing (HCD 1 and HCD 1/AC).

~~(3)~~(2) Division of the State Architect, Access Compliance for accessibility in commercial buildings and publicly funded housing (DSA/AC).

~~(4)~~(3) Office of the State Fire Marshal (SFM).

~~(5)~~(4) Office of Statewide Health, Planning and Development requirements for licensed clinics and any freestanding building

under a hospital license where outpatient clinical services are provided (OSHPD3).

~~(6)~~(5) California Energy Commission energy efficiency standards (CEC).

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

The following portions of the ~~2013~~ 2016 California Building Code are not adopted by the City of San Diego:

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

§145.0105 Modifications to the California Building Code Adopted by the City of San Diego

The following Sections or Subsections of the ~~2013~~ 2016 California Building Code are modified by the City of San Diego:

(a) ~~Chapter 7, Ducts and Air Transfer Openings, Section 717.5.3 Exception 5.~~

~~(b)~~ Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, Section 705A.4, Roof Gutters.

~~(c)~~(b) Chapter 15, Roofing and Roof Structures, Section 1505.1 General, Section 1505 Fire Classification, Section 1507.8 Wood Shingles, Section 1507.9 Wood Shakes, and Section 1510.1 General.

~~(d)~~(c) Chapter 12, Interior Environment, ~~Section 1203.2.2,~~ Sound Transmission, Section 1207.

~~(e)~~(d) Chapter 16, Structural Design, Section 1607.7.2, Fire Truck and Emergency Vehicles; Establishment of Flood Hazard Areas, Section 1612.3.

~~(f)~~(e) Chapter 18, Soils and Foundations, Section 1803.2, 1803.5 and1803.6.

~~(g)~~ ~~Chapter 19, Concrete, Section 1908.1.9.~~

~~(h)~~(f) Appendix J, Grading, Sections J101.2 and Section J104.4.

§145.0106 Additions to the California Building Code Adopted by the City of San Diego

The following Sections and Subsections are added to the ~~2013~~ 2016 California Building Code by the City of San Diego:

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

(d) Chapter 12, ~~Interior Environment, Section 1203.2.2;~~ Sound Transmission, Section 1207.5.

(e) through (k) [No change in text.]

~~(l)~~ ~~Chapter 37, Archaic Materials and Methods of Construction.~~

§145.0107 Adoption of Appendices to the California Building Code

The following Appendix Chapters of the ~~2013~~ 2016 California Building Code are adopted by the City of San Diego:

(a) Appendix chapters specifically amended by a State agency listed in Section 145.0103 and identified in the adoption matrices of the ~~2013~~ 2016 California Building Code.

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

~~**§145.0108 Adoption of California Building Code Chapter 1, "Scope and Administration"**~~

~~Chapter 1, Division 1 of the 2013 California Building Code "Scope and Administration," is adopted pursuant to Section 145.0103 of the Land Development Code without change.~~

§145.0201 Local Modifications and Additions to Chapter 2 Definitions of the California Building Code

Chapter 2 of the ~~2013~~ California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.

§145.0701 Local Modifications and Additions to Chapter 7 "Fire-Resistance Rated Construction" of the California Building Code

(a) Chapter 7 of the ~~2013~~ California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 ~~and additions pursuant to Section~~ and 145.0106 of the Land Development Code.

(b) Chapter 7A of the ~~2013~~ California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 ~~and additions pursuant to Section~~ and 145.0106 of the Land Development Code.

~~**§145.0706 Local Additions and Modifications to Section 706A "Vents" of the California Building Code**~~

~~Subsection 706A.4 is added as follows pursuant to Section 145.0106 of the Land Development Code. 706A.4 Additional exterior wall, roof, and foundation ventilation opening requirements.~~

~~(a) Individual ventilation openings shall not exceed 144 square inches.~~

~~(b) Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the San Diego Municipal Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the San Diego Municipal Code.~~

~~(c) Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with metal mesh required by Section 706A.2 , or other approved material that offers equivalent protection.~~

~~(d) Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.~~

~~(e) Ventilation openings protected with vent openings that resist the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from complying with Section 145.0706(a) and (b).~~

§145.0711 Local Additions to Section 711A "Additional Building Standards for Buildings Located in the Local Agency Very High Fire Hazard Severity Zone" of Chapter 7A of the California Building Code

Sections 711A.1 and 711A.2 are added as follows to Chapter 7A pursuant to Section 145.0106 of the ~~San Diego Municipal~~ Land Development Code.

(a) [No change in text.]

(b) 711A.2 Skylights. Glazing materials used in skylights, roofs, and sloped walls shall ~~be tempered glass or multilayered glass~~ comply with the glazing requirements in Section 708A.2.1 on buildings located ~~within 300 feet, in any direction, of the boundary between Brush Management Zones One and Two, as defined in Section 142.0412 of the San Diego Municipal Code~~ in the Very High Fire Hazard Severity Zone areas identified within the "Very High Fire Hazard Severity Zone Map –Local Responsibility Areas" adopted pursuant to Section 55.9401 of the San Diego Municipal Code.

~~**145.0717**~~ ~~**Local Additions and Modifications to Section 717 "Ducts and Air Transfer Openings" of the California Building Code**~~

~~Section 717.5.3 Shaft enclosures, exception 5 is adopted with modifications pursuant to Section 145.0105 and additions pursuant to Section 145.0106 of the Land Development Code of the Land Development Code as follows: Exception 5. Fire dampers and combination fire/smoke dampers are not required in kitchen and clothes dryer exhaust systems when installed in accordance with the California Mechanical Regulations of the Land Development Code.~~

§145.1201 Local Modifications and Additions to Chapter 12 "Interior Environment" of the California Building Code

Chapter 12 of the ~~2013~~ California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

§145.1501 Local Modifications and Additions to Chapter 15 "Roof Assemblies and Roof Top Structures" of the California Building Code

(a) Chapter 15 of the ~~2013~~ California Building Code is adopted by reference with ~~additions~~ modifications and ~~modifications~~ additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

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

§145.1601 Local Modifications and Additions to Chapter 16 "Structural Design" of the California Building Code

Chapter 16 of the ~~2013~~ California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

§145.1701 Local Modifications and Additions to Chapter 17 "Structural Tests and Special Inspections" of the California Building Code

(a) Chapter 17 of the ~~2013~~ California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.

(b) Sections 1701 through ~~1704~~ 1703 and ~~1706~~ 1705 through ~~1715~~ 1709 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§145.170~~5~~04 Local Additions and Modifications to Section ~~1705~~ 1704 "Statement of Special Inspections" of the California Building Code

(a) Section ~~1705.5~~ 1704.3.1 is adopted with modifications and additions ~~added~~ pursuant to Sections145.0105 and 145.0106 of the Land Development Code.

(b) ~~1705.5.~~ Subsection 6 is added to Section 1704.3.1 as follows: Where structural observation is required by Section ~~1710~~ 1704.6 of the California Building Code, the structural observation shall be included as a part of the statement of special inspections, shall name the individual or firms who are to perform the structural observation, and shall describe the stages of construction at which structural observation is to occur.

§145.1801 Local Modifications and Additions to Chapter 18 "Soils and Foundations" of the California Building Code

(a) Chapter 18 of the ~~2013~~ California Building Code is adopted by reference with ~~additions~~ modifications and ~~modifications~~ additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

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

§145.2901 Local Modifications and Additions to Chapter 29 "Plumbing Systems" of the California Building Code

(a) Chapter 29 of the ~~2013~~ California Building Code is not adopted by the City of San Diego pursuant to Section 145.0104 of the Land Development Code.

(b) Chapter 4 of the ~~2013~~ California Plumbing Code is adopted by reference pursuant to Section 147.0103 of the Land Development Code and shall be used as the basis for determining the number and location of plumbing fixtures.

§145.3101 Local Modifications and Additions to Chapter 31 "Special Construction" of the California Building Code

(a) Chapter 31 of the ~~2013~~ California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

(b) Sections 3101 through 3108, 3110, and 3111 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§145.3201 Local Modifications and Additions to Chapter 32 "Encroachments into the Public Right-of-Way" of the California Building Code

(a) Chapter 32 of the ~~2013~~ California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.

(b) [No change in text.]

§145.3301 Local Modifications and Additions to Chapter 33 "Safeguards During Construction" of the California Building Code

(a) Chapter 33 of the ~~2013~~ California Building Code is adopted by reference with ~~additions~~ modifications and ~~modifications~~ additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(b) Sections 3301 through 3302 and 3304 through ~~3312~~ 3313 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§145.3601 Local Modifications and Additions to Appendix Chapter J "Grading" of the California Building Code

(a) [No change in text.]

(b) The grading regulations in Land Development Code Sections 142.0101 through 142.0150 shall only apply to projects that do not include uses and occupancies regulated by the California Department of Housing and Community Development.

~~(b)~~(c) Sections J101 and J104.4.4 ~~is~~ are adopted by reference with modifications ~~pursuant to Section 145.0105~~ and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

~~(c)~~(d) ~~Section J101 and~~ Sections J105 through J111 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

~~(d)~~(e) Sections J102, J103, J104.1 through J104.3, and J105.1 are not adopted pursuant to Section 145.0104 of the Land Development Code.

§145.3602 ~~**Grading Regulations for Non-residential Projects**~~

~~The grading regulations in San Diego Municipal Code Section 142.0101 shall apply to projects that do not include uses and occupancies regulated by the California Department of Housing and Community Development.~~

§145.3602 **Local Modifications to Section J 101 "General" of the California Building Code**

(a) Section J101.2 of the California Building Code is adopted with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(b) Section J101.2 is modified as follows: J101.2 Flood hazard areas. Unless the *applicant* has submitted an engineering analysis, prepared in accordance with standard engineering practice by a Civil Engineer, that demonstrates the proposed work will not result in any increase to the level of the *base flood elevation* of the *floodway*, grading, excavation and earthwork construction, including fills and embankments, the proposed work shall not be permitted in *special flood hazard* areas established in Section 145.1612 or Section 149.0322 of the Land Development Code, or in *special flood hazard* areas where *base flood elevations* are specified, but *floodways* have not been designated.

§145.3603 **Local Modifications to Section J 104.4 "Liquefaction Study "of the ~~2010~~ California Building Code**

Section J104.4 is adopted with modifications pursuant to Section 145.0106 of the Land Development Code. J104.4 Liquefaction study. For sites with mapped maximum considered earthquake spectral response accelerations at short periods

(S_s) greater than 0.5g as determined by Section 1613, a study of the liquefaction potential of the site shall be provided to the Building Official or the City Engineer, and the study's recommendations shall be incorporated in the plans. However, a liquefaction study is not required where the Building Official or the City Engineer determines from established local data that the liquefaction potential is low.

~~**Article 5: Building Regulations**~~

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

~~**§145.3701**~~ ~~**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 mitigation program 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.~~

~~The technical provisions of this division establish minimum standards for structural seismic resistance, primarily to reduce the risk of loss of life or injury, but which will not necessarily prevent loss of life or injury or prevent earthquake damage to an existing building that complies with these standards.~~

~~This division provides systematic procedures and standards for identification and classification of "unreinforced masonry bearing wall" buildings based on their present use.~~

~~§145.3702~~ **~~When the Archaic Materials and Methods of Construction Regulations Apply~~**

~~Except as provided in Section 145.3703, the provisions of this division apply to buildings constructed or 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" as defined in this division.~~

~~§145.3703~~ **~~Exemptions from the Archaic Material and Methods of Construction Regulations~~**

This division 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 (Additional Building Regulations for Archaic Materials and Methods of Construction) before January 1, 2008. Complete seismic retrofit shall be as determined by the Building Official.~~

~~§145.3704~~ **~~Definitions for this Division Only~~**

~~The following definitions apply to this division:~~

~~Building for the purpose of determining occupant load, means any contiguous or interconnected structure and for the purpose of engineering evaluation, means the entire structure or any portion thereof that will respond to seismic forces as a unit.~~

~~Building Collapse or Partial Collapse means the condition brought about by inadequate resistance to loading in which the actual structure of a building, including External Hazards, whether entire or localized, gives way internally, or onto lower adjacent buildings (with a minimum height differential of 6 feet) or onto an adjacent exit or public way.~~

~~Building Maintenance means the act or process of applying preservation treatments to a building or structure. It includes housekeeping; routine and cyclic work scheduled to mitigate wear and deterioration without altering the appearance of the building or structure; and the repair or replacement in kind of broken or worn-out elements, parts, or surfaces to keep the existing appearance. Building maintenance includes stabilization work necessary to protect damaged historic fabric from additional damage and the actions taken to prevent damage and minimize deterioration of an object by practicing preventive conservation or by performing a suitable treatment on the object itself.~~

~~California Building Code (CBC) shall mean the California Building Code, California Code of Regulations Title 24, Part 2 as published by the California Building Standards Commission.~~

~~California Existing Building Code (CEBC) shall mean the 2013 California Existing Building Code, California Code of Regulations Title 24, Part 10 as published by the California Building Standards Commission.~~

~~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 145.3711.~~

~~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.~~

~~Essential Facility means any building or *structure* classified in Risk Category IV in accordance with Table 1604.5 of the California Building Code.~~

~~Existing Use or Occupancy means any use or occupancy that was legally established in a building at any time since its original construction.~~

~~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.~~

~~Hazard Category means the ranking assigned a use or occupancy as determined under Table 145-26A of Section 145.3726 and based on degree of probable risk of loss of life or injury due to a seismic event.~~

~~Hazardous Facility means any building or *structure* containing hazardous materials and classified in Risk Category III when assigned to Seismic Design Category C, D, or E in accordance with Table 1604.5 of the California Building Code.~~

~~Historical Building means any qualified Historical Building as defined by the State Historical Building Code (SHBC) under California Health and Safety Code sections 18950-18960. Historical Building includes any structure, collection of structures, historical landscape, artifacts, objects and their associated sites, and historic districts deemed of importance to the history, architecture, or culture of an area by an appropriate local, state, or federal governmental jurisdiction. Historical Building also includes designated contributing buildings listed in a historical district; structures on official federal, state, or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest; and officially adopted City or county registers or inventories of historical or architecturally significant sites, places, or landmarks. Structures included in inventories submitted to the Office of Historic Preservation shall be treated as Historical Buildings if they have been evaluated by the Office and given any rating other than ineligible.~~

~~Remodel or Renovation means any work requiring a permit pursuant to Sections 129.0202 and 129.0203 including additions; alterations; interior improvements; electrical, mechanical, and plumbing upgrading or replacement; or structural upgrading or replacement.~~

~~Retrofit Guideline Document means a document developed by the owner of a building detailing plans for a complete seismic retrofit of the building according to the technical provisions of this division.~~

~~Seismic Retrofit (Complete) means the mitigation of any deficiencies found to exist in the building's lateral force-resisting system that could potentially cause collapse or partial collapse.~~

~~State Historical Building Code shall mean the prevailing edition of the California State Historical Building Code, California Code of Regulations, Title 24 Part 8.~~

~~Structural Survey and Engineering Report means the investigation and subsequent preparation of a report by a civil or structural engineer or architect licensed in the State of California, which addresses the existence, nature, and extent of structural deficiencies that could result in collapse or partial collapse of a building and the existence, nature, and extent of deficiencies in the anchoring of external hazards.~~

~~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.~~

~~Value of the Building means the valuation of the building itself, obtained using the building valuation schedule administered by the Building Official at the time~~

~~of construction or an appraisal certified by a member of a recognized appraisal institute, whichever is greater.~~

~~**§145.3705 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. A1-A of the California Existing Building Code.~~

~~(b) In addition to the requirements set forth in this division, the provisions of the California Building Code, Chapter 34, shall also apply to alterations or additions made to buildings within the scope of this division.~~

~~(c) This division does not require alteration of existing electrical, plumbing, mechanical, or fire safety systems unless their condition will cause the building to be classified as a dangerous building under Section 121.0404. If the building is declared dangerous, abatement of the dangerous condition shall be initiated under Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous, or Substandard Buildings or Structures).~~

~~(d) Except as specifically provided for by California Building Code, Chapter 34, alterations performed solely to achieve compliance with the requirements of this division, or the value of such alterations, or both, shall not subject the owner to compliance with other provisions of the San Diego Municipal Code.~~

~~(e) For archaic material design values, refer to Sections A103 through A114 of the California Existing Building Code, including all tables and figures.~~

~~(f)~~ ~~The technical provisions established by Land Development Code Section 145.3705(e) shall not apply to the strengthening of buildings or *structures* classified as Hazardous Facilities in Risk Category III when assigned to Seismic Design Category C, D, or E or buildings or *structures* classified as Essential Facilities in Risk Category IV in accordance with Table 1604.5 of the California Building Code.~~

~~(g)~~ ~~Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the California Building Code and the California Existing Building Code, except as modified by this division.~~

~~(h)~~ ~~Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with the provisions of Section 129.0109. The proposed materials, designs, or methods of construction must comply with the purposes of this division and be for the use intended.~~

~~**§145.3706 Regulations for Essential or Hazardous Facilities**~~

~~(a)~~ ~~The following buildings or *structures* shall be strengthened to meet the requirements of the California Building Code for new buildings or *structures* in the same risk category or other such criteria that have been established by this jurisdiction.~~

~~(1)~~ ~~Buildings containing hazardous materials in Risk Category III when assigned to Seismic Design Category C, D, or E in accordance with Table 1604.5 of the California Building Code; or~~

~~(2) Essential facilities in Risk Category IV in accordance with Table 1604.5 of the California Building Code.~~

~~(b) The Building Official may serve an order to comply with this division in accordance with Sections 145.3713, 145.3714, and 145.3715.~~

~~(c) The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.3718, 145.3719, 145.3720, and 145.3721.~~

~~(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the California Building Code as adopted by the City for new buildings of the same risk category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.~~

~~(e) The owner shall either demolish or strengthen the building to meet the technical provisions of the Retrofit Guideline Document within 5 years from the date of service of the order to comply.~~

~~§145.3707~~ ~~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 condition:~~

~~(1) 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)~~ ~~The value of the remodel is the value 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, whichever is less.~~

~~(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 Building Official may serve an order to comply with this division in accordance with Sections 145.3713, 145.3714, and 145.3715.~~

~~(c)~~ ~~The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.3718, 145.3719, 145.3720, and 145.3721.~~

~~(d)~~ ~~If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the California Building Code for new buildings of the same risk category, no further action is required. If the report shows otherwise,~~

~~the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.~~

~~(e)~~ ~~The time schedule shall specify completion dates for each phase of the seismic retrofit with the final date for completion of all items listed in the Structural Survey and Engineering Report to be a maximum of 10 years from the date of permit issuance for the portion of remodeling or renovation which cost exceeds 100 percent of the value of the building.~~

~~**§145.3708 Regulations for Change to a Higher Hazard Category**~~

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

~~(1)~~ ~~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 145-26A of Section 145.3726, except as provided in 145.3708(b).~~

~~(b)~~ ~~If the use or occupancy of part or all of a building is changed to a higher relative hazard as determined by Table 145-26A, but the occupant load of the building is not increased, the building's hazard category will still be considered unchanged and the following regulations do not apply.~~

~~(c)~~ ~~A Board of Appeals application must be completed and a notice recorded with the Office of the San Diego County Recorder to ensure that subsequent owners adhere to the required base load.~~

~~(d)~~ ~~The Building Official may serve an order to comply with this division in accordance with Sections 145.3713, 145.3714, and 145.3715.~~

~~(e)~~ ~~The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.3718, 145.3719, 145.3720, and 145.3721.~~

~~(f)~~ ~~If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the California Building Code for new buildings of the same risk category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.~~

~~(g)~~ ~~The time schedule shall specify completion dates for each phase of the seismic retrofit with the final date for completion of all items listed in the Structural Survey and Engineering Report to be a maximum of 10 years from the date of change of use or occupancy to a higher hazard category~~

~~**§145.3709**~~ ~~**Regulations for Unsafe Buildings Within the Scope of this Division**~~

~~(a)~~ ~~If the building is declared structurally unsafe, abatement of the unsafe condition shall be initiated in accordance with Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous or Substandard Structures).~~

~~(b)~~ ~~The Building Official may serve an order to comply with this division in accordance with Sections 145.3713, 145.3714, and 145.3715.~~

~~(c)~~ ~~The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.3718, 145.3719, 145.3720, and 145.3721.~~

~~(d)~~ ~~If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the California Building Code for new buildings of the same risk category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.~~

~~**§145.3710**~~ ~~**Regulations for Wall Anchorage and Parapet Bracing**~~

~~(a)~~ ~~The regulations of this section apply to buildings that are within the scope of this division and are not Essential or Hazardous Facilities subject to the use limits of Section 145.3705(f) 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)~~ ~~Critical Placement. Where the parapets, exterior wall, roof appendages, or any other external objects 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. 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.~~

~~(b)~~ ~~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.~~

~~(c)~~ ~~The owner of a building regulated by this section 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 of Section 145.3710(a) (1) and (2).~~

~~(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 California Existing Building Code, or new anchors meeting the minimum requirements of Section A113.1 shall be installed.~~

~~(e)~~ ~~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.~~

~~(f)~~ ~~No further action is required by the owner of a building covered by this section, unless one of the actions covered by Sections 145.3707, 145.3708, 145.3709, or 145.3710 occurs.~~

~~**§145.3711 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) The buildings or structures are not Essential or Hazardous Facilities subject to the use limits of Section 145.3705 (f); and~~

~~(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) The 50 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) The value of the remodel is 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, whichever is less.~~

~~(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 California Existing Building Code, or new anchors meeting those requirements shall be installed.~~

~~(c)~~ ~~If the building is a Historical Building, the installation shall comply with the requirements of the California Historical Building Code.~~

~~(d)~~ ~~The owner may have a Structural Survey and Engineering Report prepared. Installation will not be required if the owner establishes to the satisfaction of the Building Official, through a Structural Survey and Engineering Report, that the existing anchoring system meets those requirements.~~

~~§145.3712~~ **~~Regulations for Historical Buildings Within the Scope of this Division~~**

~~(a)~~ ~~Historical Buildings or structures as defined by San Diego Municipal Code Section 145.3704 shall comply with the minimum structural provisions of the California Historical Building Code, Title 24, Part 8, California Code of Regulations. Provisions found within the California Historical Building Code for the seismic strengthening of Historical Buildings may be used to comply with this division.~~

~~(b)~~ ~~Strength Values for existing materials are given in Table A1-D and for new materials in Table A1-E of the California Existing Building Code. Strength Values for new materials not specified in the California Building Code or Table No. A1-E of the California Existing Building Code may be based on substantiating research data or engineering judgment, subject to the approval of the Building Official.~~

~~(c)~~ ~~Alternative materials, design, or methods of construction may be approved by the Building Official in accordance with the provisions of San Diego Municipal Code Section 129.0109. In addition, when a request for an alternative proposed design, material, or method of construction is being considered, the Building Official may file a written request for review to the State Historical Building Safety Board for its consideration, advice, or findings in accordance with the California Historical Building Code.~~

~~(d)~~ ~~Demolition of Historical Buildings may not be allowed unless the demolition complies with Chapter 14, Article 3, Division 2 (Historical Resources Regulations) of the San Diego Municipal Code, any other provisions of the San Diego Municipal Code relating to historic preservation, and the California Historical Building Code.~~

~~**§145.3713**~~ ~~**Authority to Issue an Order to Comply with this Division**~~

~~The Building Official may prepare and serve an order to comply with the procedures and regulations of this division to the owner of each building that is within the scope of this division.~~

~~§145.3714~~ **~~Service of the Order to Comply~~**

~~(a)~~ ~~The order shall be in writing and shall be served upon the owner of the building as shown on the last equalized property tax assessment roll of the San Diego County Assessor. The order may also be served upon the person in apparent charge or control of the building. The order shall be served in person or by certified mail, postage prepaid and return receipt requested.~~

~~(b)~~ ~~The Building Official may at the written request of the owner, order that the building comply with this division before the normal service date for the building.~~

~~§145.3715~~ **~~Contents of Order to Comply~~**

~~The order shall reference this division which references Sections A102 through A114 of the California Existing Building Code, 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)~~ ~~The building is an Essential Services facility or a Hazardous Facility requiring compliance with Section 145.3706;~~

~~(b)~~ ~~The owner is required to provide partial seismic mitigation in the form of External Hazard removal and stabilization or bracing within 5 years after the Date of Service in accordance with Section 145.3710;~~

~~(c)~~ ~~The building is within the scope of this division due to the occurrence of the condition listed in Section 145.3711 that requires the owner to provide~~

~~partial seismic mitigation in the form of floor-to-wall and roof-to-wall anchors within a 5-year period after the Date of Service;~~

~~(d) The building is within the scope of this division due to occurrence of one of the conditions listed in Sections 145.3707, 145.3708, and 145.3709 that requires the owner to submit a complete Structural Survey and Engineering Report to the Building Official within 120 calendar days and, if applicable, a Retrofit Guideline Document within 240 calendar days after the Date of Service.~~

~~§145.3716 Appeal from Order to Comply~~

~~(a) The owner or person in charge or control of the building may appeal the Building Official's initial determination that the building is within the scope of this division or request an extension of time to a Hearing Officer appointed by the City Manager pursuant to administrative hearing regulations promulgated by the City Manager.~~

~~(b) Any appeal in accordance with this section shall be filed with the Building Official within 90 calendar days after the Date of Service of the Order to Comply. The appeal shall be made in writing upon appropriate forms provided by the Building Official and the grounds for the appeal shall be stated clearly and concisely.~~

~~(c) Any appeal in accordance with this section shall be decided by the Hearing Officer no later than 60 calendar days after the date that the appeal is filed unless extended for good cause and, in that case, as soon as reasonably possible thereafter. If the appeal is decided adversely to the~~

~~owner, the owner shall then comply with the Building Official's order, either as provided for in the Hearing Officer's order or as specified in the original order with due allowance for the time the appeal was processed.~~

~~(d) Other appeals or requests for determination of alternate equivalency to, minor deviations from, or interpretations of the provisions of this division shall be made in accordance with the procedures established in Section 129.0104.~~

~~§145.3717 Enforcement of an Order to Comply~~

~~If the owner or other person in charge or control of the subject building fails to comply with any order issued by the Building Official pursuant to this division within any of the time limits of this section, or following an appeal pursuant to Section 145.3716, the Building Official may pursue any administrative or judicial remedies provided for in Municipal Code Chapters 1 or 12. This may include an order that the entire building be vacated and remain vacated until the order has been complied with. If compliance with the order has not been accomplished within 90 calendar days after the date the building has been ordered vacated or such additional time as may have otherwise been granted, the Building Official may order its demolition in accordance with the provisions of Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous or Substandard Structures), or by court order pursuant to the provisions of Municipal Code Chapter 1.~~

~~§145.3718~~ ~~Preparation and Content of a Structural Survey and Engineering Report~~

~~(a)~~ ~~The purpose of a Structural Survey and Engineering Report is to investigate and evaluate, in a thorough and unambiguous fashion, a building's structural systems that resist the forces imposed by earthquakes and to determine if any individual portion or combination of these systems is inadequate to prevent a structural failure (collapse or partial collapse).~~

~~(b)~~ ~~When required, a Structural Survey and Engineering Report shall be submitted to the Building Official within 120 calendar days after the Date of Service.~~

~~(c)~~ ~~The Structural Survey and Engineering Report shall investigate and analyze buildings within the scope of this division as individual cases without comparison to similar type or age buildings. Generalities or stereotypes are to be avoided in the evaluation process by focusing on the specifics of the structural system of the building in question and the local geology of the land on which the building is constructed.~~

~~(d)~~ ~~If the building is an Historical Building, all items listed in the Structural Survey and Engineering Report requiring mitigation shall be thoroughly addressed under the provisions of the State Historical Building Code.~~

~~§145.3719~~ ~~Level of Investigation~~

~~Some buildings will require extensive testing and field investigation to uncover potential structural deficiencies, while others will allow the same level of overall evaluation by a less complicated process due to simplicity of design or the availability of original or subsequent alteration design and construction~~

~~documents. The level of investigation must be sufficient to produce a report that is complete and can serve as a sound basis for a conclusion on the collapse or partial collapse hazard a building may present.~~

~~§145.3720~~ **~~Format of Report~~**

~~The report shall contain, at a minimum, the following information:~~

~~(a)~~ ~~General Information. A description of the building including:~~

~~(1)~~ ~~Street address.~~

~~(2)~~ ~~Character of use or occupancy with plans indicating the square footage of each use.~~

~~(3)~~ ~~Plans and elevations showing the location, type, and extent of lateral force-resisting elements in the building, both horizontal and vertical.~~

~~(4)~~ ~~A description of the construction materials used in the structural elements and information regarding their present condition.~~

~~(5)~~ ~~The date of original construction, if known, and the date of any subsequent additions or substantial structural alterations, if known.~~

~~(6)~~ ~~The name and address of the original designer and contractor, if known, and the name and address of the designer and contractor for any subsequent additions or structural alterations, if known.~~

~~(b)~~ ~~Investigation and Evaluation of Structural Systems. All items to be investigated and the methods of investigation for each type of building under consideration.~~

~~(c)~~ ~~Test Reports. All field and laboratory test results. Evaluation of the significance of these test results shall be made with regard to each structural system or typical connection being evaluated. This evaluation may be limited to a statement of the adequacy or inadequacy of the system or connection based on the lateral load demand it would be required to resist by calculation. If tests reveal inadequacy, a conceptual solution must be included in the report.~~

~~(d)~~ ~~Conclusions. Based on the demand/capacity ratio and the specific evaluation items, a statement shall be provided explaining the overall significance of the deficiencies found to exist in the building's lateral force-resisting system regarding potential collapse or partial collapse.~~

~~(e)~~ ~~Recommendations. An appropriate solution that could be used to strengthen the structure to alleviate any collapse or partial collapse threat shall be specified.~~

~~**§145.3721**~~ ~~**Exceptions and Alternatives to Content of Report**~~

~~Exceptions to the specific items required to be included in the Structural Survey and Engineering Report may be granted by the Building Official upon review of a written request from the engineer or architect preparing the report. The request shall provide evidence that adequate information concerning the required items can be determined by alternate means or that a conclusion can be made about the item without following the solution called for in this division. The purpose of granting exceptions shall be to reduce the costs of disruption that would result from taking required actions when it can be shown that they are unnecessary to~~

~~provide information available by equivalent means. In no case will an exception be granted that would result in an item not being completely evaluated.~~

~~**§145.3722 Review and Availability of Structural Survey and Engineering Report**~~

~~(a) The Building Official will review the submitted Structural Survey and Engineering Report for compliance with the requirements of this division.~~

~~(b) The cost of this review shall be covered by a fee assessed from the building owner based on the time required for review. This amount shall be credited to the plan checking fee collected for any future mitigation of structural inadequacies specified in the Structural Survey and Engineering Report.~~

~~(c) Copies of the Structural Survey and Engineering Report shall be made available to the public for a standard fee or may be reviewed at the Development Services Department.~~

~~**§145.3723 Retrofit Guideline Document**~~

~~When a Retrofit Guideline Document is required, it shall be submitted within 240 calendar days after the Date of Service of the Order to Comply.~~

~~**§145.3724 Regulations for Buildings of Archaic Unreinforced Masonry**~~

~~(a) A building or structure of archaic unreinforced masonry shall comply with the provisions set forth in this section.~~

~~(b) A qualified Historical Building may comply with the California Historical Building Code in order to fulfill the requirements of this Section.~~

~~(c) Existing or re-erected walls of unburned clay, adobe, or stone masonry construction shall conform to the following:~~

~~(1)~~ ~~Walls of unreinforced unburned clay, adobe, or stone masonry shall not exceed the height or length-to-thickness ratio specified in Table No. A1-G of the California Existing Building Code. The walls shall be provided with a reinforced concrete bond beam at the top that interconnects all walls. The bond beam shall have a minimum depth of 6 inches. The bond beam may have a width equal to the width of the wall less 8 inches, provided the resulting width is not less than 8 inches. Bond beams of other materials or seismic retrofit designs may be used with the approval of the Building Official.~~

~~Exterior bearing walls shall have a minimum wall thickness of 18 inches. Interior adobe partitions shall be a minimum of 10 inches in thickness. No adobe or stone structure may exceed one story in height unless the historic evidence, satisfactory to the Building Official, indicates a two-story height. Bond beams shall be provided at the roof and second floor levels.~~

~~(2)~~ ~~Foundations shall be reinforced concrete under newly reconstructed walls and shall be 50 percent wider than the wall above, soil conditions permitting, except that the foundation wall may be 4 inches less in width than the wall if a rock, burned brick, or stabilized adobe facing is necessary to provide authenticity.~~

~~(3)~~ ~~New or existing unstabilized brick and adobe brick masonry shall test to 75 percent of the compressive strength required of new~~

~~materials by the California Building Code. Unstabilized brick shall only be used where existing brick is unstabilized and where the building is not susceptible to flooding conditions or direct exposure. Adobe may be allowed a maximum value of 9 pounds per square inch for shear unless higher values are justified by test.~~

~~(4) Mortar for repointing may be of the same soil composition and stabilization as the brick, in lieu of cement mortar.~~

~~(5) Strength values for existing and new materials as specified in the California Existing Building Code. Strength values for existing materials are provided in Table A1-D and for new materials in Table A1-E of the California Existing Building Code. Strength values for new materials not specified in the California Building Code or Table No. A1-E of the California Existing Building Code shall be based on substantiating research data or engineering judgment, with the approval of the Building Official.~~

~~§145.3725 Alternate Materials, Designs, and Methods of Construction~~

~~(a) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the California Building Code, except as modified by this division.~~

~~(b) Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with the provisions of Section 129.0109.~~

~~(c)~~ ~~The proposed materials, designs, or methods of construction must comply with the purposes of this division and be, for the use intended, at least the equivalent of that prescribed in this division in suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation.~~

~~(d)~~ ~~The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of an alternate.~~

~~§145.3726 Table of Hazard Categories and Classifications~~

~~Table 145-26A~~

~~Hazard Categories and Classifications~~

~~Relative Hazard~~	~~Occupancy Use Categories~~
~~1~~ ~~(Highest Hazard)~~	~~A, E, I~~ ~~B~~ ~~(Drinking and dining establishments with a total occupant load in all drinking and dining establishments in the building of 50 or more)~~ -
~~2~~	~~R-1, R-2, R-4, R3.1~~
~~3~~	~~H, S-2 open parking garages~~ ~~S-2 Aircraft hangars~~ ~~F-2 With noncombustible materials~~ ~~S-2 Low hazard storage~~
~~4~~	~~M Gas stations~~ ~~S-2 parking garages~~ ~~S-1 Repair garages~~ ~~S-1 Moderate hazard storage~~ ~~B, F-1, F-2, S-1, M~~ -
~~5~~ ~~(Lowest Hazard)~~	~~R-3, U~~

§146.0103 Interpretation of the Electrical Regulations

(a) The language used in this ~~a~~Article and in the ~~2013~~ 2016 California Electrical Code which is made a part of this ~~a~~Article by reference, is intended to convey the common and accepted meaning familiar to the electrical industry.

(b) [No change in text.]

§146.0104 Adoption of the California Electrical Code

(a) The ~~2013~~ 2016 California Electrical Code published ~~and amended~~ by the California Building Standards Commission (BSC), ~~and~~ as amended by the California Department of Housing and Community Development (HCD); the Division of the State Architect-Access Compliance (DSA/AC); the State Office of Statewide Planning and Development (OSHPD3); and the State Fire Marshal (SFM), is adopted by reference and made a part of this ~~a~~Article as if fully set forth, except as otherwise provided in this ~~a~~Article. The regulations so referenced are the standard for electrical installations regulated by this ~~a~~Article. A copy of the ~~2013~~ 2016 California Electrical Code is on file in the office of the City Clerk as Document No. OO-~~20624-2~~ _____.

(b) When reference is made to the California Electrical Code, it shall be the ~~2013~~ 2016 California Electrical Code, California Code of Regulations Title 24, Part 3, as published by the California Building Standards Commission.

(c) The Building Official is authorized to enforce only those amendments made by the following state agencies:

~~(1) California Building Standards Commission.~~

~~(2)~~(1) The Department of Housing and Community Development (HCD, HCD 1/AC).

~~(3)~~(2) Division of the State Architect, Access Compliance (DSA/AC).

~~(4)~~(3) Office of the State Fire Marshal (SFM).

~~(5)~~(4) Office of Statewide Health, Planning and development (OSHPD3).

~~(6)~~(5) California Energy Commission (CEC).

§146.0105 Portions of the California Electrical Code Not Adopted

The following Sections or Subsections of the ~~2013~~ 2016 California Electrical Code are not adopted by the City of San Diego:

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

(c) Article 705, Interconnected Electric Power Production Sources; Section 705.12(D)(6), Wire Harness and Exposed Cable Arc-Fault Protection.

§146.0106 Portions of the California Electrical Code Adopted With Modifications

The following Sections of the 2016 California Electrical Code are adopted by the City of San Diego with modifications:

Article 690, Solar Photovoltaic (PV) Systems; Section 690.12(2) Rapid shutdown of PV Systems on Buildings.

§146.0107 Portions of the California Electrical Code Adopted With Additions

The following Sections of the 2016 California Electrical Code are adopted by the City of San Diego with additions:

Article 705, Interconnected Electric Power Production Sources; Section 705.12(D)(2)(3)(e) Bus or Conductor Ampere Rating.

§147.0103 Adoption of the California Plumbing Code

(a) Except as provided in Sections 147.0104 through 147.0108, the ~~2013~~ 2016 California Plumbing Code, published ~~and amended~~ by the California Building Standards Commission (BSC), and as amended by the California Department of Housing and Community Development (HCD); the

Division of the State Architect-Access Compliance (DSA/AC); the State Office of Statewide Health Planning and Development (OSHPD3); and the State Fire Marshal (SFM), a copy of which is on file in the office of the City Clerk as Document OO-~~20624-3~~ _____, is adopted by reference.

(b) When reference is made to the California Plumbing Code, it shall be the ~~2013~~ 2016 California Plumbing Code, California Code of Regulations Title 24, Part 5 as published by the California Building Standards Commission.

(c) The Building Official is authorized to enforce only those amendments made by the following state agencies:

(1) ~~California Building Standards Commission.~~

~~(2)~~ The Department of Housing and Community Development (HCD 1, HCD 1/AC).

~~(3)~~(2) Division of the State Architect, Access Compliance (DSA/AC).

~~(4)~~(3) Office of the State Fire Marshal (SFM).

~~(5)~~(4) Office of Statewide Health, Planning and Development (OSHPD3).

~~(6)~~(5) California Energy Commission (CEC).

~~(7)~~(6) Department of Water Resources (DWR).

§147.0104 Modifications to the California Plumbing Code Adopted by the City of San Diego

The following Sections ~~or Subsections~~ of the ~~2013~~ 2016 California Plumbing Code are modified by the City of San Diego:

(a) Chapter 6, Section 609, Installation, Testing, Unions and Location, Section 609.3.1.

(b) Chapter 11, Storm Drainage, Section 1101.1. Where Required, Section 1101.3.1 Storm Drainage Material Uses, Section 1101.11.1 Primary Roof Drainage, Section 1101.5.1 Discharge.

§147.0105 Additions to the California Plumbing Code Adopted by the City of San Diego

The following Sections or Subsections of the ~~2013~~ 2016 California Plumbing Code are added by the City of San Diego:

(a) [No change in text.]

(b) Chapter 11, Section 1101.1 Applicability; Section 1101.6.1, Discharge.

~~(b)~~(c) Chapter 12, Section 1208.7.3.1, Gas Pressure Regulators.

§147.0106 Adoption of Appendices to California Plumbing Code

(a) The following Appendix Chapters of the ~~2013~~ 2016 California Plumbing Code adopted by a State agency, as identified in Land Development Code Section 147.0103 and the adoption matrices of the ~~2013~~ 2016 California Plumbing Code, are adopted by the City of San Diego:

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

(4) Appendix I – Installation Standards for Pex Tubing systems for Hot and Cold Water Distribution

(5) [No change in text.]

(b) The following Appendix Chapters of the ~~2013~~ 2016 California Plumbing Code not adopted by a State agency as identified in Land Development

Code Section 147.0103 and in the adoption matrices of the ~~2013~~ 2016 California Plumbing Code are not adopted by the City of San Diego:

(1) through (7) [No change in text.]

§147.0107 Portions of the California Plumbing Code Not Adopted

The following portions of the ~~2013~~ 2016 California Plumbing Code are not adopted:

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

~~(c) Chapter 13 - Health Care Facilities and Medical Gas and Vacuum Systems.~~

§147.0213 Local Modifications and Additions to Section 1101 "General" Storm Drainage Regulations of the California Plumbing Code

(a) Sections ~~1101.1~~ 1101.2 and ~~1101.5.1~~ 1101.6.1 of the California Plumbing Code are adopted with ~~additions~~ modifications and ~~modifications~~ additions pursuant to Sections 147.0104 and 147.0105 of the Land Development Code.

(b) Section ~~1101.1~~ 1101.2 of the California Plumbing Code is modified as follows:

~~1101.1~~ 1101.2 Where Required. Roofs, paved areas, yards, courts, courtyards, vent shafts, light wells, or similar areas having rainwater, shall be drained into a separate storm sewer system or to some other place of disposal satisfactory to the City of San Diego.

(c) Section ~~1101.5.1~~ 1101.6.1 of the California Plumbing Code is modified as follows:

~~1105.1~~ 1101.6.1 Discharge. Subsoil drains shall be piped to a storm drain, to an approved water course, to the front street curb or gutter, to an alley, or the discharge from the subsoil drains shall be conveyed to an alley by a concrete gutter. Where discharge from a continuously flowing spring or groundwater is encountered, subsoil drains shall be piped to a Storm Water Conveyance System, as required in Chapter 4, Article 3, Division 3 of the San Diego Municipal Code.

§148.0103 Adoption of the California Mechanical Code

(a) Except as provided in Land Development Code Section 148.0104, the ~~2013~~ 2016 California Mechanical Code, published ~~and amended~~ by the California Building Standards Commission (BSC); and as amended by the California Department of Housing and Community Development (HCD); the Division of the State Architect-Access Compliance (DSA/AC); the State Office of Statewide Health Planning and Development (OSHPD3); and the State Fire Marshal (SFM), a copy of which is on file in the office of the City Clerk as Document No. OO-~~20624-4~~ _____, is adopted by reference.

(b) When reference is made to the California Mechanical Code, it shall be the ~~2013~~ 2016 California Mechanical Code, California Code of Regulations Title 24, Part 4 as published by the California Building Standards Commission.

(c) The Building Official is authorized to enforce only those amendments made by the following state agencies:

~~(1)~~ ~~California Building Standards Commission.~~

~~(2)~~(1) The Department of Housing and Community Development (HCD 1, HCD 1/AC).

~~(3)~~(2) Division of the State Architect, Access Compliance (DSA/AC).

~~(4)~~(3) Office of the State Fire Marshal (SFM).

~~(5)~~(4) Office of Statewide Health, Planning and Development (OSHPD3).

~~(6)~~(5) California Energy Commission (CEC).

§148.0104 Portions of the California Mechanical Code Not Adopted

The following portions of the 2016 California Mechanical Code are not adopted: Chapter 1 - Division II, Administration.

§148.0105 Modifications to the California Mechanical Code Adopted by the City of San Diego

The 2016 California Mechanical Code is adopted with no modifications.

§148.010406 Additions to the California Mechanical Code Adopted by the City of San Diego

~~The following Section has been added to the 2013 California Mechanical Code regulations by the City of San Diego: Chapter 5, Exhaust Systems; Section 504.3.3, Common Exhaust System for Clothes Dryers Located in Multi-Story Structures.~~

The 2016 California Mechanical Code is adopted with no additions.

§148.010607 Adoption of Appendices to California Mechanical Code

~~(a)~~ ~~The following Appendix Chapters of the 2013 California Mechanical Code not adopted by a State agency as identified in Section 148.0103 and~~

~~the adoption matrices of the 2013 California Mechanical Code are adopted by the City of San Diego:~~

~~(1) Chapter 1, Part II Administration.~~

~~(2) Appendix A – Uniform Mechanical Code Standard No. 6-2.~~

Appendix Chapters of the 2016 California Mechanical Code are not adopted.

~~(b) The following Appendix Chapters of the 2013 California Mechanical Code adopted by a State agency as identified in Section 148.0103 and the adoption matrices of the 2013 California Mechanical Code are adopted by the City of San Diego:~~

~~(1) Appendix B – Procedures to be Followed to Place Gas Equipment in Operation.~~

~~(2) Appendix C – Installation and Testing of Oil (Liquid) Fuel-Fired Equipment.~~

~~(3) Appendix D – Unit Conversion Tables.~~

~~Article 8: Mechanical Regulations~~

~~Division 2: Text of Local Modifications and Additions to the 2007 California Mechanical Code~~

~~§148.0201 Local Modifications and Additions to Chapter 5 "Exhaust Systems" of the California Mechanical Code~~

~~Chapter 5 of the 2013 California Mechanical Code is adopted by reference with additions pursuant to Section 148.0104 of the Land Development Code.~~

~~§148.0204 Local Modifications and Additions to Section 504.3 "Clothes Dryers" of the California Mechanical Code~~

~~(a) Chapter 5 of the 2013 California Mechanical Code is adopted with additions pursuant to Section 148.0104 of the Land Development Code.~~

~~Section 504.3.3 "Common exhaust systems for clothes dryers located in multistory structures" is added.~~

~~(b)~~ ~~Section 504.3.3. Where a common multistory duct system is designed and installed to convey exhaust from multiple clothes dryers, the construction of the system shall be in accordance with all of the following:~~

~~(1)~~ ~~The shaft in which the duct is installed shall be constructed and fire-resistance rated as required by the California Building Code.~~

~~(2)~~ ~~Dampers shall be prohibited in the exhaust duct. Penetrations of the shaft and ductwork shall be protected in accordance with Section 717.5.3 of the California Building Code.~~

~~(3)~~ ~~Rigid metal ductwork shall be installed within the shaft to convey the exhaust. The ductwork shall be constructed of sheet steel having a minimum thickness of 0.0187 inch (0/4712 mm) (No.26 gauge) and in accordance with SMACNA Duct Construction Standards.~~

~~(4)~~ ~~The ductwork within the shaft shall be designed and installed without offsets.~~

~~(5)~~ ~~The exhaust fan motor design shall be in accordance with Section 503.2 of the California Mechanical Code.~~

~~(6)~~ ~~The exhaust fan motor shall be located outside of the airstream.~~

~~(7)~~ ~~The exhaust fan shall run continuously, and shall be connected to a standby power source.~~

~~(8) Exhaust fan operation shall be monitored in an approved location and shall initiate an audible or visual signal when the fan is not in operation.~~

~~(9) Makeup air shall be provided for the exhaust system.~~

~~(10) A cleanout opening shall be located at the base of the shaft to provide access to the duct to allow for cleaning and inspection. The finished opening shall be not less than 12 inches by 12 inches (305 mm by 305 mm).~~

~~(11) The common multistory duct system shall serve only clothes dryers and shall be independent of other exhaust systems.~~

§149.0101 Purpose of the Residential Building Regulations

(a) The purpose of the Residential 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 Residential Code as provided in Section ~~1.8.1~~ 1.1.3 of the California Residential Code.

(b) [No change in text.]

§149.0103 Adoption of the California Residential Code

(a) The ~~2013~~ 2016 California Residential Code, published ~~and amended~~ by the California Building Standards Commission (BSC), and 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 ~~47~~ 45. A copy of the ~~2013~~ 2016 California

Residential Code is on file in the office of the City Clerk as Document No. OO-~~206624-5~~ _____.

(b) When reference is made to the California Residential Code, it shall be the ~~2013~~ 2016 California Residential Code, California Code of Regulations Title 24, Part 2.5, as published by the California Building Standards Commission.

(c) Each of the regulations, provisions, conditions, and terms of the ~~2013~~ 2016 California Residential Code is made a part of this Article as if fully set forth in this Article except as otherwise provided in Divisions 2 through ~~47~~ 45.

(d) Numbering of Sections and Subsections in Divisions 2 through ~~47~~ 45 of this Article is cross referenced to Sections in the ~~2013~~ 2016 California Residential Code.

(e) The adoption of the ~~2013~~ 2016 California Residential 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) [No change in text.]

§149.0104 Portions of the California Residential Code Not Adopted by the City of San Diego

The following Sections or Subsections of the ~~2013~~ 2016 California Residential Code have not been adopted by the City of San Diego:

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

§149.0105 Modifications to the California Residential Code Adopted by the City of San Diego

The following Sections or Subsections of the ~~2013~~ 2016 California Residential Code are modified by the City of San Diego:

(a) [No change in text.]

(b) Chapter 3, Section R301.2, Climatic and Geographic Design Criteria; Section R319.1, Address Numbers; R322, Flood Resistant Construction; Section R326, Swimming Pools, Spas and Hot Tubs; Section ~~R327.1.3~~ R337.1.3.1, Application ~~d~~Date and ~~w~~Where required; Section ~~R327.2~~ R337.2, Definitions; Section ~~R327.5.4~~ R337.5.4, Roof Gutters and Downspouts; ~~Section R327.6.2 Vents, Requirements;~~ Section ~~R327.8~~ R337.8, Exterior Windows and Doors.

(c) Chapter 9, Section 902.1.5, Roof ~~c~~Covering ~~m~~Materials, Section R902.2.1, Wood ~~s~~Shingles, Section R902.2.2, Wood ~~s~~Shakes, R902.4, Photovoltaic Panels and Roof Modules; Section ~~R905.1.1~~ R905.1.3, Roof ~~c~~Covering attachment; R907.1.1, Replacement ~~r~~Roof ~~c~~Covering, Class A; R907.1.2, Replacement Roof Covering, Class A, Additions; R907.1.3, Wood ~~s~~Shake, ~~s~~Shingles ~~r~~Reroof; R907.1.4, Wood ~~s~~Shake, Shingles, Historical Buildings; R907.1.5, Reroofing ~~o~~Over ~~w~~Wood ~~r~~Roofs.

§149.0106 Additions to the California Residential Code Adopted by the City of San Diego

The following Sections and Subsections are added to the ~~2013~~ 2016 California Residential Code by the City of San Diego:

(a) [No change in text.].

(b) Chapter 3, Section R320.2 Voluntary Accessibility program; Section R326.2, When Swimming Pool, Spa, and Hot Tub Regulations Apply; R326.2.1, Purpose; R326.2.2, Private Swimming Pools; R326.2.3, Private Swimming Pool Barrier; Section R329, Structural Tests and Special Inspections; Section R332, Encroachments into the Public Right-of-Way; Section R333, Safeguards During Construction; Section ~~R327.1.3~~ R337.1.3, Exception 5; Section ~~R327.1.3.1~~ R337.1.3.1, Exception 2.3; Section ~~R327.2~~ R337.2, Local Very High Fire Hazard Severity Zone; Section ~~R327.3.6.1~~ R337.3.6.1, Alternative Materials, ~~d~~Designs or ~~m~~Methods of ~~c~~Construction; Section ~~R327.3.6.2~~ R337.3.6.2, Modifications; Section ~~R327.5.4~~ R337.5.4, Roof Gutters and Downspouts; Section ~~R327.5.5~~ R337.5.5, Drip Edge ~~f~~Flashing; ~~Section R327.6.2 items 4 through 7;~~ Section ~~R327.8.2.2.1~~ R337.8.2.2.1, Vinyl ~~w~~Windows; Section ~~R327.11~~ R337.11, Spark Arrester; Section ~~R327.12~~ R337.12, Glazing ~~m~~Materials in ~~s~~Skylights; ~~Section R329, Structural Tests and Special Inspections; Section R332, Encroachments into the Public Right of Way; Section R333, Safeguards During Construction; R334~~ R341, Sound Transmission Control~~; Section R335, Building Regulations for Swimming Pools~~.

(c) Chapter 4, ~~Section R404.4.2.1, Classification of soil; R401.4.2., Soil Classification;~~ Section 401.5, Geotechnical Investigations; Section R401.6, Geotechnical Reports; Section R401.7, Notice of Geologic Hazards.

(d) [No change in text.]

§149.0107 Adoption of Appendices to the California Residential Code

The following Appendix Chapters of the ~~2013~~ 2016 California Residential Code are adopted by the City of San Diego:

(a) Appendix Chapter H, Patio Covers.

(b) Appendix Chapter S, Straw Bale Construction.

§149.0108 Applicability of the California Building Code to e~~E~~xisting ~~b~~Buildings and s~~S~~tructures ~~r~~Regulated by the California Residential Code

(a) The legal occupancy of any building or structure existing on the date of adoption of the ~~2013~~ 2016 California Residential Code shall be permitted to continue without change, except as is specifically regulated by Chapters ~~34~~ 3 and 4 of the ~~2013~~ 2016 California Existing Building Code, the California Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

(b) Additions, alterations or repairs to any building or structure shall conform to the requirements for a new building or structure without requiring the existing building or structure to comply with all of the requirements of the California Residential Code or, where applicable, the California Building Code, unless otherwise stated. Additions, alterations, ~~or~~ repairs, and relocations shall not be permitted to cause an existing building or structure to become unsafe or adversely affect the performance of the building or structure.

(c) Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the

~~2013~~ 2016 California Building Code shall be maintained in conformance with the code edition under which installed. The owner ~~and the owner's designated agent~~ 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 re-inspected. The requirements of the Building Regulations shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing building or structures.

§149.0201 Local Additions to Chapter 2 "Definitions" of the California Residential Code

(a) Chapter 2 of the ~~2013~~ California Residential Code is adopted by reference with additions pursuant to Section 149.0103 and 149.0106 of the Land Development Code.

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

§149.0301 Local Additions to Chapter 3 "Building Planning" of the California Residential Code

(a) Chapter 3 of the ~~2013~~ California Residential Code is adopted by reference with additions pursuant to Sections 149.0103 and 149.0106 of the Land Development Code.

(b) Sections R301 through R318~~, R322~~ R321, R324 through ~~R326~~ R325, R334 through R336, and ~~R328~~ R338 through R340 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§149.033526 Local Addition and Modifications to ~~of~~ Section ~~R335~~ R326 "~~Building Regulations for~~ Swimming Pools,~~"~~ Spas and Hot Tubs" to the California Residential Code

(a) ~~When Swimming Pool, Spa, and Hot Tub Regulations Apply. The building regulations of this Division apply to any outdoor private swimming pool. An outdoor swimming pool means any structure intended for swimming or recreational bathing that can contain water over 18 inches in depth and is not totally contained within a residence and surrounded on all four sides by walls of the structure. This includes in-ground, aboveground and on-ground swimming pools, hot tubs, and spas.~~ Section R326 is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.

(b) ~~Section R335 is added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code as follows:~~

~~(1) R335.1 The purpose of this Section is to establish building regulations for private swimming pools and hot tubs or spas that do not have locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specifications (ASTM ES 1346-91), located on the premises of dwellings and dwellings units complying with the California Residential Code.~~

~~(2) R335.2 Private swimming pool shall mean any constructed pool, permanent or portable, which is intended for non-commercial use~~

~~as a swimming pool by not more than three owner families and their guests.~~

~~(3) R335.3 Barriers for private swimming pools shall comply with Section 3109 of the California Building Code as adopted and amended in Section 145.3109(c) of the Land Development Code.~~

Section R326.1 is adopted with modifications as follows: R326.1, General. The design and construction of pools and spas shall comply with the swimming pool, spa, and hot tub safety regulations in Section 149.0326 of the Land Development Code.

(c) Section R326.2 is added as follows: R326.2, When Swimming Pool, Spa, and Hot Tub Regulations Apply. The building regulations of this Division apply to any outdoor private swimming pool. An outdoor swimming pool means any structure intended for swimming or recreational bathing that can contain water over 18 inches in depth and is not totally contained within a residence and surrounded on all four sides by walls of the structure. This includes in-ground, aboveground and on-ground swimming pools, hot tubs, and spas.

(d) Section R326.2.1 is added as follows: R326.2.1, Purpose. The purpose of this Section is to establish building regulations for private swimming pools and hot tubs or spas that do not have locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specifications (ASTM ES 1346-91), located on the premises of dwellings and dwellings units complying with the California Residential Code.

(e) Section R326.2.2 is added as follows: R326.2.2, Private Swimming Pool. Private swimming pool means any constructed pool, permanent or portable, which is intended for non-commercial use as a swimming pool by not more than three owner families and their guests.

(f) Section R326.2.3 is added as follows: R326.2.3, Private Swimming Pool Barrier. Barriers for private swimming pools shall comply with Section 3109 of the California Building Code, as adopted and amended in Section 145.3109(c) of the Land Development Code.

§149.032~~7~~37 Local Additions and Modifications to Section ~~R327~~ R337 "Materials and Methods for Exterior Wildfire Exposure" of the California Residential Code

(a) Section ~~R327~~ R337 of the California Residential Code is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the ~~San Diego Municipal~~ Land Development Code.

(b) Section ~~R327.1.3~~ R337.1.3 is adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the ~~San Diego Municipal~~ Land Development Code. Exception 5 is added as follows: 5. Fences.

(c) Section ~~R327.2~~ R337.2 ~~has been~~ is adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code as follows: Local Agency Very High Fire Hazard Severity Zones shall mean the Very High Fire Hazard Severity Zones as designated on the Very High Fire Hazard Severity Zone Map – Local Responsibility Areas adopted pursuant to Section 55.9401 of the Land Development Code.

(d) Section ~~R327.3.6~~ R337.3.6 ~~has been~~ is adopted with additions pursuant to Section 149.0106 of the ~~San Diego Municipal~~ Land Development Code. Sections ~~R327.3.6.1~~ R337.3.6.1 and ~~R327.3.6.2~~ R337.3.6.2 are added as follows:

(1) ~~R327.3.6.1~~ R337.3.6.1, Alternative ~~m~~Materials, ~~d~~Designs or ~~m~~Methods of ~~c~~Construction. The Building Official may approve the use of alternative materials, designs or methods of construction pursuant to Section 129.0109 of the ~~San Diego Municipal~~ Land Development Code.

(2) ~~R327.3.6.2~~ R337.3.6.2, Modifications. The Building Official may modify the provisions of Section ~~R327~~ R337 of the California Residential Code for site specific conditions in accordance with Section 129.0104(a)(5) of the ~~San Diego Municipal~~ Land Development Code. When required by the Building Official, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 49.

(e) Section ~~R327.5~~ R337.5 ~~has been~~ is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the ~~San Diego Municipal~~ Land Development Code:

(1) Section ~~R327.5.4~~ R337.5.4 is modified as follows: ~~R327.5.4~~ R337.5.4, Roof Gutters and Downspouts. Roof gutters shall be constructed to prevent the accumulation of leaves and debris in the

gutter. All roof gutters and downspouts shall be constructed of noncombustible materials.

(2) Section ~~R327.5.5~~ R337.5.5 is added as follows: ~~R327.5.5~~ R337.5.5, Drip ~~e~~Edge ~~f~~Flashing. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.

~~(f) Section R327.6 has been adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code. Section R327.6.2 is modified by adding items 4 through 7 as follows:~~

~~(1) 4. Individual ventilation openings shall not exceed 144 square inches.~~

~~(2) 5. Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the San Diego Municipal Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the San Diego Municipal Code.~~

~~(3) 6. Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.~~

~~(4) 7. Ventilation openings protected with vent openings that resist the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from complying with Section 149.0327 (f)(1) and (2) of the Land Development Code.~~

~~(g)~~(f) Section ~~R327.8~~ R337.8 ~~has been~~ is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the ~~San Diego Municipal~~ Land Development Code. Section ~~R327.8.2.1~~.1 R337.8.2.1.1 is added as follows: ~~R327.8.2.1.1~~ R337.8.2.1.1, Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/ NWWDA 101/I.S.2 structural requirements.

~~(h)~~(g) Section ~~R327.11~~ R337.11 ~~has been~~ is added pursuant to Section 149.0106 of the ~~San Diego Municipal~~ Land Development Code as follows: ~~R327.11~~ R337.11, Spark ~~a~~Arrester. All structures having any chimney, flue, or stovepipe shall be equipped with an approved spark arrester if the chimney, flue, or stovepipe is attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment or device.

~~(i)~~(h) Section ~~R327.12~~ R337.12 ~~has been~~ is added pursuant to Section 149.0106 of the ~~San Diego Municipal~~ Land Development Code as follows: ~~R327.12~~ R337.12, Glazing materials used in skylights, roofs, and sloped walls on buildings located ~~within 300 feet, in any direction, of the boundary between Brush Management Zones One and Two~~ in the Very High Fire Hazard Severity Zone Map –Local Responsibility Areas adopted pursuant to Section 55.9401 of the San Diego Municipal Code, ~~as defined in Section 142.0412 of the San Diego Municipal Code,~~ shall ~~be tempered glass or multilayered glass~~ shall comply with the glazing requirements in Section R337.8.2.1.

§149.033~~4~~41 Local Addition of Section ~~R334~~ R341"Sound Transmission Control" to the California Residential Code

Section ~~R334~~ R341 is added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code as follows: ~~R334~~ R341 Sound Transmission Control. Wall and floor-ceiling assemblies separating dwelling units from each other and from public or service areas such as interior corridors, garages and mechanical spaces shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies, in compliance with Section 1207 of the California Building Code. For additional noise regulations limiting the intrusion of exterior noise into buildings based on land use standards, see Chapter 13, Article 2, Division 15 of the Land Development Code.

§149.0901 Local Modifications and Additions to Chapter 9 "Roof Assemblies" of the California Residential Code

(a) Chapter 9 of the ~~2013~~ California Residential Code is adopted by reference with additions and modifications pursuant to Sections 149.0103, 149.0105 and 149.0106 of the Land Development Code.

(b) [No change in text.]

(c) Sections R902, R905.1, R905.7, R905.8, R907, and R908 are adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.

§149.0902 Local Additions and Modifications to Section R902.1 "Roof Classification" of the California Residential Code

(a) Section R902.1 is adopted by reference and modified by adding Section R902.1.5 as follows:

(1) R902.1.5 Roof ~~e~~Covering ~~m~~Materials. All newly constructed roofs shall be covered with a fire-retardant roof covering that is at least Class "A" and the roof classification shall be demonstrated based on the requirements in the California Residential Code.

(2) R902.1.5.1 The entire roof shall be ~~shall be~~ covered with a fire-retardant roof covering that is at least Class "A" where a building addition is more than twenty-five percent of the original floor area of the building.

(b) Section R902.2 is adopted by reference and modified by adding Sections R902.2.1 and R902.2.2 as follows:

(1) R902.2.1 Wood ~~s~~Shingles. Wood shingles are not permitted, except as provided in the California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0907~~8~~.

(2) R902.2.2 Wood ~~s~~Shakes. Wood shakes are not permitted, except as provided in the California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0907~~8~~.

(c) [No change in text.]

(d) Section R902.4 is adopted by reference and modified as follows: R902.4 Roof-top mounted solar photovoltaic panels and modules. ~~Effective January 1, 2015, rooftop mounted photovoltaic panels and modules shall be tested, listed and identified with a fire classification in accordance with UL 1703. The fire classification shall comply with Table 1505.1 of the California Building Code based on the type of construction of the~~

~~building. When located in the Very High Fire Hazard Severity Zone Map – Local Responsibility Areas adopted pursuant to Section 55.9401 of the San Diego Municipal Code, rooftop mounted photovoltaic panels and modules shall have a minimum fire classification rating of Class A.~~ Roof-top mounted photovoltaic panels and modules installed on or above the roof covering shall be tested, listed and identified with a fire classification in accordance with UL 1703. Class A, B or C photovoltaic panels and modules shall be installed in areas designated by Section R902 of the California Residential Code, in jurisdictions designated by law as requiring their use or where the edge of the roof is less than 3 feet (914 mm) from a lot line. When located in the Very High Fire Hazard Severity Zone Map –Local Responsibility Areas adopted pursuant to Section 55.9401 of the San Diego Municipal Code, roof-top mounted photovoltaic panels and modules shall have a minimum fire classification rating of Class A.

§149.0905 Local Additions and Modifications to Section R905 "Requirements for Roof Coverings" of the California Residential Code

Section R905 is adopted by reference and modified by adding Section ~~R905.1.1~~ R905.1.3 as follows: ~~R905.1.1~~ R905.1.3, Roof coverings shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

§149.090~~7~~08 Local Additions and Modifications to Section ~~R907~~ R908 "Reroofing" of the California Residential Code

(a) Section ~~R907~~ R908 is modified as follows: ~~R907.1~~ R908.1, General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 9 of the California Residential Code as adopted and amended by the City of San Diego.

(b) Sections ~~R907.1.1~~ R908.1.1 through ~~R907.1.2~~ R908.1.2 are added as follows:

(1) ~~R907.1.1~~ R908.1.1, All replacements, alterations, or repairs shall be with a fire-retardant roof covering that is at least Class "A".

(2) ~~R907.1.2~~ R908.1.2, The entire roof shall be a Class "A" roof assembly where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.

(c) Sections ~~R907.1.3~~ R908.1.3 through ~~R907.1.5~~ R908.1.5 are added as follows:

(1) ~~R907.1.3.~~ R908.1.3, Wood shakes and shingles are prohibited throughout the roof where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.

(2) ~~R907.1.4~~ R908.1.4, Wood shakes and shingles are not permitted, except as provided in California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.090~~7~~8.

(3) ~~R907.1.5.~~ R908.1.5, No roof covering shall be applied over any existing wood shakes or wood shingles.

§149.4503 Regulations for Residential Lot Grading Not Including Public Right-of-Way

When site preparation requires grading operations for projects involving detached one and two-family dwellings or townhouses, and where the grading operation does not include the public right-of-way, the grading regulations in Appendix J of the ~~2010~~ California Building Code, as adopted and amended by the City of San Diego in Sections 145.3601 through 145.3603 of the ~~San Diego Municipal~~ Land Development Code, shall apply.

§1410.0103 Adoption of the California Green Building Standards Code

(a) The ~~2013~~ 2016 California Green Building Standards Code, published ~~and amended~~ by the California Building Standards Commission (BSC), and as amended by the State Department of Housing and Community Development (HCD), is adopted by reference except as otherwise provided in this Article. A copy of the ~~2013~~ 2016 California Green Building Standards Code is on file in the office of the City Clerk as Document No. OO-~~20624-6~~ _____.

(b) When reference is made to the California Green Building Standards Code, it shall be the ~~2013~~ 2016 California Green Building Standards Code, California Code of Regulations Title 24, Part 11, as published by the California Building Standards Commission.

(c) Each of the regulations, provisions, conditions, and terms of the ~~2013~~ 2016 California Green Building Standards Code is made a part of this Article as if fully set forth in this Article.

(d) Numbering of Sections and Subsections in this Article is cross referenced to Sections in the ~~2013~~ 2016 California Green Building Standards Code.

(e) The adoption of the ~~2013~~ 2016 California Green Building Standards 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) [No change in text.]

§1410.0104 Portions of the California Green Building Standards Code Not Adopted by the City of San Diego

~~Section 5.106.5.2.1 Parking stall marking.~~ None.

§1410.0107 Adoption of Appendices to the California Green Building Standards Code

Appendix Chapters to the ~~2013~~ 2016 California Green Building Standards Code are adopted as follows: The Residential Voluntary measures of the California Green Building Standards Code, Appendix Chapter A4, Residential Voluntary Measures, Section A4.305.1 "Graywater."

§1410.0403 Local Modifications Section A4.305 "Water Reuse Systems" of the California Green Building Standards Code

(a) [No change in text.]

(b) Section A4.305.1 is adopted with the following modifications. All new residential buildings that are within the scope of the California Residential

Code shall be constructed to include waste piping to discharge gray water from clothes washers to a place where it may be used for outdoor irrigation, in compliance with Section ~~1602~~ 1502 of the California Plumbing Code.

Article 11: Existing Building Regulations

Division 1: Adoption and Applicability of the Existing Building Regulations

§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.

§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.

§1411.0103 Adoption of the California Existing Building Code

(a) The 2016 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 4 and Division 17. A copy of the 2016 California Existing Building Code is on file in the office of the City Clerk as Document No. OO-_____.

(b) When reference is made to the California Existing Building Code, it shall be the 2016 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 2016 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 4 and Division 17.

(d) The numbering of Sections and Subsections in Divisions 2 through 4 and Division 17 of this Article is cross-referenced to Sections in the 2016 California Existing Building Code.

(e) The adoption of the 2016 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 2016 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.

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

The following Sections or Subsections of the 2016 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 301.1, Exception 1; Section 301.1.2 Work Area. Compliance Method; Section 301.1.3 Performance Compliance Method.

(c) Chapters 5 through 15.

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

The following Sections or Subsections of the 2016 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 302.3 Existing Materials.

(c) Chapter 4, Section 404.1, Repairs, General; Section 402.2, Flood Hazard Areas; Section 403.2, Flood Hazard Areas; Section 404.5, Flood Hazard Areas.

(d) Appendix Chapter A1, Section A102.1, Scope, General.

§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.

(b) Chapter 4, Section 401.6, Maintenance.

(c) Appendix Chapter A1, Section A102.3, Previously Conforming Retrofits; Section A102.3.1 Previously Conforming Existing roof-to-wall anchors and parapet braces.

§1411.0107 Adoption of Appendices to the California Existing Building Code

The following Appendix Chapters of the 2016 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.

(c) Chapter A6, Referenced Standards.

Article 11: Existing Building Regulations

Division 2: Additions and Modifications to Chapter 2 of the California Existing Building Code

§1411.0201 Local Modifications to Chapter 2 Definitions of the California Existing Building Code

Chapter 2 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

§1411.0202 Other Definitions

(a) Italicized text shall have the definitions set forth in Section 113.0103 of the Land Development Code, and all other text shall have the definitions set forth in the California Existing Building Code.

(b) Definitions in Chapter 11, Article 3, Division 1 of the Land Development Code do not apply to Chapter 14, Article 11, Divisions 3 through 4 of the Land Development Code where they conflict with the definitions contained in the California Existing Building Code.

(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) Code Official. Where the term Code Official is used in the California Existing Building Code it shall mean the Building Official charged with the administration and enforcement of Existing Building Regulations.

(2) Dangerous means any building, structure, or portion thereof that meets any of the conditions described in Section 121.0403 of the Land Development Code.

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

Article 11: Existing Building Regulations

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

§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 2016 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 301.1, including the exception 1 of the California Existing Building Code, is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

Section 301.1 is modified as follows: 301.1 General. The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with Section 301.1.1. Where the California Existing Building Code requires consideration of the seismic force resisting system of an existing building subject to repair, alteration, change of occupancy, addition or relocation of existing buildings, the seismic evaluation and design shall be based on Section 301.1.4.

§1411.0302 Local Modifications and Deletions to Section 302 "General Provisions" of the California Existing Building Code

(a) Section 302.3 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

(b) Section 302.3 is modified as follows: 302.3 Existing 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.

Article 11: Existing Building Regulations

Division 4: Additions and Modifications to Chapter 4 of the California Existing Building Code

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

(a) Chapter 4 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 401 of the California Existing Building Code is adopted by reference with additions pursuant to Section 1411.0106 of the Land Development Code. 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.

(c) 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.

§1411.0402 Local Modifications to Section 402 "Additions" of the California Existing Building Code

(a) Section 402.2 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

(b) Section 402.2 is adopted with modifications as follows: 402.2 Flood hazard areas. For *structures* in *special flood hazard* areas established in Section 145.1612 or Section 149.0322 of the Land Development Code, as applicable, any addition that constitutes *substantial improvement* of the existing *structure* shall comply with the flood design requirements for new construction, and all aspects of the existing *structure* shall be brought into compliance with the requirements for new construction for flood design. For *structures* in *special flood hazard* areas established in Section 145.1612 or Section 149.0322 of the Land Development Code, as applicable, any additions that do not constitute *substantial improvement* of the existing *structure* are not required to comply with the flood design requirements for new construction.

§1411.0403 Local Modifications and Additions to Section 403 "Alterations" of the California Existing Building Code

(a) Section 403 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

(b) Section 403.2 is adopted with modifications as follows: 403.2 Special flood hazard areas. For *structures* in *special flood hazard* areas established

in Section 145.1612 or Section 149.0322 of the Land Development Code, as applicable, any alteration that constitutes *substantial improvement* of the existing *structure* shall comply with the flood design requirements for new construction, and all aspects of the existing *structure* shall be brought into compliance with the requirements for new construction for flood design. For *structures* in *special flood hazard* areas established in Section 145.1612 or Section 149.0322 of the Land Development Code, as applicable, any alterations that do not constitute *substantial improvement* of the existing *structure* are not required to comply with the flood design requirements for new construction.

§1411.0404 Local Modifications and Additions to Section 404 "Repairs" of the California Existing Building Code

(a) Section 404 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

(b) Section 404.1 is adopted with modifications as follows: General. *Structures*, and parts thereof, shall be repaired in compliance with Sections 401.2 and 404. Work on non-damaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to the requirements for alterations in Chapter 4 of the California Existing Building Code. Routine maintenance required by Section 401.2, ordinary repairs exempt from permit requirements in accordance with Section 129.0203 of the Land Development Code, and abatement of wear due to normal service

conditions, shall not be subject to the requirements for repairs in this Section.

(c) Section 404.5 is adopted with modifications as follows: 404.5 Flood hazard areas. For *structures* in *special flood hazard* areas established in Section 145.1612 or Section 149.0322 of the Land Development Code, as applicable, any repair that constitutes *substantial improvement* or repair of substantial damage of the existing *structure* shall comply with the flood design requirements for new construction, and all aspects of the existing *structure* shall be brought into compliance with the requirements for new construction for flood design. For *structures* in *special flood hazard* areas established in Section 145.1612, or Section 149.0322 of the Land Development Code, as applicable, any repairs that do not constitute *substantial improvement* or repair of substantial damage of the existing *structure* are not required to comply with the flood design requirements for new construction.

Article 11: Existing Building Regulations

Division 17: Additions and Modifications to Appendix Chapter A1 of the California Existing Building Code

§1411.1701 Local Modifications and Additions to Appendix Chapter A1 "Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings" of the California Existing Building Code

Appendix Chapter A1 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.

§1411.1702 Local Modifications and Additions to Section A102 "Scope" of the California Existing Building Code

(a) Section A102 is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(b) Section A102.1 is adopted with modifications as follows: A102.1 General. The provisions of Chapter A1 shall apply to all existing buildings that were constructed or 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 as Unreinforced Masonry Buildings pursuant to Council resolution, which on January 1, 1994, had at least one unreinforced masonry bearing wall. The elements regulated by Chapter A1 shall be determined in accordance with Table A1-A. Except as provided in Appendix Chapter A1, other structural provisions of the California Building Code shall apply. Chapter A1 does not apply to the alteration of existing electrical, plumbing, mechanical or fire safety systems.

SMT:als
11/08/2017
12/05/2017 Cor. Copy
02/08/2018 Cor. Copy.1
Or.Dept: DSD
Doc. No.: 1607776_3

Passed by the Council of The City of San Diego on JAN 09 2018, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	☒	☐	☐	☐
Lorie Zapf	☒	☐	☐	☐
Chris Ward	☒	☐	☐	☐
Myrtle Cole	☒	☐	☐	☐
Mark Kersey	☒	☐	☐	☐
Chris Cate	☒	☐	☐	☐
Scott Sherman	☒	☐	☐	☐
David Alvarez	☒	☐	☐	☐
Georgette Gomez	☒	☐	☐	☐

Date of final passage JAN 18 2018.

AUTHENTICATED BY:

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

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By _____, 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 DEC 05 2017, and on JAN 18 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 _____, Deputy

Office of the City Clerk, San Diego, California

Ordinance Number O-20897