



**City of San Diego
Proposed Local Amendments to
2010 California Building Standards Code**

Report
to the
Board of Building Appeals and
Advisors

Part I - September 2, 2010 meeting

Part II - September 30, 2010 meeting

The proposed City of San Diego amendments to the 2010 edition of: California Building Code, Title 24 Part 2; California Residential Code, Title 24 Part 2.5; California Electrical Code, Title 24 Part 3; California Mechanical Code, Title 24 Part 4; California Plumbing Code, Title 24 Part 5; California Fire Code, Title 24 Part 9; California Green Building Standards Code, Title 24 Part 11.

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Introduction:

The report to follow compiles the proposed local amendments to the California Building Standards Code developed by the City of San Diego Development Services Department in collaboration with the Fire Rescue Department and the Engineering and Capital Projects Department with the assistance of the City Attorney. The proposed amendments are necessary to update the San Diego Municipal Code to correlate with the 2010 edition of the California Building Standards Code. Additionally the amendments included corrections due to omissions in certain parts of the California Building Standards Code.

The proposed changes to building standards published in the 2010 edition of the California Building Standards Code and included in Chapter 14 of the Municipal Code, and which are included in this amendment package, are prepared pursuant to Health and Safety Code Sections 17958.7 and 18941.5 due to San Diego's local climatic, geological, or topographical conditions.

Correlation of Local Standards to State Code:

The City of San Diego publishes the majority of its building standards in portions of the Municipal Code identified as the Land Development Code which includes chapter 11 through 15. Additional regulations can be found in chapter 5 and 9 of the Municipal Code.

The administrative regulations published in the various parts of Title 24 have not been adopted by the City of San Diego and the local Administrative standards are published in Chapter 11 and 12 of the Municipal Code.

The following State standards are enforced at the local level by the City of San Diego.

- 1. 2010 California Building Code, Title 24 Part 2**
 - a. Local amendments to building standards are published in the Buildings Regulations, Chapter 14 Article 5 of the Municipal Code.
 - b. Administrative standards are in Chapter 11, Chapter 12 Article 9 Div 1, 2.
- 2. 2010 California Residential Code, Title 24 Part 2.5**

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- a. Local amendments to building standards in the proposed Residential Building Regulations, Chapter 14 Article 9 of the Municipal Code.
- b. Administrative standards are in Chapter 11, Chapter 12 Article 9 Div 1, 2.
- 3. 2010 California Electrical Code, Title 24 Part 3**
 - a. Local amendments to electrical standards in the Electrical Regulations, Chapter 14 Article 6 of the Municipal Code.
 - b. Administrative standards are in Chapter 11, Chapter 12 Article 9 Div 3.
- 4. 2010 California Mechanical Code, Title 24 Part 4**
 - a. Local amendments to mechanical standards in the Mechanical Regulations, Chapter 14 Article 8 of the Municipal Code.
 - b. Administrative standards are in Chapter 11, Chapter 12 Article 9 Div 4.
- 5. 2010 California Plumbing Code, Title 24 Part 5**
 - a. Local amendments to plumbing and water efficiency standards in the Plumbing Regulations, Chapter 14 Article 7 of the Municipal Code.
 - b. Administrative standards are in Chapter 11, Chapter 12 Article 9 Div 3.
- 6. 2010 California Energy Code, Title 24 Part 6**
 - a. Enforced without change
- 7. California Historical Building Code, Title 24 Part 8**
 - a. Enforced without change
- 8. 2010 California Fire Code, Title 24 Part 9**
 - a. Local amendments to fire code standards in the Fire Protection and Prevention regulations, Chapter 5 Article 5 of the Municipal Code.
- 9. California Existing Building Code, Title 24 Part 10**
 - a. Enforced without change with administrative trigger in Chapter 14 Article 5 Division 37
- 10. 2010 California Green Building Standards Code, Title 24 Part 11**
 - a. Local amendments to building standards in the proposed Green Building Regulations, Chapter 14 Article 10 of the Municipal Code.
- 11. 2010 California Standard Code, Title 24 Part 12**
 - a. Enforced without change as is applicable by State regulated occupancy.

Local Enforcement:

Development Services through its permit review and inspection process administers all parts of the California Building Standards Code including State amendments by the following State agencies pursuant to regulations in the California Health and Safety Code and Government Code.

1. BSC, California Building Standards Commission for all uses and occupancies for which no other State agency has authority.

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2. SFM. Office of the California State Fire Marshal as outlined in the authority and scope outlined in Chapter 1 of each applicable part.
3. HCD 1, California Department of Housing and Community Development for all residential and commercial occupancies that provide for sleeping and living accommodations.
4. HCD 1-AC, California Department of Housing and Community Development accessibility standards for all privately funded multi-family housing.
5. DSA-AC, California Division of the State Architect accessibility standards for all public accommodations including commercial buildings, transient living occupancies such as hotels and motels as well as publically funded housing.
6. OSHPD3. California Office of Statewide Health Planning and Development regulations for outpatient clinics seeking State licensing.
7. DWR, California Department of Water Resources for certain recycled water and gray water issues.

2010 Adoption Process:

Local implementation of the California Building Standards Code is dictated through State law in the Health and Safety Code. Section 17958 requires that the California Building Standards Code become effective shall become effective 180 days after publication by the California Building Standards Commission regardless of whether the City of San Diego adopted the applicable parts or adopted relevant local amendments as permitted through State law. The effective date for the 2010 California Building Standards Code is January 1, 2011 and will be effective for projects deemed complete on or after January 1, 2011.

Local amendments to relevant parts of the California Building Standards Code will be effective 30 days after final passage and but not before the amendments are filed with the California Building Standards Commission.

Time-line: The timeline for the local code adoption process is expected to be as follows. :

1. **Board of Building Appeals and Advisors:** Seeking recommendation for approval in two meetings to be held in September (*Staff contact Ali Fattah, 619-446-5092, afattah@sandiego.gov*):
 - a. **September 2, 2010 – Part I** adoption of the
 - i. 2010 California Residential Code, Title 24 Part 2.5
 - ii. 2010 California Electrical Code, Title 24 Part 3
 - iii. 2010 California Mechanical Code, Title 24 Part 4
 - iv. 2010 California Plumbing Code, Title 24 Part 5
 - v. 2010 California Green Building Standards Code, Title 24 Part 11
 - b. **September 30 - Part II** adoption of the
 - i. 2010 California Building Code, Title 24 Part 2
 - ii. 2010 California Fire Code, Title 24 Part 9

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2. **Stakeholder Outreach:** Mid August through October 2010.
 - a. Technical Advisory Committee, September 8, 2010
 - b. Sustainable Energy Advisory Board, September 14, 2010
 - c. Mailings to various local professional organizations in the construction and design industry.
3. **Land Use and Housing Committee:** If necessary scheduled October 6 or November 10
4. **City Council:** Estimated November 30 or November 16; Second reading estimated to be November 30 or December 7.
5. **Mayor final action.** Final Action expected December 14 or December 20
6. **Local Amendments effective.** Local amendments possible effective date January 13, 2010 or January 19, 2010 or sooner.

Staff Contacts:

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Useful Information:

Parts of the California Building Standards Code are based on model codes adopted by the State of California and amended by various State agencies. As a result certain parts are available for purchase through publishers such as the International Code Council, The International Association of Plumbing and Mechanical Officials as well as the National Fire Protection Association and BNI Building News publishers of the California Electrical Code.

Adopted State amendments to the adopted model codes and incorporated into parts of the California Building Standards Code are available from the California Building Standards Commission and through the Department of Housing and Community Development as well as the Office of Statewide Health Planning and the Division of the State Architect and the office of

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the State Fire Marshal. Go to http://www.bsc.ca.gov/prpsd_chngs/ApprovedStandards.htm for more information.

The San Diego Municipal Code is available through the City of San Diego home page on the world wide web at <http://www.sandiego.gov/city-clerk/officialdocs/legisdocs/muni.shtml>.

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Administrative Issues

§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. ~~For buildings used exclusively for residential purposes, such numbers shall be at least two and one-half (2-1/2) inches in height. These numbers shall contrast with their background.~~ Address numbers shall be Arabic numerals or alphabet letters.
- (1) For buildings used exclusively for residential purposes and complying with the California Residential Code, address numbers shall comply with the requirements of Section R319.1 as adopted and amended by the City of San Diego.
- (2) ~~(1) For all other buildings buildings used all or in part for commercial, industrial or institutional purposes, such numbers shall be a minimum of six (6) inches in height with a minimum stroke width of 0.5 inch.~~
- (b) In addition to address numbers required in Section 95.0209 (a) address numbers for one and two-family dwellings and townhouses shall be permanently added to the side of the curb or on a public side walk located immediately in front of the main building on a site. The address number shall be located and placed in a manner subject to the satisfaction of the Building Official.
- (c) 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 it shall be a violation of the Division to fail to so obtain and place the proper number.~~

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Reason: This code change is necessary for consistency with Section 501.2 of the 2010 California Building Code as well as Section 505.1 of the 2010 California Fire Code. The additional address identification numbers are necessary identify buildings completely destroyed due to fire or other natural disasters when the building identification collapses or is destroyed with a building.

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THE FOLLOWING PROPOSED ADMINISTRATIVE STANDARDS IN CHAPTER 11 AND 12 OF THE MUNICIPAL CODE WERE NOT INCLUDED IN THE PACKAGE REVIEWED BY THE BOARD OF BUILDING APPEALS AND ADVISORS IN THE PART I PACKAGE RELEASED FOR THE SEPTEMBER 2, 2010 MEETING.

Chapter 11 Article 3 Division 1

Update the definition for construction permits to include fire permits. Fire permits are for items such as spray booths or hood systems, etc.

§113.0103 Definitions

No Changes to definitions from *Abutting property* through *Condominium conversion*.

Construction permit means a permit issued pursuant to Land Development Code Chapter 12, Article 9. Construction permits include the following: Building Permits, Electrical Permits, Plumbing/Mechanical Permits, Demolition/Removal Permits, Grading Permits, Public Right-of-Way Permits, Fire Permits and Sign Permits.

Remainder of section not changed.

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Chapter 12 Article 1 Division 4

1. Update Section 121.0403 to reflect adoption of the California Residential Code. Also update the term City Manager to Mayor. Correct reference to CBC rather building regulations.

§121.0403 Criteria for Determining That a Structure Is Unsafe

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

- (a) The building contains one or more structural components that cannot withstand 100 percent of the vertical design standards as required by the ~~applicable version~~ prevailing edition of the ~~Building Regulations~~ California Building Code;
 - (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 ~~applicable version~~ prevailing edition of the ~~Building Regulations~~ California Building Code; or
 - (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 ~~applicable~~ prevailing edition of the ~~Building Regulations~~ California Building Code.
2. Update the sections to follow to reflect the change from City Manager and to reflect the new regulations added. Green Building Regulations only apply to new buildings so if a new building is constructed without a permit that circumstance does not require a green building code reference.

§121.0404 Criteria for Determining That a Structure Is Dangerous

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

Item (a) through (h) are not changed.

- (i) The exits of the *structure* or the means to exit do not conform with the applicable provisions of the ~~Municipal Code~~ Building Regulations or the Residential Building Regulations regarding the number of exits, their width, or any other features that may cause a hazard to the life or safety of the occupants or the general public;

Item (j) No change

- (k) The existing use or occupancy violates the fire, health, or Building, Electrical, Plumbing, ~~and-Mechanical~~ and Residential Building Regulations of the Municipal Code.

§121.0418 Standards for Repair of Unsafe, Dangerous, or Substandard Structures

When the City Manager orders the repair, vacation, or demolition of any unsafe, substandard, or dangerous *structure*, the *structure* shall be repaired in accordance with the most recent Building, Electrical, Plumbing, ~~and-Mechanical~~ and Residential Building Regulations as adopted by the City of San Diego.

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Ch 12 Article 9 Division 1

1. Update Section 129.0104 (a) 1, 3, 4, 5, 6 to add Residential Building Regulations and Green Building Regulations to reflect the addition of Ch 14 Article 9 for Residential Building Regulations and Ch 14 Article 10 for Green Building Regulations.
2. Add a new item # 4 to clarify the Building Official has the authority to inspect construction activities.
3. Section 129.0104 and may portion of Chapter 12 Article 9 Division 1 as structured during the development of the Land Development Code is intended to be general and to apply to activities regulated by the City Engineer and the Building Official. However certain subsections do not apply to City Engineer activities and the term construction permit may not always apply. Only permits under the authority of the Building Official will be broken out where appropriate throughout Chapter 12 Article.
4. due to the proposed change to include Fire Permit under the *construction permit* definition in Section 113.0103 Fire Permits are addressed in various divisions in Chapter 12 Article 9.
5. Add item 13 to clarify the Building Official authority to classify occupancies of buildings.
6. Update all portions of chapter 12 Article 9 to replace the undefined term Permittee with Permit Holder for consistency with definition in Section 113.0103

§129.0104 Construction Permit Authorities

- (a) The powers and duties of the Building Official are as follows:
 - (1) To administer and enforce the Building, Electrical, Plumbing, ~~and Mechanical,~~ Residential Building and Green Building Regulations.
 - (2) To review applications for Building Permits, Electrical Permits, Plumbing Permits, Demolition/Removal Permits, Fire Permits and Mechanical Permits including plans, specifications, and other data.
 - (3) To determine if proposed work is in compliance with the Building, Electrical, Plumbing, ~~and Mechanical,~~ Residential Building, Fire Code and Green Building and other applicable provisions of the Municipal Code and to make the decision to approve and issue the appropriate *construction permit*.

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- (4) To inspect construction activity not located in the public rights-of-way to determine if the construction activity is in compliance with the issued construction permit, the Municipal Code, and adopted Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building.
- (4)(5) To make interpretations of the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building. The interpretations, rules, and regulations shall be in conformance with the intent and purposes of the Building, Electrical, Plumbing, and Mechanical Regulations.
- (5)(6) To grant modifications for individual cases when there are practical difficulties involved in carrying out the provisions of the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations. The Building Official shall first find that a special individual reason makes the strict application of the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations impractical, that the modification is in conformance with the purpose and intent of the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations, and that the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modification shall be recorded and entered in the project file.
- (6)(7) To adopt policies and regulations reasonably necessary to clarify the application of the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations. The policies and regulations shall be in conformance with the purpose and intent of these regulations.

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~~(7)~~(8) To request an interpretation of any provisions of this article or Chapter 14, Articles 5, 6, 7, 8, 9 and ~~7-10~~, or the suitability of any alternate material, design, or construction method from the Board of Building Appeals and Advisors.

~~(8)~~(9) To keep complete records of all permits issued, inspections and reinspections made, and other official work performed in accordance with the provisions of the Land Development Code.

~~(9)~~(10) To require the recordation of documents with the County Recorder as necessary to effectively enforce the requirements of the Land Development Code.

~~(10)~~(11) To request and receive the assistance and cooperation of other City officials in carrying out these duties.

~~(11)~~(12) To require plans, computations, and specifications to be prepared and designed by an engineer or architect licensed by the State of California, even if not required by state law.

~~(12)~~(13) To classify the occupancy of building, or a portion of a building, based on the occupancies and uses in Chapter 3 of the California Building Code.

7. Modify Section 129.0109 (a), (b) and 129.0110 (a), (b) to add Residential Building Regulations and Green Building Regulations and to reflect the addition of Ch 14 Article 9 for Residential Building Regulations and Ch 14 Article 10 for Green Building Regulations.

§129.0109 Use of Alternate Materials, Design, or Construction Methods

- (a) The provisions of the Building, Electrical, Plumbing, ~~and Mechanical,~~ Residential Building and Green Building Regulations are not intended to prevent the use of any alternate material, design, or construction method

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not specifically prescribed by the Building, Electrical, Plumbing, or Mechanical Regulations, provided the Building Official approves of their use.

- (b) The Building Official may approve 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 Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations;

Remainder of section not changed.

§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 Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations, 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 Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations or by other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the Building Official shall determine test procedures.

- 8. Update Section 129.0111 General Rules for Construction Inspections to focus on permit activity under the authority of the Building Official and to delete reference to the Land Development Manual for required construction inspections. No section exists in the LDM for construction inspections.

§129.0111 General Rules for Construction Permit Inspections

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All work for which a Building Permits, Electrical Permits, Plumbing Permits, Demolition/Removal Permits, Fire Permits and Mechanical Permits ~~construction permit~~ is issued shall be subject to inspection by the Building Official. Required inspections shall be performed in accordance with the inspection procedures established by the City Manager, except as may be exempted by the Land Development Code. Inspections that may be required ~~are listed in the Land Development Manual~~ are as is established by the Building Official.

- (a) The ~~permittee~~ permit holder shall be informed of the inspections and the sequence of inspections required for the *construction permit*.
- (b) No work shall be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official.
- (c) No portion of any construction work shall be concealed until inspected and approved.
- (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 ~~permittee~~ permit holder or an agent of the ~~permittee~~ permit holder that the inspected portion fails to comply with the Building, Electrical, Plumbing, or Mechanical Regulations or with other applicable regulations of the Municipal Code.
- (e) Any portions of work that do not comply with requirements shall be corrected and such portion shall not be covered or concealed until inspected and authorized by the Building Official.
- (f) A survey of the *lot* may be required to verify that the *structure* is located in accordance with the approved plans.

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- (g) 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*.
- (h) The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

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

- (a) Requesting an Inspection. It shall be the responsibility of the ~~permittee~~ permit holder or the person doing the work authorized by a *construction permit* to notify the Building Official when work is ready for inspection. The request shall be in accordance with procedures established by the City Manager. The Building Official may require that every request for inspection be filed at least one business *day* before the inspection is desired.
- (b) Providing Access for Inspections. The person requesting any inspection required by the Building, Electrical, Plumbing, ~~or~~ Mechanical, Residential Building or Green Building Regulations or the Land Development Code shall be 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.

Remainder of section subsection (c) through (e) not changed

9. Add a code change to Section 129.0113 for limits on certificate of occupancy and include buildings and structures approved under the California Residential Code. Update the reference to Ch 34 of the CBC due to chapter renumbering in the CBC.

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§129.0113 When a Certificate of Occupancy Is Required

- (a) No *structure* or portion of a *structure* shall be used or occupied, and no change in the existing use or occupancy classification of a *structure* or portion of a *structure* shall be made until the Building Official has issued a certificate of occupancy approving that use or occupancy, ~~except that existing Group R, Division 3 and Group U Occupancies do not require a Certificate of Occupancy.~~ A certificate of occupancy is not required for existing or new one and two family dwellings, and townhouses as defined in chapter 2 of the California Residential Code, and their accessory structures.
- (b) Changes in the ~~character or~~ use or occupancy of a building shall not be made except as specified in the ~~2001~~ California Building Code ~~Section 3405~~ Section 3408.

10. Update Section 129.0114 to include the list of required items provided in Section 111.2 of the 2010 CBC Chapter 1 Division II on content of certificate of occupancy. The Division in the CBC is not adopted by the City of San Diego.

§129.0114 Issuance of a Certificate of Occupancy

- (a) The Building Official shall inspect the *structure* and if the Building Official finds no violations of the Land Development Code or other regulations that are enforced by the City's designated Code Enforcement Officials, the Building Official shall issue a Certificate of Occupancy. All work for which a Building Permit was issued must be complete and have had a final inspection before issuance of a Certificate of Occupancy, except in accordance with Section 129.0115. The Certificate of Occupancy must be signed by the Building Official. Issuance of a certificate of occupancy shall not be construed as an approval of a

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violation of any of the provisions of the Municipal Code or any other local or State regulations.

- (b) A certificate of occupancy shall contain the following information:
- (1) The approval number.
 - (2) The address of the structure.
 - (3) The name and address of the permit holder.
 - (4) A description of that portion of the structure for which the certificate is issued.
 - (5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
 - (6) The signature of the Building Official or designated official.
 - (7) The edition of the California Building Code under which the permit was issued.
 - (8) The use and occupancy, in accordance with the provisions of Chapter 3 of the California Building Code.
 - (9) The type of construction as defined in Chapter 6 of the California Building Code.
 - (10) The design occupant load in rooms used for public assembly and classified in Occupancy Group A.
 - (11) If an automatic sprinkler system is provided and the reason that the automatic sprinkler is provided.
 - (12) Any special stipulations and conditions of the building permit.

11. Modify Section 129.0115 based on CBC Section 111.3 to include that the temporary occupancy can be granted when a building or portion of a building can be safely occupied and to include provisions of a time limit for a temporary certificate of occupancy. Typically certificates of occupancy have a 30 day time limit and are only granted when all building construction necessary for fire, health and life safety are approved.

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§129.0115 Issuance of a Temporary Certificate of Occupancy

If the Building Official finds that a *structure* or a *portion of a structure* can be occupied safely, and that no substantial hazard will result from occupancy of any *structure* or portion of a *structure* before all work is completed, a temporary certificate of occupancy may be issued for the use of a *structure*, or portion of a *structure* before the completion of the entire *structure*. A Certificate of Occupancy is required upon completion of the remainder of the work. The Building Official shall set a time period during which the temporary certificate of occupancy is valid.

12. Revise the term Permittee and revise to Permit Holder.

§129.0119 Bond Required for Construction Permit for Grading or Public Improvements

Subsection (a) no change

- (b) The ~~permittee~~ permit holder may utilize an annual and continuing bond for more than one permit provided the total amount of the bond exceeds the aggregate bond amount of the permits outstanding. Annual and continuing bonds shall contain a clause providing the City Manager with 30 calendar days notice before cancellation.
- (c) In lieu of a bond, the ~~permittee~~ permit holder may post a cash deposit, or other security acceptable to the City Manager, with the City Treasurer in an amount equal to the required bond. In the event of a default, the notice of the default as provided above shall be given to the principal and if the default is not corrected within the time specified, the City Manager shall proceed without delay and without further notice of proceeding to use the cash deposit or other security or any portion of the deposit or security to complete the required work. The balance, if any, of the cash deposit shall,

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upon completion of the work, be returned to the *applicant* after deducting the cost of the work.

Remainder of Section not changed

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Ch 12 Article 9 Division 2

1. Update Section 129.0203 (a)
 - a. Exemption # 12 needs to clarify that the addition of a patio cover will require the installation of smoke alarms pursuant to SFM amendment in Section R314.3.1 # 2 smoke alarms in the dwelling required when patio covers or outdoor attached structures are proposed.
 - b. Update exemption # 23 (E) for window replacements to reference the CRC Sections R14 for smoke alarms, R315 for Carbon Monoxide detectors? And Section 310 for emergency escape and rescue openings.
 - i. This section remains consistent with the CRC since the rough opening is not being changed and nor the weather resistive envelope so the 25% limit should not apply to the existing openings where a replacement window is slipped over the existing window.
 - c. Clarify limits to permit exemption for replacement of roof covering to eliminate confusion that the Development Services Department has attempted to clarify in the publication of Information Bulletin IB 123 Replacement of Roof Covering.
 - d. Delete item #19 since acute care hospitals are under State OSHPD jurisdiction.
 - e. Update item # 22 references to the 2010 CRC.
 - f. Add a new item # 23 to exempt from a building permit new parking lots having less than 4 four spaces. Table 142.0402 item # 3 and Section 142.0402 trigger a building permit for certain new parking lots having four or more spaces. The table is in the landscape requirements and results in an accessibility review, drainage and grading review and landscape review.

§129.0203 Exemptions from a Building Permit

- (a) A Building Permit is not required for the following *structures* and activities.

Item (1) through item (11) no change

- (12) Patio cover *structures* attached to or detached from *single dwelling units* in the RE, RS, and RX zones in the following circumstances, except in the *appealable area* of the Coastal Overlay Zone or in Planned Developments:

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- (A) The patio cover *structure* has 300 square feet or less of projected roof area.
- (B) The patio cover *structure* does not encroach into any *yard*.
- (C) The patio cover *structure* is 12 feet or less above *grade*.
- (D) When value work in constructing a patio cover that is attached to a one and two family dwelling, or townhouses as defined in Chapter 2 of the California Residential Code, exceeds \$1,000, smoke alarms shall be provided within dwellings or dwelling units to which the patio cover structure is attached pursuant Section R314 of the California Residential Code.

Subsection (13) through (16) no change

- (17) Renewal of roof coverings on any ~~building~~ ~~buildings~~ where the existing roof structure, including roof diaphragm, is not altered and where the additional dead load on sloped roofs (slope more than 2:12) due to recovering permitted in Section 1510 of the California Building Code and Section R906 of the California Residential Code is less than 6 pounds per square foot.
- (18) Repairs that involve only the replacement of components or existing work with similar materials for the purpose of maintenance, that do not have an aggregate valuation of over \$1,000.00, and that do not affect any electrical or mechanical installations. Repairs exempt from permit requirements shall not include any addition, change, or modification in construction, exit facilities, or permanent fixtures or equipment. The following repairs are exempt from permit requirements without limit to valuation:

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- (A) Painting and decorating;
- (B) Installation of floor covering;
- (C) Cabinet work; and
- (D) Outside paving.

~~(19) Hospital Buildings as defined in California Health and Safety Code, Section 129725.~~

Item (20) through (22) not changed renumber (19) through (21)

~~(23)~~ (22) Installing replacement windows in existing window openings where all of the following conditions apply:

- (A) The “replacement windows” are installed in a single family residence or a duplex.
- (B) The proposed window replacement shall not require any modifications to the weather resistive exterior wall envelope protecting the structure or the interior of the structure.
- (C) The existing windows to be replaced are not required to be fire resistive.
- (D) The proposed work shall not require modifications to the existing rough openings.
- (E) Exemption from a building permit shall not exempt compliance with the emergency escape requirements of Section ~~310.4~~ R310 of the ~~2001~~ California Residential Building Code and the provision of for ~~for~~ smoke detectors

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alarms per the requirements of Section ~~310.9~~ R314 of said code.

- (23) New permanent parking and vehicular use area for less than four vehicles including access to the spaces, excluding parking for single dwelling unit uses on a single lot in single dwelling unit zones.
- (24) Specific *structures* as determined by the Building Official for a particular and justifiable reason.

Remainder of Section not changed

- 2. Modify Section 129.0207 for consistency with Section 129.0206 last sentence where the Building Official can require certain projects to be signed by a registered design professional if not required by the Business and Professions Code.

§129.0207 Designation of Architect or Engineer of Record on Plans

When state law or the Building Official, requires that documents be prepared by an architect or engineer licensed by the State of California, the architect or engineer of record shall be designated on the plans in the manner required by state law.

- 3. Update Section 129.0208 to add coordination responsibility to architect or engineer of record to require one overall professional to be in responsible charge of projects that have subconsultants, for example a structural engineer designing the concrete portion of a podium building and a second structural engineer designing the structure above.

§129.0208 Coordination Responsibilities of Architect or Engineer of Record

- (a) The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents, including documents for partial building permits and deferred submittal items, prepared by others for compatibility with the design of the building.

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- (b) If deferred submittals are requested and approved, the architect or engineer of record shall list the deferred submittals on the plans. The architect or engineer of record shall be responsible for reviewing and coordinating deferred submittals and for forwarding them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building.

4. Revise permittee to permit holder.

§129.0209 Change of Architect or Engineer of Record

If the circumstances require and in accordance with state law, the *applicant* or ~~permittee~~ permit holder may designate a substitute architect or engineer of record licensed by the State of California who shall perform all of the duties required of the original architect or engineer of record. The Building Official shall be notified in writing by the *applicant* or ~~permittee~~ permit holder if the architect or engineer of record is changed or is unable to continue to perform the duties.

5. Update Section 129.0211 to reflect current terminology where the deemed complete date is the application date that establishes the permit application review timeline and from which the expiration dates are established.

§129.0211 Closing of Building Permit Application

- (a) If one year has elapsed since the date of ~~submittal of a Building Permit application~~ is deemed complete and the *applicant* has not requested that a Building Permit be issued, the application file shall be closed. Plans and other data submitted for review may be returned to the *applicant* or destroyed by the Building Official. To reapply, the *applicant* shall submit a new Building Permit application with required submittal materials and

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shall be subject to all applicable fees and regulations in effect on the date the new application is filed.

- (b) The application file for City projects shall be closed after two years have elapsed since the ~~date of submittal of a Building Permit application~~ date the Building Permit application is deemed complete.

Remainder of Section not changed.

Note to City Clerk:

Subsection (c) and (d) not changed however the hanging indents need to be .5 and not .25 as currently published.

6. Update Section 129.0214 to be consistent with Section 1.8.4.3.1 of the CBC and Section 1.3.3.1 of the CRC. The SDMC currently requires retention of plans for 90 days however the referenced CBC and CRC sections
- DIVISION 13. HOUSING, Part 3, Chapter 10 of State Housing Law in the Health and Safety Code requires that certain plans be retained. This is an administrative standard and the City may retain more.
 - 19850. *The building department of every city or county shall maintain an official copy, which may be on microfilm or other type of photographic copy, of the plans of every building, during the life of the building, for which the department issued a building permit.*
"Building department" means the department, bureau, or officer charged with the enforcement of laws or ordinances regulating the erection, construction, or alteration of buildings.
Except for plans of a common interest development as defined in Section 1351 of the Civil Code, plans need not be filed for:
 - (a) *Single or multiple dwellings not more than two stories and basement in height.*
 - (b) *Garages and other structures appurtenant to buildings described under subdivision (a).*
 - (c) *Farm or ranch buildings.*
 - (d) *Any one-story building where the span between bearing walls does not exceed 25 feet. The exemption in this subdivision does not, however, apply to a steel frame or concrete building.*
 - Section 107.5 in Chapter 1 Division II which is not adopted by the City of San Diego requires retention of plans for not less than 180 days, which is longer than the 90 days

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currently in the SDMC. State law only includes requirements for housing due to amendments to the CBC and CRC by HCD.

§129.0214 Requirements for Approved Plans

- (a) Plans and specifications that are approved as part of the application for a Building Permit shall be signed and stamped “APPROVED” by the Building Official and shall be filed as an attachment to the Building Permit. Approved plans and specifications shall not be changed, modified, or altered without authorization of the Building Official.
- (b) Except as required by Sections 19850 and 19851 of the Health and Safety Code, the building official shall retain one set of approved plans, specification and computations for ~~a period of not less than 90 calendar days for the life of the building for which a Building Permit has been issued from the date of completion of the work authorized by those plans, after which time the building official may, at his or her discretion, either dispose of the copies or~~ Copies shall be retained ~~retain them~~ as a part of the permanent files of the Development Services Department.

7. Update Sections 129.0215 through 129.0219 updates for permit holder, permit expiration rules as well as requirement for permit extensions.
 - a. Make clear that the overall utilization period of 2 or 4 years in subsection 129.0218 cannot be extended.
 - b. Ensure that an inspection validates whether work has commenced or completed.
 - c. In Section 129.0215 clarify that the scope of work under a partial permit can be based on the code in effect for the foundation if the foundation has been approved due to a passed inspection. Additionally, partial permits can comply with codes in effect at the time of application for the partial permit. The structural design for buildings is in the direction of load path for vertical and lateral loads from the top of the building down to the foundation and as a result it is not possible for the foundation and remainder of the structure to be structurally designed for different loads.

§129.0215 Issuance of a Building Permit for a Part of a Structure.

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The Building Official may issue a permit, and work may begin, for the construction of part of a *structure* before the plans and specifications for the entire *structure* have been submitted or approved, if adequate information and detailed statements have been submitted complying with all applicable requirements of the Building Code. As a condition of issuance, the ~~permittee~~ permit holder shall agree that he or she proceeds at his or her own risk without assurance that the Building Permit for the entire *structure* will be issued. The partial construction shall comply with the Building Regulations and any other regulation in effect on the date the permit application for the scope of work under the partial permit is submitted to, and is accepted by the Building Official. If a foundation inspection is completed, the construction of the remainder of the structure may rely on the Building Code in effect at the time the foundation permit was deemed complete.

§129.0216 Initial Utilization of a Building Permit

~~A Building Permit shall become void if the work authorized by the permit has not begun within 180 calendar days of the date of permit issuance.~~ A Building Permit shall become void if substantial work authorized by the permit has not commenced and validated by an inspection within 180 calendar days of the date of permit issuance unless an extension has been granted pursuant to Section 129.0219.

§129.0217 Maintaining Utilization of a Building Permit

~~A Building Permit shall become void if at any time after the work is begun, the *structure* or work authorized by the Building Permit is suspended or abandoned for a continuous period of 180 calendar days.~~ substantial work authorized by the permit has not been completed and validated by an inspection, or the work is suspended or the *structure* is abandoned for a continuous period of 180 calendar days unless an extension has been granted per Section 129.0219.

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§129.0218 Expiration of a Building Permit

- (a) A Building Permit for single dwelling unit or two-dwelling unit projects, and for the relocation of structures shall ~~expire by limitation and~~ become void two years after the date of permit issuance, ~~unless an exception is granted in accordance with Section 129.0218(b).~~ A Building Permit for all other projects shall ~~expire by limitation and~~ become void four years after the date of permit issuance.
- (b) If the building or work authorized by a Building Permit has not received final inspection approval by the permit expiration date per Section 129.0218 (a), all work shall stop until a new permit is issued ~~or an extension of time is approved in accordance with Section 129.0219~~. All Electrical, Plumbing, or Mechanical Permits and Fire Permits associated with a Building Permit shall expire concurrently with the Building Permit.

§129.0219 Extension of Time for a Building Permit

- (a) Except for relocation of *structures*, a ~~permittee~~ permit holder may submit to the Building Official and application for and extension of time before the expiration date of the Building Permit due to the limitations of Section 129.0216 and 129.0217. The application shall be filed no later than one month in advance of the expiration date. The Building Official may extend the Building Permit one time, for a period not exceeding 180 calendar days, if the Building Official determines that circumstances beyond the control of the ~~permittee~~ permit holder prevented completion of the work. All Electrical, Plumbing, or Mechanical Permits and Fire Permits associated with a Building Permit shall be extended to expire concurrently with the Building Permit. An extension of time shall not cause the overall permit validity to exceed the time limits in Section 129.0218 (a).

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- (b) If an application for an extension of time has been filed before expiration and in accordance with this section, the existing Building Permit shall automatically be extended until the Building Official has made a decision on the application for an extension.
- (c) If the Building Permit has expired pursuant to Sections 129.0216 and 129.0217 before an application is submitted for an extension of time, no extension shall be granted. If the previous ~~permittee~~ permit holder or any other *applicant* wants to proceed with the same *development*, a new application is required and the application is treated in all respects as a new application.
- (d) If an extension of time has been previously approved in accordance with Section 129.0219 (a), the Building Official may extend the expiration of the Building Permit one additional time, for a period not exceeding 180 calendar days, if the Building Official finds the following:
 - (1) There has not been a significant change in the regulations applicable to the site since the date the permit was issued;
 - (2) The additional extension is in the public interest; and
 - (3) Circumstances beyond the control of the *applicant* prevented the authorized work from proceeding.
 - (4) The Building Permit has not expired by limitation per Section 129.0218.

Note to City Clerk: Subsection (d) line 2, reference to section 129.0219 (a) requires a space between the section and subsection referenced and the correction is reflected above.

8. Revise permittee to permit holder

129.0220 Issuance of a Building Permit for Relocation of a Structure

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Subsection (a) no change

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

Item (1) through (3) no change

- (4) The ~~permittee~~ 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 ~~permittee~~ 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

Remainder of Section not changed.

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Ch 12 Article 9 Division 3 (Electrical)

1. Revisions to Section 129.0307 were included proposed code changes in the Part I package to subsection (e) through (g) below are repeated for clarity.
2. Add a new subsection (h) to clarify that certain renewable energy projects such as solar photovoltaics, wind turbines etc. require the preparation of plans and submittal for a building permit review or an electrical permit review.

§129.0307 How to Apply for an Electrical Permit

- (a) An application for an Electrical Permit shall be submitted in accordance with Sections 112.0102 and 129.0105.
- (b) Every application shall include the following information:
 - (1) The location of the work proposed to be installed; and
 - (2) The amount and kind of work proposed.
- (c) Submittal documents including plans, specifications, and schedules may be necessary to determine whether the installation as described will be in compliance with the requirements of this article.
- (d) Electrical plans shall be submitted for the following types of installations:
 - (1) All commercial and industrial installations;
 - (2) Multiple dwelling buildings that have electrical heating and contain three or more units (a single line diagram will not be required if the electrical service is single phase and not more than 400 amps); and
 - (3) Multiple dwelling buildings that have no electrical heating and contain four or more units.
 - (4) The Building Official may require that electrical and structural plans be submitted for renewable energy projects including electrical equipment such as but not limited to wind turbines and

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similar equipment generating electricity from wind power, certain ground or roof mounted solar photovoltaic and other similar equipment as determined by the Building Official.

- (e) All submitted plans shall show a single line diagram of service, feeders, conduit, and wire sizes. Electrical calculations shall accompany all submitted plans. A Signed Certification of ~~for~~ Compliance with California Administrative Code Title 24 ~~the California Energy Code, Title 24 Part 6~~ shall appear on the plans.
- (f) All submitted plans shall be signed as required by the California Business and Professions Code, Chapter 7 Article 3 ~~Division 3~~.
- (g) All plans required for hospitals and electrical installations operating in excess of 600 volts shall be signed by a ~~State Registered~~ California Licensed Electrical Engineer.

- 2. Update Sections 129.0301, 129.0311, 129.0314 to be consistent with structure in Sections 129.0216, 129.0217 and 129.011 for electrical permit expirations and utilization.
 - a. Create a new subsection (b) in Section 129.0310 to include repealed subsection (a) in Section 129.0315.
 - b. Create a new subsection (c) in Section 129.0313 to reflect repealed portions of Section 129.0313 (b).

§129.0310 Initial Utilization of an Electrical Permit

~~An Electrical Permit shall become void if the work authorized by the Electrical Permit has not begun within 180 calendar days of the date of permit issuance.~~ A Electrical Permit shall become void if substantial work authorized by the permit has not commenced and validated by an inspection within 180 calendar days of the date of permit issuance unless an extension has been granted pursuant to Section 129.0313.

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§129.0311 Maintaining Utilization of an Electrical Permit

~~An Electrical Permit shall become void if the work authorized by the Electrical Permit is suspended or abandoned for a continuous period of 180 calendar days.~~

- (a) A Electrical Permit shall become void if substantial work authorized by the permit has not been completed and validated by an inspection, or the work is suspended or the *structure* is abandoned for a continuous period of 180 calendar days, or per Section 129.0311 (b) unless an extension has been granted per Section 129.0313.
- (b) If any person to whom an Electrical Permit has been issued ~~quits~~ suspends work on an installation, the ~~permittee~~ permit holder, ~~owner, or owner's authorized representative~~ shall notify the Building Official in writing. The notice shall be given within 2 calendar days of the date on which work was discontinued and shall include a request for inspection of the work installed. Upon receipt of this notification by the Building Official, the Electrical Permit shall become void.

§129.0313 No Extension of Time for an Electrical Permit

- (a) An expired Electrical Permit may not be renewed unless extended by the Building Official in connection with the extension of a Building Permit.
- (b) A new Electrical Permit is required to finish any work that was not finished because of the expiration of the permit; however, unfinished work may be removed without a permit. All work under a new Electrical Permit must comply with the regulations in effect at the time the new permit is issued.
- (c) No person shall resume work on any incomplete installation that has been abandoned per Section 129.0311 (b) until the installation has been released by the Building Official and a new Electrical Permit has been

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obtained. A copy of the notice shall accompany the application for the new permit.

§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 ~~and the inspection requirements of the Land Development Manual~~. Inspections that may be required are as is established by the Building Official.

3. Repeal Section 129.0315 relocate subsection (a) to 129.311 and subsection (b) to 129.313 where appropriate.

§129.0315 Notification of Incomplete Installations

- (a) If any person to whom an Electrical Permit has been issued quits an installation, the ~~permittee~~ permit holder, owner, or owner's authorized representative shall notify the Building Official in writing. The notice shall be given within 2 calendar days of the date on which work was discontinued and shall include a request for inspection of the work installed. Upon receipt of this notification by the Building Official, the Electrical Permit shall become void.
- (b) No person shall resume work on any incomplete installation until the installation has been released by the Building Official and a new Electrical Permit has been obtained. A copy of the notice shall accompany the application for the new permit.

~~§129.0314~~§129.0315 No Deviation from Electrical Permit Without Approval

The Electrical Permit shall be for the installation described in the permit application and no deviation shall be made from the installation so described without the written approval of the Building Official.

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§129.03170316 Temporary Electrical Permit

Remainder of section not changed.

- (a) The Building Official may issue a Temporary Electrical Permit for the following types of electrical installations:
 - (1) Construction Power. The temporary power authorization shall be for the time construction is in progress;
 - (2) Carnivals, Conventions, Festivals, Fairs, and similar events. The temporary power authorization shall be for the time the event is in progress, not to exceed 90 calendar days; and
 - (3) The Testing of Any Permanent System of Wiring Prior to the Final Approval of That System. The temporary power authorization shall be for the time required for testing, not to exceed 30 calendar days.
- (b) The Building Official shall determine that the safety of life and property will not be jeopardized by the temporary electrical installation.
- (c) All temporary installations shall conform as nearly as practicable with the requirements of the Electrical Regulations for permanent installations. The Building Official may permit deviations that will not cause hazard to life or property.
- (d) If the Building Official subsequently determines that the electrical installation is a hazard to life or property, the Building Official may immediately rescind or cancel the temporary permit covering the installations and disconnect or order disconnection of all energy to the equipment.
- (e) Upon the expiration of the time designated in the temporary permit, the Building Official may disconnect or order disconnection of all electrical energy authorized by the temporary permit.

Article 5: Fire Protection and Prevention

Division 1: Adoption of the 2007 2010 California Fire Code

*(“Fire Code” added 7-10-1989 by O-17321 N.S.; repealed 1-8-1996 by O-18242 N.S.)
 (“Adoption of the Uniform Fire Code (1994 Edition)” added 1-8-1996 by O-18242 N.S.)
 (Retitled to “Adoption of the California Fire Code (1998 Edition)” 7-19-1999 by O-18659 N.S.)
 (Retitled to “Adoption of the California Fire Code (2001 Edition)” 9-24-2002 by O-19103 N.S.)
 (Retitled to “Adoption of the 2007 California Fire Code” 4-8-2008 by O-19728 N.S.)
 (Retitled to “Adoption of the 2010 California Fire Code” and
 amended X-X-2011 by O-XXXXX N.S.)*

§55.0101 Adoption of the 2007 2010 California Fire Code Purpose and Intent, and Administrative Provisions

- (a) Portions of the California Fire Code (2007 2010 Edition) adopted. Except as otherwise provided in this Article, the California Fire Code (2007 2010 Edition), which incorporates and amends the International Fire Code (2006 2009 Edition), including adopted appendices, is hereby adopted by reference. A copy of the California Fire Code (2007 2010 Edition), is on file in the office of the City Clerk as Document No. OO-19728 XXXXX. The California Fire Code (2007 2010 Edition), is referred to in this Article as the 2007 2010 California Fire Code.
- (b) San Diego Fire Code. The document known as the San Diego Fire Code consists of the following documents:
 - (1) Those portions of the 2007 2010 California Fire Code adopted by the City in section 55.0101 with changes as specified in this Article.
 - (2) Sections 55.0101 through ~~55.4901~~ 55.5001 of Chapter 5, Article 5, of the San Diego Municipal Code.
 - (3) Applicable sections of the California Code of Regulations.
- (c) Relationship of the San Diego Municipal Code section numbers to the 2007 2010 California Fire Code section numbers. Sections within the 2007 2010 California Fire Code retain those same section numbers when referred to within the text of the San Diego Municipal Code. Thus, Section 901 of the 2007 2010 California Fire Code will be cited as the 2007 2010 California Fire Code section 901 within the text of the San Diego Municipal Code.

Where a section of the 2007 2010 California Fire Code is adopted with changes, it is promulgated within the Municipal Code by using a numbering system to reflect both the Municipal Code numbering system and the 2007 2010 California Fire Code numbering system. For example, section 901 of the 2007 2010 California Fire Code is adopted with changes in San Diego Municipal Code section 55.0901. The first two digits to the left of the first decimal point are the chapter and article number of the San Diego Municipal Code. The two digits to the right of the first decimal point represent the San Diego Municipal Code's division number. The last four digits reflect the numbering system of the 2007 2010 California Fire Code. A zero (0) after the decimal point is a filler to accommodate the San Diego Municipal Code numbering system and is added when the section number in the 2007 2010 California Fire Code is less than four digits.

The Municipal Code numbering system reflects the numbering system of the 2007 2010 California Fire Code excluding the chapter and article numbers to the left of the decimal point and when appropriate, the utilization of a filler zero (0). Consequently, with these modifications, the numbering in the San Diego Municipal Code sections 55.0101 through ~~55.4701~~ 55.5001 corresponds with the numbering system change in the 2007 2010 California Fire Code.

- (d) Definitions. Whenever the following terms appear within the text of the 2007 2010 California Fire Code, they shall have the following definitions:

Fire Code Official means the Fire Chief of the City of San Diego.

Municipality or jurisdiction means the City of San Diego.

- (e) Prospective and Retrospective Application. Unless specifically stating that they may be applied prospectively only, provisions of the San Diego Fire Code may be retrospectively applied in accordance with the 2007 2010 California Fire Code, Appendix Chapter 1, Section 102.
- (f) Effective Date. Unless otherwise stated in a specific San Diego Municipal Code section or 2007 2010 California Fire Code section adopted by the City, the effective date of the 2007 2010 California Fire Code shall be January 1, 2008 2011.
- (g) Reference to California Building Code. Any reference within the San Diego Fire Code to the "C.B.C or California Building Code" shall refer to those provisions of the California Building Code as adopted by Chapter 14 of the San Diego Municipal Code.

- (h) Portions of the ~~2007~~ 2010 California Fire Code not adopted. The following sections of the ~~2007~~ 2010 California Fire Code are not adopted:

~~APPENDIX CHAPTER 1, Section 101.1~~

~~APPENDIX CHAPTER 1, Section 108~~

~~APPENDIX CHAPTER 1, Section 111.4~~

APPENDIX A

APPENDIX D

APPENDIX E

APPENDIX F

APPENDIX G

304.1.2

Reason: 1. Appendix Chapter 1 does not exist in the 2010 CFC. 2. Editorial. Section 304.1.2 was intended to be adopted; however, it inadvertently appears both in this section and in §55.0101 Modifications to the California Fire Code.

(Amended ~~4-8-2008 X-X-2011~~ by O-19728 XXXXXX N.S; effective ~~5-8-2008 X-X-2011~~.)

§55.0102 Modifications to the ~~2007~~ 2010 California Fire Code Adopted by the City of San Diego

The following sections or sub-sections of the ~~2007~~ 2010 California Fire Code have been modified by the City of San Diego:

~~(b)~~(a) ~~Appendix~~ Chapter 1, Section 108, Board of Appeals.

~~(a)~~(b) Chapter 3, Section 304.1.2, Vegetation.

(c) Chapter 3, Section 307.4.1, Bonfires

(d) Chapter 5, Section 505.1, Address identification.

~~(e)~~(e) Chapter 5, Section ~~508.5.1~~ 507.5.1, Where required.

~~(d)~~(f) Chapter 9, Section 901.7, Problematic systems and ~~S~~systems out of service.

Reason: Chapters, titles and sections updated to coordinate with the numbering system in the 2010 CFC and to correct previous editorial errors.

(Amended 4-8-2008 X-X-2011 by O-19728 XXXXX N.S; effective 5-8-2008 X-X-2011.)

§55.0103 Adoption of Appendices to the 2007 2010 California Fire Code

The following Appendix Chapters of the 2007 2010 California Fire Code are adopted by the City of San Diego:

- ~~(a) Appendix Chapter 1, Administration.~~
- ~~(b)(a)~~ Appendix Chapter 4, Special Detailed Requirements Based On Use And Occupancy.
- ~~(e)(b)~~ Appendix B, Fire Flow Requirements for Buildings.
- (c) Appendix BB, Fire-Flow Requirements for Buildings.
- (d) Appendix C, Fire Hydrant Locations and Distribution.
- (e) Appendix CC Fire Hydrant Locations and Distribution.
- ~~(e) Appendix H, Hazardous Materials Management Plans and Hazardous~~
- ~~(f) Materials Inventory Statements, and Figure A H 1 Sample Format.~~
- (f) Appendix H, Hazardous Materials Management Plans and Hazardous Materials Inventory Statements.

Reason: 1. Appendix Chapter 1 does not exist in the 2010 CFC. The text was relocated to CFC Chapter 1, Division 2. 2. Appendix BB and CC were previously adopted by the State; however, they were inadvertently excluded from the adoption ordinance. 3. Editorial. Appendix H was inadvertently split into two subsections in the previous ordinance. Additionally, a portion of the body of the code was inadvertently copied into the Appendix H title. Both of these editorial issues were corrected here.

(Amended 4-8-2008 X-X-2011 by O-19728 XXXXX N.S; effective 5-8-2008 X-X-2011.)

§55.0104 2007 California Fire Code, Chapter 1 - General Code Provisions Scope and Administration

- (a) ~~101.1 1.1.1~~ Title through ~~114 113.5~~ Reserved Refunds. Sections ~~101.1 1.1.1~~ through ~~114 113.5~~ of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

Reason: Appendix Chapter 1 was relocated by the State and combined with Chapter 1 in the 2010 CFC. Chapter title and Section numbers were updated to coordinate with the numbering system in the 2010 C.F.C.

(Amended ~~4-8-2008 X-X-2011~~ by O-19728 XXXXX N.S; effective ~~5-8-2008 X-X-2011~~.)

Article 5: Fire Protection and Prevention

Division 2: Definitions

(“Definitions” added 4-8-2008 by O-19728 N.S.)
(“Definitions” amended X-X-2011 by O-XXXXXX N.S.)

§55.0201 Definitions

- (a) 201.1 Scope through 202 General Definitions. Sections 201.1 through 202 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 3: General Precautions Against Fire

*(“General Precautions Against Fire” added 4-8-2008 by O-19728 N.S.)
 (“General Precautions Against Fire” amended X-X-2011 by O-XXXXX N.S.)*

§55.0301 General Precautions Against Fire

- (a) 301.1 Scope through 304.1.1 Waste material. Sections 301.1 through 304.1.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S.; effective 5-8-2008.)
 (Amended X-X-2011 by O-XXXXX N.S.; effective X-X-2011.)*

§55.0304 Combustible Waste Material

- (a) 304.1.2 Vegetation

Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in the urban-wildland interface areas shall be in accordance with Chapter 49 and the City of San Diego Land Development Code.

Reason: Editorial. “Chapter 49” was inadvertently deleted in the previous ordinance.

- (b) 304.1.2.1 Clearance of brush and vegetative growth from roadways

The code official is authorized to require areas within 10 feet (3048 mm) on each side of portions of fire apparatus access roads and driveways to be cleared of nonfire-resistive vegetation growth.

Exception: Single specimens of tress, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used for ground cover, provided they do not form a means of readily transmitting fire.

- (c) 304.1.2.2 Clearance of brush and vegetative growth from electrical transmission and distribution lines

Clearance of brush and vegetative growth from electrical transmission and distribution lines shall be in accordance with Sections 304.1.2.2.1 through 304.1.2.2.5.

Exception: Sections 304.1.2.2.1 through 304.1.2.2.5 do not authorize persons not having legal right of entry to enter on or damage the property of others without consent of the owner.

(d) 304.1.2.2.1 Support clearance

Persons owning, controlling, operating or maintaining electrical transmission or distribution lines shall have an approved program in place that identifies poles or towers with equipment and hardware types that have a history of becoming an ignition source, and provides a combustible free space consisting of a clearing of not less than 10 feet (3048 mm) in each direction from the outer circumference of such pole or tower during such periods of time as designated by the code official.

Exception: Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

(e) 304.1.2.2.2 Electrical distribution and transmission line clearances

Clearances between vegetation and electrical lines shall be in accordance with Sections 304.1.2.2.3 through 304.1.2.2.5.

(f) 304.1.2.2.3 Trimming clearance

At the time of trimming, clearances not less than those established by Table 304.1.2.2.3 shall be provided. The radial clearances shown below are minimum clearances that shall be established, at the time of trimming, between vegetation and the energized conductors and associated live parts.

Exception: The code official is authorized to establish minimum clearances different than those specified by Table 304.1.2.2.3 when evidence substantiating such other clearances is submitted to and approved by the code official.

**TABLE 304.1.2.2.3
MINIMUM CLEARANCES BETWEEN VEGETATION
AND ELECTRICAL LINES AT TIME OF TRIMMING**

LINE VOLTAGE	MINIMUM RADIAL CLEARANCE FROM CONDUCTOR (feet)
750-35,000	6
35,001-60,000	12
60,001-115,000	19
115,001-230,000	30.5
230,001-500,000	115

(g) 304.1.2.2.4 Minimum clearance to be maintained

Clearances not less than those established by Table 304.1.2.2.4 shall be maintained during such periods of time designated by the code official. The site-specific clearances achieved, at time of pruning, shall vary based on species growth rates, the utility company-specific trim cycle, the potential line sway due to wind, line sag due to electrical loading and ambient temperature and the tree’s location in proximity to the high voltage lines.

Exception: The code official is authorized to establish minimum clearances different from those specified by Table 304.1.2.2.4 when evidence substantiating such other clearances is submitted to and approved by the code official.

**TABLE 304.1.2.2.4
MINIMUM CLEARANCES BETWEEN VEGETATION AND
ELECTRICAL LINES TO BE MAINTAINED**

LINE VOLTAGE	MINIMUM CLEARANCE (inches)
750-35,000	6
35,001-60,000	12
60,001-115,000	19
115,001-230,000	30.5
230,001-500,000	115

(h) 304.1.2.2.5 Electrical power line emergencies

During emergencies, the utility shall perform the required work to the extent necessary to clear the hazard. An emergency can include situations such as trees falling into power lines, or trees in violation of Table 304.1.2.2.4.

(i) 304.1.2.3 Waste material

Waste material shall not be placed, deposited or dumped in wildland-urban interface areas, or in, on or along trails, roadways or highways or against structures in wildland-urban interface areas.

(b) 304.1.3 Space underneath seats through ~~315.3.2~~ 307.4 Height Location. Sections 301.1.3 through ~~315.3.2~~ 307.4 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)

(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2011.)

Reason: The proposed provisions previously existed in the 2001 CFC, Appendix II-A and were adopted in O-19103. These provisions were relocated from the 2007 CFC to International Wildland-Interface Code (IWUIC) and were inadvertently excluded in O-19728. This proposed code change reinstates these provisions which were extracted from the 2009 IWUIC.

§55.0307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces

(a) 307.4.1 Bonfires

A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions which could cause a fire to spread within 50 feet (15 240 mm) of a structure shall be eliminated prior to ignition.

Exceptions:

1. Fires upon beach areas shall be in accordance with SDMC Sections 63.20.5(c)(d).
2. Fires are not permitted in public parks except as provided in SDMC Section 63.0102(b)(11).

Reason: Added exception for clarity and to eliminate conflict between existing SDMC and the Fire Code.

(b) 307.4.2 Recreational fires through ~~315.3.2~~ 317.1 Height Laundry carts with a capacity of 1 cubic yard or more. Sections 307.4.2 through ~~315.3.2~~ 317.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 4: Emergency Planning and Preparedness

(“Emergency Planning and Preparedness” added 4-8-2008 by O-19728 N.S.)
(“Emergency Planning and Preparedness” amended X-X-2011 by O-XXXXXX N.S.)

§55.0401 Emergency Planning and Preparedness

- (a) 401.1 Scope through 403.1.1 Duties. Sections 401.1 through 403.1.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).
- ~~(b) 403.2 Public safety plan through 408.11.3 Maintenance. Sections 401.1 through 408.11.3 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).~~

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Revised X-X-2010 by O-XXXXXX N.S; effective X-X-2011.)

§55.0403 Standby Fire Department Personnel

- (a) 403.1.2 Standby Fire Department Personnel. When, in the opinion of the *Fire Code Official*, it is essential for public safety in a place of assembly or any other place where people congregate, due to the number of persons, or the nature of the performance, exhibition, display, contest or activity, the owner, agent or lessee shall employ one or more qualified persons, as required and approved, to be on duty at such place.

Such individuals shall be subject to the *Fire Code Official*'s orders at all times when so employed and shall be in uniform and remain on duty during the times such places are open to the public, or when such activity is being conducted. Before each performance or the start of such activity, such individuals shall (1) inspect the required fire appliances provided to see that they are in proper place and in good working order; (2) keep diligent watch for fires during the time such place is open to the public or such activity is being conducted; and (3) take prompt measures for extinguishment of fires that may occur.

Such individuals shall not be required or permitted, while on duty, to perform any other duties than those herein specified.

The City shall charge the permittee the cost of such services. The cost shall be computed by the Fire Department using accepted cost accounting methods including but not limited to the cost of salary, fringe benefits and general overhead. Time cards of the assigned personnel shall be submitted by the *Fire Code Official* to the Auditor and Comptroller and shall be prima facie evidence of the expended work-hours. In no event shall a permittee be charged less than the cost of two work-hours for each standby qualified person.

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)

(Added X-X-2011 by O-XXXXX N.S; effective X-X-2011.)

- (b) 403.2 Public safety plan through 408.11.3 Maintenance. Sections 401.1 through 408.11.3 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

Reason: §55.0401(b) is unchanged and was relocated for consistency.

(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2010.)

Article 5: Fire Protection and Prevention

Division 5: Fire Service Features

*(“Fire Service Features” added 4-8-2008 by O-19728 N.S.)
 (“Fire Service Features” amended X-X-2011 by O-XXXXXX N.S.)*

§55.0501 Fire Service Features

- (a) 501.1 Scope through 508.5.6 ~~504.3 Physical Protection~~ Stairway access to roof. Sections 501.1 through ~~508.5.6~~ 504.3 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

§55.0505 Premises Identification

- (a) 505.1.Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. For buildings used exclusively for residential purposes complying with the California Residential Code, such Nnumbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). ~~For all other buildings used all or in part for commercial, industrial or institutional purposes, such numbers shall be a minimum of 6 inches (152.4 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).~~ Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.
- (b) 505.2 Street or road signs through 507.5.6 Physical Protection. Sections 505.2 through 507.5.6 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

Reason: This code change is necessary for consistency with Section 501.2 of the 2010 California Building Code, Section 505.1 of the 2010 California Fire Code and existing provisions of ~~the~~ SDMC Sec. 95.0209(a).

(Added X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)

Revised 10-06-2010. Revisions are indicated by double underline and/or double strikethrough.

§55.0507 **Fire Protection Water Supplies**

- (a) ~~508.5.1~~ 507.5.1. Where Required. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved into or within the jurisdiction after August 18, 1999. When any portion of the facility or building protected is in excess of 300 feet (91,440 mm) from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the *Fire Code Official*.
- (b) 507.5.2 Inspection, testing and maintenance through 507.5.6 Physical protection. Sections 507.5.2 through 507.5.6 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).
- (c) ~~508.5.7~~ 507.5.7. Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the *Fire Code Official* to prevent obstruction by parking and other obstructions. When required by the *Fire Code Official*, hydrant locations shall be identified by the installation of reflective bluecolored markers. Such markers shall be affixed to the roadway surface, approximately centered between curbs, and at a right angle to the hydrant.
- (d) 508.1 General through 510.3 Emergency responder radio coverage in existing buildings. Sections 508.1 through 510.3 of the California Fire Code have been adopted without change pursuant to sections 55.0101(a).

Reason: Division renumbered for consistency with the 2010 California Fire Code.

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 6: Building Services and Systems

(“Building Services and Systems” added 4-8-2008 by O-19728 N.S.)
(“Building Services and Systems” amended X-X-2011 by O-XXXXXX N.S.)

§55.0601 Building Services and Systems

- (a) 601.1 Scope through ~~609.2~~ 609.3.4 ~~Where required~~ Extinguishing system service. Sections 601.1 through ~~609.2~~ 609.3.4 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)

(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 7: Fire-Resistance-Rated Construction

(“Fire-Resistance-Rated Construction” added 4-8-2008 by O-19728 N.S.)
(“Fire-Resistance-Rated Construction” amended X-X-2011 by O-XXXXXX N.S.)

§55.0701 Fire-Resistance-Rated Construction

- (a) 701.1 Scope through 704.2 Opening Protectives. Sections 701.1 through 704.2 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 8: Interior Finish, Decorative Materials and Furnishings

(“Interior Finish, Decorative Materials and Furnishings” added 4-8-2008 by O-19728 N.S.)
(“Interior Finish, Decorative Materials and Furnishings” amended X-X-2011 by O-XXXXXX N.S.)

§55.0801 Interior Finish, Decorative Materials and Furnishings

- (a) 801.1 Scope through 808.2 Signs. Sections 801.1 through 808.2 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008)
(Amended X-X-2011 by O-19728 N.S; effective X-X-2011)

Article 5: Fire Protection and Prevention

Division 9: Fire Protection Systems

*(“Fire Department Access and Water Supply” added 1-8-1996 by O-18242 N.S.)
(Retitled to “Fire Protection Systems” and amended 4-8-2008 by O-19728 N.S.)
(“Fire Protection Systems” amended X-X-2011 by O-XXXXX N.S.)*

§55.0901 Fire Protection Systems

- (a) 901.1 Scope through 901.6.2.1 Records information. 901.6.2.1 through 903.6.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).
- (b) 901.7 Problematic Systems and Systems out of service. Where a required fire protection system is out of service for any reason, or experiences an excessive number of accidental activations, the fire department and *Fire Code Official* shall be notified immediately and, where required by the *Fire Code Official*, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.
- (c) 901.7.1 Impairment coordinator through ~~903.6.1~~ 903.6.2 ~~Pyroxylin~~ Plastics Group I-2. Sections 901.7.1 through ~~903.6.1~~ 903.6.2 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Amended 9-24-2002 by O-19103 N.S.)
(Retitled to “Fire Protection Systems” and amended 4-8-2008 by O-19728 N.S.)
(Amended X-X-2011 by O-XXXXX N.S.)*

Reason: Renumbered for consistency with the 2010 California Fire Code.

§55.0903 Automatic Sprinkler Systems – Existing High-Rise Buildings

- (a) [Reserved.]
- (b) [Reserved.]

(c) **903.6.2.1 903.6.3 Purpose and Intent.** The Council hereby finds as a matter directly affecting public safety and the life safety of occupants of high-rise buildings and the public safety personnel involved in fire suppression activities in high-rise buildings that it is necessary to install fire sprinkler systems in all existing high-rise buildings, which were previously exempt from such installation. Those buildings in which such sprinkler systems have been installed under the provisions of the ~~2007~~ California Building Code Section ~~3412~~ 3414 are exempt.

(d) **903.6.2.2 903.6.3.1 Definitions.** For purposes of this Section, the following terms have the following definitions:

(1) *High-rise building* means any building or structure of any type of construction or occupancy having floors used for human occupancy located more than seventy-five (75) feet above the lowest floor level having building access.

High-rise buildings do not include:

- (A) Hospitals as defined in Health and Safety Code section 1250.
- (B) Buildings used exclusively as open parking garages.
- (C) Buildings where all floors above the seventy-five (75) foot level are used exclusively as open parking garage and are located above all other floors used for human occupancy.
- (D) Buildings such as power plants, look-out towers, steeples, green houses and similar structures with noncontinuous human occupancy as may be determined by the *Fire Code Official*.
- (E) Any buildings or structures owned by any government agency other than the City of San Diego.
- (F) ~~R-42~~ occupancies as defined in ~~this San Diego Fire Code, the California Building Code~~ except hotels and motels.

(2) *Building access* means an exterior door opening that conforms to all of the following: (1) is suitable and available for fire department use; (2) is located not more than two feet above the adjacent ground level; (3) leads to a space, room or area having foot traffic communication capability with the remainder of the building; and (4) is designed to permit penetration through the use of fire department forcible-entry tools and equipment, unless other approved arrangements have been made with the *Fire Code Official*.

- (3) *Owner* means every person who, or entity which, alone, jointly or severally with others has legal title to any building or structure or has the legal right to structurally alter or modify such building or structure.
- (e) ~~903.6.2.3~~ **903.6.3.2 Applicability.** Except as provided in this section, the provisions of section 55.0903 relating to installation of automatic fire sprinkler systems are hereby made applicable to all existing high-rise buildings, as defined in section 55.0903(d).
- (f) ~~903.6.2.4~~ **903.6.3.3 Fire Sprinkler System.** Automatic fire sprinkler systems required under section ~~903.6.2~~ 903.6.3 of the California Fire Code shall be installed in accordance with NFPA 13 as adopted by State Fire Marshal, with the express provision that any later standard that imposes more stringent fire and life safety requirement shall apply at the time of installation.
- (g) ~~903.6.2.5~~ **903.6.3.4 Schedule of Implementation.** Each owner of a high-rise building, as defined in section 55.0903(d) shall install an approved automatic fire sprinkler system in each high-rise building in accordance with the following schedule:
- (1) By January 1, 1990, the building owner shall submit a work plan to the *Fire Code Official* for approval. The work plan shall include technical sprinkler drawings and a time table for complete installation in accordance with section ~~903.6.2.5~~ 903.6.3.4 of the ~~2007~~ California Fire Code. The plan shall detail a schedule for completing the fire sprinkler system installation, giving priority to those floors in excess of seventy-five (75) feet above the lowest floor level having building access. The *Fire Code Official* is authorized to modify the schedule in this section to accommodate long-term leases; once approved, however, the schedule and plans may not be further modified.
 - (2) By January 1, 1993, one third (1/3) gross square footage of the structure shall be fire sprinklered.
 - (3) By January 1, 1996, two-thirds (2/3) gross square footage of the structure shall be fire sprinklered.
 - (4) January 1, 1999, the entire gross square footage of the structure shall be fire sprinklered.

- (5) The owner of a high-rise building or structure that is subject to the provisions of this section, and that contains significant quantities of asbestos that will interfere with such installations shall have the option of instead equipping the entire gross square footage of the building or structure with an automatic fire sprinkler system by January 1, 1996; provided, however, that under this option, the owner of the building or structure shall be deemed to have waived any further extension of time for compliance. In order to be eligible for this option, the owner must establish the presence of asbestos in the affected building, that it is impossible or impractical to complete the work in increments, with supporting rationale, and that the work plan submitted clearly demonstrates that all tenants will be vacated and all work will be completed within the specified time frame.

For purposes of this section, the gross square footage of a building or structure includes the sum total of all the floor areas for all floor levels, basements and sub-basements, measured from the exterior walls, irrespective of the existence of interior fire resistive walls, floors and ceilings.

Notwithstanding the compliance schedule above, any owner of any high-rise building or structure subject to the provisions of this section, which contains significant quantities of asbestos, who agrees in writing prior to January 1, 1996, to demolish the subject building, shall be exempt from compliance schedule set forth in this section.

The written agreement shall constitute a covenant running with the land. Such agreement shall be recorded in the office of the County Recorder, San Diego County. The recordable agreement from (demolition agreement) shall be provided by the City.

- (h) **903.6.2.6 903.6.3.5 Waiver of Other Provisions.** The *Fire Code Official* or *Building Official* is authorized to waive or modify any or all of the following provisions of the ~~2007~~ California Fire Code or the ~~2007~~ California Building Code as adopted by the City in the San Diego Municipal Code when requiring the retrofitting of existing high-rise buildings with automatic fire sprinkler systems pursuant to this section underground water storage tank will not be required; (2) fire pump size or installation can be reduced or eliminated, depending upon the adequacy of water pressure available to the building; (3) existing dead end corridors without intervening doors may be permitted; (4) existing ventilation shafts may be permitted; and (5) existing transoms may be allowed.

- (i) **903.6.2.7 903.6.3.6 Appeal and Modification provisions.** The owner of a high-rise building covered under this section may appeal a decision made by the *Fire Code Official* under this section. An appeal shall be made to the City Manager. The Board of Appeals and Advisors shall serve as the hearing body for appeals under this section. For these purposes, the Board of Appeals may (1) recommend a variance from any provisions of this section; (2) the suitability of alternate materials and methods of sprinkler installation; and (3) may provide reasonable interpretations of this section, so long as such interpretations do not conflict with the purpose, intent and general objective of this section nor extend the time for compliance established in this section.

The Board of Appeals may, in addition to any other considerations it deems appropriate, examine the architectural or historical significance of the building or structure. The City Manager shall thereafter consider the recommendations of the Board of Appeals and issue a final decision. The City Manager's decision shall constitute the owner's exhaustion of administrative remedies.

- (j) **903.6.2.8 903.6.3.7 Violations.**

- (1) It is unlawful for any owner of a high-rise building to allow any person to occupy any portion of a high-rise building subject to the provisions of this section except where: (1) the *Fire Code Official* or City Manager has, in writing, authorized the occupancy; or (2) the owner is complying with the implementation schedule set forth in this section; or (3) the occupant is performing construction or maintenance to the building related to the installation or maintenance of an automatic fire sprinkler system; (4) the owner of the high-rise building agreed in writing prior to January 1, 2004 to demolish the high-rise building by January 1, 2000.
- (2) It is unlawful for any owner of a high-rise building to allow any person to occupy any portion of a high-rise building after January 31, 2011, where occupancy has been authorized pursuant to this section, except where: (1) the occupant is performing minimal maintenance to prevent the high rise building from being in an unsafe condition; or (2) the occupant is performing construction or maintenance to the building related to the installation or maintenance of an automatic fire sprinkler system; or (3) an approved fire sprinkler system has been completely installed.

Reason: Renumbered for consistency with the 2010 California Fire and Building Codes.

- (k) 904.1 General through ~~914.11.2~~ 914.11.3 ~~New sound stages~~ Fire alarm systems. Sections 904.1 through ~~914.11.2~~ 914.11.3 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

Reason: Renumbered for consistency with the 2010 California Fire Code.

(Amended 9-24-2002 by O-19103 N.S.)

(Retitled to "Automatic Sprinkler Systems – Existing High-Rise Buildings and amended 4-8-2008 by O-19728 N.S; effective 5-8-2008.)

(Amended 3-20-2009 by O-19838 N.S; effective 4-19-2009.)

(Amended 3-18-2010 by O-19936 N.S; effective 4-17-2010.)

(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 10: ~~Fire Protection Systems and Equipment~~ Means of Egress

(“Fire Protection Systems and Equipment” added 1-8-1996 by O-18242 N.S.)

(Retitled from “General” to “Means of Egress”

and amended 4-8-2008 by O-19728 N.S; effective 5-8-2008.)

(“Means of Egress” amended X-X-2011 by O-XXXXX N.S.)

Reason: Editorial. Changed title to “Means of Egress.” Though the previous Ordinance indicated that the Division was retitled, the title was not actually changed in the final document.

§55.1001 Means of Egress

1001.1 ~~Scope~~ General through ~~1028.7~~ 1030.8 Testing and Maintenance. Sections 1001.1 through ~~1028.7~~ 1030.8 of the ~~2007~~ California Fire Code have been adopted without change pursuant to section 55.0101(a).

(“General” added 9-24-2002 by O-19103 N.S.)

(Retitled from “General” to “Means of Egress” and amended 4-8-2008 by O-19728 N.S; effective 5-8-2008.)

(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2011.)

Reason: Renumbered for consistency with the 2010 California Fire Code.

Article 5: Fire Protection and Prevention

Division 11: Aviation Facilities

*(Added "Aviation Facilities" 4-8-2008 by O-19728 N.S.)
("Aviation Facilities" amended X-X-2011 by O-XXXXXX N.S.)*

§55.1101 Aviation Facilities

- (a) 1101.1 Scope through 1107.8 Federal approval. Sections 1101.1 through 1107.8 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 12: Dry Cleaning

*(Added "Dry Cleaning" 4-8-2008 by O-19728 N.S.)
("Dry Cleaning" amended X-X-2011 by O-XXXXXX N.S.)*

§55.1201 Dry Cleaning

- (a) 1201.1 Scope through 1208.4 Portable Fire Extinguishers. Sections 1201.1 through 1208.4 of the ~~2007~~ California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 13: Combustible Dust-Producing Operations

*(Added "Combustible Dust-Producing Operations" 4-8-2008 by O-19728 N.S.)
("Combustible Dust Producing Operations" amended X-X-2011 by O-XXXXXX N.S.)*

§55.1301 Combustible Dust-Producing Operations

- (a) 1301.1 Scope through 1304.1 Standards. Sections 1301.1 through 1304.1 of the ~~2007~~ California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 14: Fire Safety During Construction and Demolition

*(Added "Fire Safety During Construction and Demolition" 4-8-2008 by O-19728 N.S.)
("Fire Safety During Construction and Demolition" amended X-X-2011 by O-XXXXXX N.S.)*

§55.1401 Fire Safety During Construction and Demolition

- (a) 1401.1 Scope through 1417.3 Fire Extinguishers for Roofing Operations. Sections 1401.1 through 1417.3 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 15: Flammable Finishes

*(Added "Flammable Finishes" 4-8-2008 by O-19728 N.S.)
("Flammable Finishes" amended X-X-2011 by O-XXXXXX N.S.)*

§55.1501 Flammable Finishes

- (a) 1501.1 Scope through 1510.5 Ventilation. Sections 1501.1 through 1510.5 of the ~~2007~~ California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 16: Fruit and Crop Ripening

*(Added "Fruit and Crop Ripening" 4-8-2008 by O-19728 N.S.)
("Fruit and Crop Ripening" amended X-X-2011 by O-XXXXXX N.S.)*

§55.1601 Fruit and Crop Ripening

- (a) 1601.1 Scope through 1607.1 When Required. Sections 1601.1 through 1607.1 of the ~~2007~~ California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 17: Fumigation and Thermal Insecticidal Fogging

*(Added "Fumigation and Thermal Insecticidal Fogging 4-8-2008 by O-19728 N.S.)
("Fumigation and Thermal Insecticidal Fogging" amended X-X-2011 by O-XXXXXX N.S.)*

§55.1701 Fumigation and Thermal Insecticidal Fogging

- (a) 1701.1 Scope through 1703.7 Flammable fumigants restricted. Sections 1701.1 through 1703.7 of the ~~2007~~ California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 18: Semiconductor Fabrication Facilities

*(Added "Semiconductor Fabrication Facilities" 4-8-2008 by O-19728 N.S.)
("Semiconductor Fabrication Facilities" amended X-X-2011 by O-XXXXXX N.S.)*

§55.1801 Semiconductor Fabrication Facilities

- (a) 1801.1 Scope through 1805.3.4.1 Identification. Sections 1801.1 through 1805.3.4.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 19: Lumber Yards and Woodworking Facilities

*(Added "Lumber Yards and Woodworking Facilities" 4-8-2008 by O-19728 N.S.)
("Lumber Yards and Woodworking Facilities" amended X-X-2011 by O-XXXXXX N.S.)*

§55.1901 Lumber Yards and Woodworking Facilities

- (a) 1901.1 Scope through 1909.5 Fire Protection. Sections 1901.1 through 1909.5 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 20: Manufacture of Organic Coatings

*(Added "Manufacture of Organic Coatings" 4-8-2008 by O-19728 N.S.)
("Manufacture of Organic Coatings" amended X-X-2011 by O-XXXXX N.S.)*

§55.2001 Manufacture of Organic Coatings

- (a) 2001.1 Scope through 2009.6 Finished Products. Sections 2001.1 through 2009.6 of the ~~2007~~ California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 21: Industrial Ovens

*(Added "Industrial Ovens" 4-8-2008 by O-19728 N.S.)
("Industrial Ovens" amended X-X-2011 by O-XXXXXX N.S.)*

§55.2101 Industrial Ovens

- (a) 2101.1 Scope through 2107.4 Equipment Maintenance. Sections 2101.1 through 2107.4 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 22: Motor Fuel-Dispensing Facilities and Repair Garages

*(Added "Motor Fuel-Dispensing Facilities and Repair Garages" 4-8-2008 by O-19728 N.S.)
("Motor Fuel-Dispensing Facilities and Repair Garages" amended X-X-2011 by O-XXXXXX N.S.)*

§55.2201 Motor Fuel-Dispensing Facilities and Repair Garages

- (a) 2201.1 Scope through 2211.8.3.1 System Purge Required. Sections 2201.1 through 2211.8.3.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Added X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 23: High-Piled Combustible Storage

*(Added "High-Piled Combustible Storage" 4-8-2008 by O-19728 N.S.)
("High-Piled Combustible Storage" amended X-X-2011 by O-XXXXX N.S.)*

§55.2301 High-Piled Combustible Storage

- (a) 2301.1 Scope through 2310.1 General. Sections 2301.1 through 2310.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 24: Tents, ~~Canopies~~ and Other Membrane Structures

*(Added "Tents, Canopies and Other Membrane Structures" 4-8-2008 by O-19728 N.S.)
(~~"Tents, Canopies and Other Membrane Structures"~~ amended X-X-2011 by O-XXXXXX N.S.)*

§55.2401 Tents, ~~Canopies~~ and Other Membrane Structures

- (a) 2401.1 Scope through 2404.23 ~~Obstructions~~. Sections 2401.1 through 2404.23 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Reason: Title revised for consistency with the 2010 CFC.

Article 5: Fire Protection and Prevention

Division 25: Tire Rebuilding and Tire Storage

(“Places of Assembly” added 1-8-1996 by O-18242 N.S.)

(Retitled from “Places of Assembly” to

“Tire Rebuilding and Tire Storage” 4-8-2008 by O-19728 N.S.)

(“Tire Rebuilding and Tire Storage” amended X-X-2011 by O-XXXXXX N.S.)

§55.2501 Tire Rebuilding and Tire Storage

- (a) 2501.1 Scope through 2509.1 Pile Dimensions. Sections 2501.1 through 2509.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Retitled from “Places of Assembly” to “Tire Rebuilding and Tire Storage” and amended 4-8-2008 by O-19728 N.S; effective 5-8-2008.)

(“Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 26: Welding and Other Hot Work

(Added "Welding and Other Hot Work" 4-8-2008 by O-19728 N.S.)
(Amended "Welding and Other Hot Work" X-X-2011 by O-XXXXXX N.S.)

§55.2601 Welding and Other Hot Work

- (a) 2601.1 Scope through 2609.7 Inspection. Sections 2601.1 through 2609.7 of the ~~2007~~ California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 27: Hazardous Materials-General Provisions

*(Added "Hazardous Materials-General Provisions" 4-8-2008 by O-19728 N.S.)
(Amended "Hazardous Materials-General Provisions" X-X-2011 by O-XXXXX N.S.)*

§55.2701 Hazardous Materials-General Provisions

- (a) 2701.1 Scope through 2701.1.1 Waiver. Sections 2701.1 through 2701.1.1 of the 2007 California Fire Code have been adopted without changed pursuant to section 55.0101(a).
- (b) 2701.1.2 Combustible Explosive and Dangerous Materials-CEDMAT Program

Legislative Declaration and Findings

- (1) The Council of the City of San Diego finds that the advances in technology and the increasing presence and utilization of industry useful, but otherwise combustible, explosive or dangerous material within the commercial sector represent an increased hazard to the community and emergency response personnel during emergency situations, particularly during fire suppression activities. The increasing threat to human and environmental safety requires careful planning to maximize effective emergency response. The Council further finds that an expanded fire inspection program is appropriate in order to develop plans for the effective management of fire and related emergency incidents involving materials that pose an otherwise unusual or extra hazard to public safety.
- (2) To accomplish these objectives, the City Council hereby establishes the Combustible, Explosive and Dangerous Material (CEDMAT) Inspection Program. The program shall be administered by the *Fire Code Official* and such assistance as he may designate, under the authority and provisions of the Uniform Fire Code, as hereinbefore adopted.

- (3) Definition. The term “Combustible, Explosive and Dangerous Material” or its acronym “CEDMAT” shall refer to all those substances as defined by the California Department of Health Services in Title 22, California Code of Regulations section 66680, or any such successor list as may be adopted in the future by the California Department of Health Services and hazardous materials otherwise generically or specifically described in the 2007 California Fire Code as herein adopted and amended.

(c) **Purpose of CEDMAT Program**

The purpose of the CEDMAT Inspection Program is to:

- (1) Inspect occupancies, as defined in the Fire Code, within the City of San Diego, to determine the type and location of combustible, explosive and dangerous materials which may be present and the scope of risk presented by the presence of such materials.
- (2) Create CEDMAT action programs for the optimum containment, suppression and management of incendiary and related emergency response incidents involving such occupancies and materials; and
- (3) Compile and analyze information relative to such materials and occupancies in fulfillment of the purposes set forth in subparagraphs (a) and (b) herein.

(d) **CEDMAT Inspections**

The *Fire Code Official* shall cause periodic CEDMAT inspections to be made of occupancies, such as buildings, structures and installations, within the City of San Diego and determine whether combustible, explosive or otherwise dangerous material exists.

Whenever necessary to make an inspection to enforce any of the provisions of this section, the Chief or his authorized representative may enter an occupancy at all reasonable times and after reasonable notice to inspect the same, provided that if such building or premises be occupied, he shall first present proper credentials to the occupants and request entry. If such building or premises be unoccupied, a reasonable effort shall be made to locate the owner or other persons having charge or control of the building or premises and request entry. If entry is refused, an inspection warrant pursuant to California Code of Civil Procedure section 1822.50 et seq., may be sought to authorize entry without the consent of owner or other persons having charge or control of the building or premises.

During any inspection, the Chief or his authorized representative may request the following information from the owner, or other persons having charge or control of any building, structure or installation: (1) a listing of any combustible, explosive or dangerous material, as defined in section 2701.2 of the 2007 California Fire Code by either its chemical or common name or by description of the relevant chemical properties which render it combustible, explosive or dangerous; (2) a description of where such combustible, explosive or dangerous materials are normally located in the building, structure or installation.

The owner, or other persons having charge or control of the premises shall be allowed 15 days in which to provide information requested under this section.

It shall be unlawful for the owner, or other persons having charge or control of the premises to refuse to provide information requested pursuant to this section, to provide false information, or to refuse entry to the *Fire Code Official* or his authorized representative when presented with a legally issued inspection warrant after notice is provided as required by law.

(e) **CEDMAT Fees**

It is the policy of the City of San Diego to impose reasonable fees for full cost recovery for overhead and salaries of Fire Department personnel performing inspection services of occupancies storing, handling or processing combustible, explosive or dangerous material. The fees shall be determined by the *Fire Code Official* after consultation with an advisory group appointed by the City Manager. The advisory group shall include representatives from the affected industrial sector. The fees shall be promulgated in the City Clerk's Composite Rate Book. Such fees shall be exclusive of any fees for permits required under any section of the Municipal Code.

(f) **Non-public Record Status and Disclosure Requirements Concerning CEDMAT Inspections**

(1) Records of inspection, inventories, information and action plans developed in connection with the CEDMAT Inspection Program are for the exclusive use of the *Fire Code Official* and his designees. Such records shall be further subject to all statutory protection and exemption against public disclosure otherwise allowed by law. The City Council finds and hereby declares that this information, were it accessible to the general public, may potentially be used to sabotage, destroy or otherwise damage industrial facilities. The Council further declares, pursuant to Government Code section 6255, that the public interest served by not making such information public clearly outweighs the public interest served by disclosure.

- (2) If a request or other action is made seeking the release of information collected under the CEDMAT Inspection Program, the *Fire Code Official* or his designee shall, to the extent practicable, notify the owner, operator or manager of any occupancy which supplied such information.
- (g) 2701.2 Material Classification through 2705.4.4 Emergency Alarm. Sections 2701.2 through 2705.4.4 of the California Fire Code have been adopted without change pursuant to Section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)

(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 28: Aerosols

(Added "Aerosols" 4-8-2008 by O-19728 N.S.)
(Amended "Aerosols" X-X-2011 by O-XXXXXX N.S.)

§55.2801 Aerosols

- (a) 2801.1 Scope through 2807.1 General. Sections 2801.1 through 2807.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 29: Combustible Fibers

*(Added "Combustible Fibers" 4-8-2008 by O-19728 N.S.)
(Amended "Combustible Fibers" X-X-2011 by O-XXXXXX N.S.)*

§55.2901 Combustible Fibers

- (a) 2901.1 Scope through 2905.2 Special baling conditions. Sections 2901.1 through 2905.2 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 30: Compressed Gases

*(Added "Compressed Gases" 4-8-2008 by O-19728 N.S.)
(Amended "Compressed Gases" X-X-2011 by O-XXXXXX N.S.)*

§55.3001 Compressed Gases

- (a) 3001.1 Scope through 3007.2 Ventilation. Sections 3001.1 through 3007.2 of the ~~2007~~ California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 31: Corrosive Materials

*(Added "Corrosive Materials" 4-8-2008 by O-19728 N.S.)
(Amended "Corrosive Materials" X-X-2011 by O-XXXXXX N.S.)*

§55.3101 Corrosive Materials

- (a) 3101.1 Scope through 3105.2.1 Distance from use to exposures. Sections 3101.1 through 3105.2.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 32: Cryogenic Fluids

*(Added "Cryogenic Fluids" 4-8-2008 by O-19728 N.S.)
(Amended "Cryogenic Fluids" X-X-2011 by O-XXXXXX N.S.)*

§55.3201 Cryogenic Fluids

- (a) 3201.1 Scope through 3205.5.2 Closed containers. Sections 3201.1 through 3205.5.2 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 33: Explosives and Fireworks

*(Added "Explosives and Fireworks" 4-8-2008 by O-19728 N.S.)
(Amended "Explosives and Fireworks" X-X-2011 by O-XXXXXX N.S.)*

§55.3301 Explosives and Fireworks

- (a) 3301.1 Scope through ~~3301.2.3~~ 3309 ~~Permit restrictions~~ Reserved. Sections 3301.1 through ~~3301.2.3~~ 3309 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

§55.3310 Financial responsibility

- (a) ~~3301.2.4~~ 3310 ~~Financial responsibility~~. Before a permit is issued pursuant to this section, the applicant shall file with the City a \$1 million combined single limit comprehensive general liability insurance policy, naming The City of San Diego as an additional insured, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit. The *Fire Code Official* may specify a greater or lesser amount when, in the *Fire Code Official's* opinion, application of recognized risk management standards and conditions at the location requires it. Public agencies shall be exempt from the requirement of the issuing of an insurance policy naming The City of San Diego as an additional insured.
- (b) ~~3301.3 Prohibited explosives through 3308.10 Disposal. Sections 3301.3 through 3308.10 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).~~

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Reason: Section was renumbered and reformatted for consistency with the 2010 CFC.

Article 5: Fire Protection and Prevention

Division 34: Flammable and Combustible Liquids

*(Added "Flammable and Combustible Liquids" 4-8-2008 by O-19728 N.S.)
(Amended "Flammable and Combustible Liquids" X-X-2011 by O-XXXXXX N.S.)*

§55.3401 Flammable and Combustible Liquids

- (a) 3401.1 Scope and application through 3406.8.5 Overfill protection. Sections 3401.1 through 3406.8.5 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 35: Flammable Gases

(Added "Flammable Gases" 4-8-2008 by O-19728 N.S.)
(Amended "Flammable Gases" 4-8-2008 by O-19728 N.S.)

§55.3501 Flammable Gases

- (a) ~~3501.1 Scope through 3505.1~~ 3507.2.2 General Valves. Sections 3501.1 through ~~3505.1~~ 3507.2.2 of the ~~2007~~ California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 36: Flammable Solids

(Added "Flammable Solids" 4-8-2008 by O-19728 N.S.)
(Amended "Flammable Solids" X-X-2011 by O-XXXXXX N.S.)

§55.3601 Flammable Solids

- (a) 3601.1 Scope through 3606.5.8 Collection of Chips, Turnings and Fines.
Sections 3601.1 through 3606.5.8 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 37: Highly Toxic and Toxic Materials

*(Added "Highly Toxic and Toxic Materials" 4-8-2008 by O-19728 N.S.)
(Amended "Highly Toxic and Toxic Materials" X-X-2011 by O-XXXXXX N.S.)*

§55.3701 Highly Toxic and Toxic Materials

- (a) 3701.1 Scope through 3705.6 Manual shutdown. Sections 3701.1 through 3705.6 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 38: Liquefied Petroleum Gases

*(Added "Liquefied Petroleum Gases" 4-8-2008 by O-19728 N.S.)
(Amended "Liquefied Petroleum Gases" X-X-2011 by O-XXXXXX N.S.)*

§55.3801 Liquefied Petroleum Gases

- (a) 3801.1 Scope through 3811.3 Garaging. Sections 3801.1 through 3811.3 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 39: Organic Peroxides

(Added "Organic Peroxides" 4-8-2008 by O-19728 N.S.)
(Amended "Organic Peroxides" X-X-2011 by O-XXXXX N.S.)

§55.3901 Organic Peroxides

- (a) 3901.1 Scope through 3905.1 General. Sections 3901.1 through 3905.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 40: Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids

(Added "Oxidizers" 4-8-2008 by O-19728 N.S.)

(Retitled to "Oxidizing Gases and Oxidizing Cryogenic Fluids" and amended X-X-2011 by O-XXXXX N.S.)

§55.4001 Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids

- (a) 4001.1 Scope through 4005.1 4006.7 Scope Fire department notification.
Sections 4001.1 through ~~4005.1~~ 4006.7 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)

(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2011.)

Reason: Title and section numbers updated for consistency with the 2010 CFC.

Article 5: Fire Protection and Prevention

Division 41: Pyrophoric Materials

*(Added "Pyrophoric Materials" 4-8-2008 by O-19728 N.S.)
(Amended "Pyrophoric Materials" X-X-2011 by O-XXXXXX N.S.)*

§55.4101 Pyrophoric Materials

- (a) 4101.1 Scope through ~~4106.5.1~~ 4105.3 ~~Outdoor Use Weather Protection Silane gas.~~ Sections 4101.1 through ~~4106.5.1~~ 4105.3 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Reason: Section numbers updated for consistency with the 2010 CFC.

Article 5: Fire Protection and Prevention

Division 42: Pyroxylin (Cellulose Nitrate) Plastics

(Added "Pyroxylin (Cellulose Nitrate) Plastics" 4-8-2008 by O-19728 N.S.)
(Amended "Pyroxylin (Cellulose Nitrate) Plastics" X-X-2011 by O-XXXXXX N.S.)

§55.4201 Pyroxylin (Cellulose Nitrate) Plastics

- (a) 4201.1 Scope through 4204.4 Heating. Sections 4201.1 through 4204.4 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 43: Unstable (Reactive) Materials

*(Added "Unstable (Reactive) Materials" 4-8-2008 by O-19728 N.S.)
(Amended "Unstable (Reactive) Materials" X-X-2011 by O-XXXXXX N.S.)*

§55.4301 Unstable (Reactive) Materials

- (a) 4301.1 Scope through 4305.1 General. Sections 4301.1 through 4305.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Article 5: Fire Protection and Prevention

Division 44: Water-Reactive Solids and Liquids

(Added "Water-Reactive Solids and Liquids" 4-8-2008 by O-19728 N.S.)
(Amended "Water-Reactive Solids and Liquids" X-X-2011 by O-XXXXXX N.S.)

§55.4401 Water-Reactive Solids and Liquids

- (a) 4401.1 Scope through 4405.1 General. Sections 4401.1 through 4405.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)

Article 5: Fire Protection and Prevention

Division 45: Referenced Standards Marinas

*(Added "Referenced Standards" 4-8-2008 by O-19728 N.S.)
(Retitled to "Marinas" and amended 4-8-2008 by O-19728 N.S.)*

§55.4501 Referenced Standards Marinas

- (a) ~~Chapter 45 Referenced Standards~~ 4501.1 Scope through 4505.1 Fuel dispensing. ~~Chapter 45 4501.1 through 4505.1~~ of the 2007 California Fire Code has been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2011.)*

Reason: Retitled and renumbered for consistency with the 2010 CFC. "Referenced standards" was relocated to Division (Chapter) 47.

Article 5: Fire Protection and Prevention

Division 46: ~~Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities, and Production Locations~~ Construction Requirements For Existing Buildings

*(Added "Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations" 4-8-2008 by O-19728 N.S.)
(Retitled to "Construction Requirements for Existing Buildings" and amended X-X-2011 by O-XXXXX N.S.)*

§55.4601 ~~Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities, and Production Locations~~ Construction Requirements For Existing Buildings

- (a) 4601.1 Scope through 4611.15 ~~4606.1 Buildings Without Fire Protection Systems Group A occupancy public address system.~~ Sections 4601.1 through 4611.15 ~~4606.1~~ of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2011.)*

Reason: Retitled and renumbered for consistency with the 2010 CFC. "Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations" was relocated to Division (Chapter) 48.

Article 5: Fire Protection and Prevention

Division 47: ~~Requirements for Wildland-Urban Interface Fire Areas~~ Referenced Standards

*(Added "Requirements for Wildland-Urban Interface Fire Areas" 4-8-2008 by O-19728 N.S.)
(Retitled to "Referenced Standards" and amended X-X-2011 by O-XXXXX N.S.)*

§55.4701 ~~Requirements for Wildland-Urban Interface Fire Areas~~ Referenced Standards

- (a) ~~4701.1 Scope through 4713 Ancillary buildings and Structures Chapter 47 Referenced Standards. Sections 4701.1 through 4713 Chapter 47 of the 2007 California Fire Code have~~ has been adopted without change pursuant to section 55.0101(a).

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2011.)*

Reason: Retitled and renumbered for consistency with the 2010 CFC. "Requirements for Wildland Urban Interface Fire Areas" was relocated to Division (Chapter) 49.

Article 5: Fire Protection and Prevention

Division 48: Administration Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations

(Added "Administration" 4-8-2008 by O-19728 N.S.)

(Retitled to "Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations" and amended X-X-2011 by O-XXXXX N.S.)

§55.4801 Administration General

- (a) ~~101.2 4801.1 Scope through 107.6 4811.15 Overcrowding Buildings without fire protection systems. Sections 101.2 4801.1 through 107.6 4811.15 of Appendix Chapter 1, "Administration" of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).~~
- (b) ~~109.1 Unlawful acts through 111.3 Emergencies. Sections 109.1 through 111.3 of Appendix Chapter 1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).~~

§55.4808 Board of Building Appeals and Advisors

- (a) ~~108. Board of Appeals. When a question involving the interpretation of the intent and purpose of any provisions of the San Diego Fire Code or the suitability of alternate materials and types of construction is presented to the Fire Code Official, the Fire Code Official may request the Board of Building Appeals and Advisors to investigate such matters under the procedures established in section 111.0207 of the San Diego Municipal Code regarding building inspection. The request for Board action may come from any citizen that is affected by the San Diego Fire Code.~~

(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)

(Amended X-X-2011 by O-XXXXX N.S; effective X-X-2011.)

Reason: Renumbered and retitled for consistency with the 2010 CFC. Division (Chapter 48) was relocated to Division (Chapter) 1.

Article 5: Fire Protection and Prevention

Division 49: ~~Special Detailed Requirements Based on Used and Occupancy~~ Requirements for Wildland-Urban Interface Areas

*(“Special Detailed Requirements Based on Used and Occupancy” added 4-8-2008 by O-19728 N.S.)
(Retitled to “Requirements for Wildland-Urban Interface Areas”
and amended X-X-2011 by O-XXXXXX N.S.)*

§55.4901 ~~Special Detailed Requirements Based on Used and Occupancy~~ Requirements for Wildland-Urban Interface Areas

- (a) ~~Appendix Chapter 4 [B] 425.1 4901.1 Scope through [B] 425.9 Request for alternate means of protection for facilities housing bedridden clients 4907.1 General. Sections [B] 425.1 4901.1 through [B] 425.9 4907.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).~~

*(Added 4-8-2008 by O-19728 N.S; effective 5-8-2008.)
(Amended X-X-2011 by O-XXXXXX N.S; effective X-X-2011.)*

Reason: Renumbered and retitled for consistency with the 2010 CFC. “Special Detailed Requirements Based on Use and Occupancy” was relocated to Appendix Chapter 4.

Article 5: Fire Protection and Prevention

Division 50: Very High Fire Hazard Severity Zone Established

(“Very High Fire Hazard Severity Zone Established” added 7-28-2009 by O-19884 N.S.)

*(“Very High Fire Hazard Severity Zone Established”
amended X-X-2011 by O-XXXXX N.S.)*

§55.5001 Very High Fire Hazard Severity Zone

The Council of the City of San Diego adopts the Very High Fire Hazard Severity Zones as recommended by the Director of the California Department of Forestry and Fire Protection, and adopts the Brush Management Zones, as defined in Municipal Code section 142.0412, as Very High Fire Hazard Severity Zones, as designated on a map titled, “Very High Fire Hazard Severity Zone Map – Local Responsibility Areas”, dated July 21, 2009, on file with the City Clerk as Document number OO-19884.

(Added 7-28-2009 by O-19884 N.S.; effective 8-27-2009.)

(Amended X-X-2011 by O-XXXXX N.S.; effective X-X-2011.)

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Brush Management

Chapter 14 Article 2 Division 4

The reference to the CBC and CRC regulations for wildfire protection needs to be updated and refer to the Building Regulations and Residential Building Regulations that adopt and amend the State Fire Marshal's additional building standards protecting buildings and structures from wildfire.

§142.0412 Brush Management

Brush management is required in all base zones on publicly or privately owned *premises* that are within 100 feet of a *structure* and contain native or naturalized vegetation.

Subsection (a) through (h) no change.

- (i) In consideration of the topography, existing and potential fuel load, and other characteristics of the site related to fire protection, the Fire Chief may modify the requirements of this Section, and where applicable with the approval of the Building Official, may require building features for fire protection in addition to those required in accordance with Chapter 14, Article 5, Division 7 and Chapter 14 Article 9 Division 3 (~~Chapter 7A of the California Building Code as adopted and amended~~) if the following conditions exist:
 - (1) In the written opinion of the Fire Chief, based upon a fire fuel load model report conducted by a certified fire behavior analyst, the requirements of Section 142.0412 fail to achieve the level of fire protection intended by the application of Zones One and Two; and
 - (2) The modification to the requirements achieves an equivalent level of fire protection as provided by Section 142.0412, other regulations of the Land Development Code, and the minimum standards contained in the Land Development Manual; and

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- (3) The modification to the requirements is not detrimental to the public health, safety, and welfare of persons residing or working in the area.

Remainder of Section not changed

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Ch 14 Article 5 Division 1

Art 05 Div 01: Adoption and Applicability of the Building Regulations

Adopt the 2010 CBC requires extensive updates due to new additions and modifications.

§145.0101 Purpose of the Building Regulations

- (a) The purpose of the Building Regulations is to establish minimum standards to safeguard life or limb, health, property and public welfare and to satisfy the purpose of the ~~2007-2010~~ California Building Code as provided in Section 101.3 of the ~~2007-2010~~ California 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 benefitted by the terms of this section.

Section 145.0102 no change

§145.0103 Adoption of the ~~2007~~ 2010 California Building Code

- (a) The ~~2007-2010~~ California Building Code, published and amended by the California Building Standards Commission [BSC], 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 this Article of the San Diego

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Municipal Code, Divisions 2 through 36. A copy of the 2007-2010 California Building Code is on file in the office of the City Clerk as Document No. OO-~~19726-XXXX~~.

- (b) When reference is made to the California Building Code, it shall be the 2007-2010 California Building Code, California Code of Regulations Title 24, Part 2, as published by the California Building Standards Commission and adopted by the City of San Diego.
- (c) Each of the regulations, provisions, conditions, and terms of the 2007-2010 California 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 36.
- (d) Numbering of sub-sections in Division 2 through 35 of this Article is cross-referenced to sections in the 2007-2010 California Building Code.
- (e) The adoption of the 2007-2010 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) Application. The amendments made by the state agencies to the model code and incorporated into the California Building Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Sections ~~101.3-1.1.3,~~ 1.2, 1.8, 1.9, 1.10.3, and 1.11 ~~102, 108, 109.1 and 110.3~~ of the 2007-2010 California Building Code. The Building Official shall only enforce those amendments made by the following state agencies:
 - (1) California Building Standards Commission.

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- (2) The Department of Housing and Community Development for accessibility in privately funded housing and all housing (HCD 1 and HCD 1/AC).
- (3) Division of the State Architect, Access Compliance for accessibility in commercial buildings and publicly funded housing (DSA/AC).
- (4) Office of the State Fire Marshal (SFM).
- (5) 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 (OSHDPD3).
- (6) California Energy Commission energy efficiency standards (CEC).

§145.0104 Portions of the 2007 2010 California Building Code Not Adopted by the City of San Diego

The following portions of the 2007 2010 California Building Code are not adopted by the City of San Diego:

- (a) Chapter 1, Division II “Scope and Administration”
- (b) Chapter 15, Roof Assemblies and Roof Structures, Table 1505.1 and Section 1510.4.
- ~~(b)~~ (c) Chapter 29, Plumbing Systems.

§145.0105 Modifications to the 2007 2010 California Building Code Adopted by the City of San Diego

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The following sections or Sub-sections of the ~~2007~~ 2010 California Building Code have been modified by the City of San Diego:

- (a) Chapter 7A Section 701A.3.1, 702A, and 704A.1.5.
- (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 33, Demolition, Section 3303.4.

§145.0106 Additions to the ~~2007~~ 2010 California Building Code Adopted by the City of San Diego

The following sections and Sub-sections have been added to the ~~2007~~ 2010 California Building Code by the City of San Diego:

- (a) Chapter 2, Definitions, Section 202 Live/Work Dwelling
- (b) Chapter 7A, Sections 710A.1.1, 701A.4, 701A.1.6, 702A, 704A.3.2.2.1, 704A.6, 704A.7, and 704A.8.
- ~~(b)~~(c) Chapter 15, Roofing and Roof Structures, Sub-Sections 1505.1.5 and 1505.1.6, Sections 1507.16 and Sub-sections 1510.1.1 through 1510.1.5 and have been added to Reroofing.
- ~~(e)~~(d) Chapter 16, Structural Design, Sub-sections ~~1613.6.3.1, 1613.6.3.2~~ 16138.1, 1613.6.3.3 and 1613.6.3.416138.2.
- ~~(d)~~(e) Chapter 17, Structural Tests and Special Inspections, Section 1705.5.
- ~~(e)~~(f) Chapter 18, Soils and Foundations, Section 1802 Foundation and Soils Investigations, Sub-sections 1802.2.8 Required Geologic Investigation

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including 1802.2.8.1 through 1802.2.8.4, Sub-section 1805.2.4, and Table 145.1802.

- ~~(f) Chapter 19, Concrete, Sub-section 1908.1.17.~~
- (g) Chapter 31, Special Construction, Section 3109 Swimming Pool Enclosures and Safety Devices, Sub-sections 3109.1.1, 3109.1.2, and 3109.4.1.10.
- (h) Chapter 32, Encroachments into the Public Right-of-Way, Section 3203 Entrance Canopies, Sections 3203.1 through 3203.6.
- (i) Chapter 33, Safeguards During Construction, Section 3303.7, Demolition and Removal Regulations.
- (j) Chapter 34, Existing Structures, Section 3403 Additions, Alterations or Repairs, Sections 3403.5 and 3403.6.
- ~~(k) Chapter 37, Archaic Materials and Methods of Construction.~~

§145.0107 Adoption of Appendices to the ~~2007~~ 2010 California Building Code

The following Appendix Chapters of the ~~2007~~ 2010 California Building Code are adopted by the City of San Diego:

- (a) Appendix chapters specifically adopted by a State agency listed in Section 145.0103 and identified in the adoption matrices of the 2007 California Building Code.
- (b) Appendix Chapter C, Group “U” Agricultural Buildings.
- (c) Appendix Chapter I, Patio Covers.

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§145.0108 Adoption of ~~2007~~ 2010 California Building Code Chapter 1, “Scope and Administration Division I California Administration” ~~“General Code Provisions”~~

(California) Chapter 1 of the ~~2007~~ 2010 California Building Code ~~“General Code Provisions”~~ “Scope and Administration Division I California Administration” is adopted pursuant to Section 145.0103 (a) without change.

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Art 05 Div 02: Additions and Modifications to Chapter 2 of the 2010 California Building Code

Update and delete code edition. Add definition for live/work dwelling unit to differentiate from live work quarters.

§145.0201 Local Modifications and Additions to Chapter 2 Definitions of the 2007 California Building Code

Chapter 2 of the 2007 California Building Code has been adopted by reference with additions pursuant to Section ~~145.0103~~ 145.0106 of the Land Development Code.

§145.0202 Other Definitions

- (a) Definitions in Chapter 11, Article 3, Division 1 of the Land Development Code do not apply to the regulations in Chapter 14 Article 5 Divisions 3 through 36 of the Land Development Code where they conflict with the definitions contained in the 2007 California Building Code.
- (b) Definitions in Divisions 16 and 19 of Chapter 14 Article 5 only apply where used as a part of additions to the 2007 California Building Code and associated referenced standards.
- (c) Section 202 is adopted with additions as follows. Local Additions and Modifications to Section 202 “Definitions” of the California Building Code. The following definition is added to Section 202 of the California Building Code.

- (1) **LIVE WORK UNIT.** A dwelling unit in which a portion is used for other than living purposes subject to the limitations set forth in

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Section 419 “LIVE/WORK UNITS” in the California Building Code as adopted and amended by the City of San Diego. Live Work Unit shall not mean Live/Work Quarters as defined and regulated in Section §141.0311 of the Land Development Code.

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Art 05 Div 03: Additions and Modifications to Chapter 3 of the 2010 California Building Code

Delete code edition.

Division 3: Additions and Modifications to Chapter 3 of the

~~2007~~-California Building Code

§145.0301 Local Modifications and Additions to Chapter 3 “Use and Occupancy Classification” of the ~~2007~~ California Building Code

Chapter 3 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 04: Additions and Modifications to Chapter 4 of the 2010 California Building Code

1. Modify live work requirements to address omission by HCD where plumbing is not addressed. Delete code edition.
2. Delete code edition.

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Division 4: Additions and Modifications to Chapter 4 of the

~~2007~~ California Building Code

§145.0401 Local Modifications and Additions to Chapter 4 “Special Detailed Requirements Based on Use and Occupancy” of the ~~2007~~ California Building Code

Chapter 4 of the ~~2007~~ California Building Code has been adopted by reference ~~without~~ with additions change pursuant to Section ~~145.0103~~ 145.0106 of the Land Development Code.

§145.0419 Local Modifications and Additions to Section 419 “Live/Work Units” of the California Building Code

Section 419 is adopted with additions. Add Section 419.9 as follows.

- (a) 419.9 Plumbing. The applicable requirements of the California Plumbing Code shall apply to each area within the live/work unit for the function within that space.

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Art 05 Div 05: Additions and Modifications to Chapter 5 of the 2010 California Building Code

Delete code edition.

Article 5: Building Regulations

Division 5: Additions and Modifications to Chapter 5 of the

~~2007~~ California Building Code

§145.0501 Local Modifications and Additions to Chapter 5 “General Building Heights and Areas” of the ~~2007~~ California Building Code

Chapter 5 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 06: Additions and Modifications to Chapter 6 of the 2010 California Building Code

Delete code edition.

Article 5: Building Regulations

Division 6: Additions and Modifications to Chapter 6 of the

~~2007~~ California Building Code

§145.0601 Local Modifications and Additions to Chapter 6 “Types of Construction” of the ~~2007~~ California Building Code

Chapter 6 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 07: Additions and Modifications to Chapter 7 of the 2010 California Building Code (New includes Ch7A)

1. Delete code edition.
2. Update SDMC due to Ch 7A rewrite.

§145.0701 Local Modifications and Additions to Chapter 7 “Fire-Resistance Rated Construction” of the 2007 California Building Code

- (a) Chapter 7 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.
- (b) Chapter 7A of the 2007 California Building Code has been adopted by reference with modifications pursuant to Section 145.0105 and additions pursuant to Section 145.0106 of the Land Development Code.

§145.0702 Local Additions and Modifications to Section 701A “Scope, Purpose, and Application” of the 2007 California Building Code

~~Section 701A.3 Exception 5 and sub-section 701A.6 have been~~ Sub-sections 701A.1.1 and 701A.4 have been added as follows pursuant to Section 145.0106 of the Land Development Code and Section 701A.3.1 has been modified as follows pursuant to Section 145.0105 of the Land Development Code:

- ~~(a) — 701A.1.1 The building standards in this Chapter impose requirements additional to any other applicable building and fire regulations, including brush management regulations.~~
- ~~(b) — 701A.4 Exemptions. The regulations in this Section of this Division do not apply to the following:~~
 - ~~(1) — Fences, playhouses, gazebos, and palapas located outside of brush management zones as defined in Section 142.0412.~~
- (a) 701A.3 Exceptions
 5. Fences.

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(b) 701A.6 The building standards in this Chapter are in addition to any other applicable building and fire regulations, including brush management regulations.

(e) — Section 701A.3.1 has been adopted by reference and is modified as follows:

(1) — ~~701A.3.1 Alternates for materials, design, tests, and 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) — ~~701A.3.1.2 Modifications. The Building Official may modify the provisions of Chapter 7A of the California Building 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 47.~~

701A.3. Application. *New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this chapter.*

Exceptions:

1. *Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.*
2. *Buildings of an accessory character classified as Group U occupancy of any size located least 50 feet from an applicable building.*
3. *Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U Agricultural Buildings), when located at least 50 feet from an applicable building.*
4. *Additions to and remodels of buildings originally constructed prior to the applicable application date.*
5. Fences.

701A.6 The building standards in this Chapter are in addition to any other applicable building and fire regulations, including brush management regulations.

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§145.0703 Local Additions and Modifications to Section 702A “Definitions” and Section 703A “Standards of Quality” of the 2007 California Building Code

- (a) Section 702A has been adopted by reference with modifications pursuant to Section 145.0105, and additions pursuant to Section 145.0106 of the Land Development Code as follows:
- (1) ~~(a) Ancillary building shall mean~~ Accessory building and ~~ancillary structure shall mean~~ accessory structure as defined in Section 113.0103 of the Land Development Code.
 - (2) ~~(b) Local Agency Very High Fire Hazard Severity Zone 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 55.5001 of the Municipal Code.~~
- (b) Section 703A.6 has been adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code as follows:
- (1) 701A.6.1 Alternates for materials, design, tests, and 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) 701A.6.2 Modifications. The Building Official may modify the provisions of Chapter 7A of the California Building 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 47.

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~~§145.0704 — Local Additions and Modifications to Section 704A.1 “Roofing” of the 2007 California Building Code~~

~~§145.0705 — Local Additions and Modifications to Section 705A “Roofing” of the California Building Code~~

~~Sub-section 704A.1.5 Section 705A.4 has been adopted by reference with modifications and Sub-section 701A.1.6 705A.4.1 has been added pursuant to Section 145.0105 and 145.0106 of the Land Development Code.~~

- ~~(a) 704A.1.5 705A.4 Roof Gutters and Downspouts. ~~Roof gutters.~~ Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials.~~
- ~~(b) 701A.1.6 705A.4.1 Drip edge flashing. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.~~

705A.4 Roof Gutters and Downspouts. ***Roof Gutters.*** *Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials.*

705A.4.1 Drip edge flashing. *When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.*

~~§145.0705 — Local Additions and Modifications to Section 704A.3 “Exterior Walls” of the 2007 California Building Code~~

~~§145.0706 — Local Additions and Modifications to Section 704A.4 706A “Materials, systems, and Methods of Construction Vents” of the 2007 California Building Code~~

~~Sub-section 704A.6 706A.4, 704A.7 and 704A.8 have has been added as follows pursuant to Section 145.0106 of the Land Development Code.~~

- ~~(a) 704A.6 706A.4 Additional exterior wall, roof, and foundation ventilation opening requirements.~~

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- (1) Individual ventilation openings shall not exceed 144 square inches.
 - ~~(2) All ventilation openings shall be covered with non-combustible corrosion-resistant mesh. Mesh openings shall be ¼ inch.~~
 - (2) ~~(3)~~ Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the Land Development Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the Land Development Code.
 - (3) ~~(4)~~ 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 ~~¼ inch, noncombustible, corrosion-resistant~~ metal mesh as is required in Section 706A.2, or other approved material that offers equivalent protection.
 - (4) ~~(5)~~ Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.
 - (5) ~~(6)~~ Ventilation openings protected with vent openings that resists the intrusion of flame and embers, and which are listed by the State Fire Marshall, are exempt from complying with Sub-sections 1 and ~~3~~ 2 of Section 145.0706(b).
- ~~(b) 704A.7 Spark arrester. All structures having any chimney, flue, or stovepipe shall be equipped with an approved spark arrester if the~~

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chimney, flue, or stovepipe is attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment or device.

~~(e) 704A.8 Skylights. 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 as defined in Section 142.0412 of the Land Development Code, shall be tempered glass or multilayered glass.~~

§145.0708 Local Additions and Modifications to Section 708A “Exterior Windows and Doors” of the California Building Code

(a) Sub-section ~~704A.3.2.2.1~~ 708A.2.2.1 has been added as follows pursuant to Section 145.0106 of the Land Development Code.

(1) ~~704A.3.2.2.1~~ 708A.2.2.1 Vinyl window reinforcing. 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.

706A.4 Additional exterior wall, roof, and foundation ventilation opening requirements.

- (1) Individual ventilation openings shall not exceed 144 square inches.
- (2) Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the Land Development Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the Land Development Code.
- (3) 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 mesh as is required in Section 706A.2 , or other approved material that offers equivalent protection.
- (4) Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.
- (5) Ventilation openings protected with vent openings that resists the intrusion of flame and embers, and which are listed by the State Fire Marshall, are exempt from complying with Sub-sections 1 and 3 of Section 145.0706(b).

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

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

- (a) 711A.1 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.
- (b) 711A.2 Skylights. 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 as defined in Section 142.0412 of the Land Development Code, shall be tempered glass or multilayered glass.

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Art 05 Div 08: Additions and Modifications to Chapter 8 of the 2010 California Building Code

Delete code edition.

Article 5: Building Regulations

Division 8: Additions and Modifications to Chapter 8 of the

~~2007~~ California Building Code

§145.0801 Local Modifications and Additions to Chapter 8 “Interior Finishes” of the ~~2007~~ California Building Code

Chapter 8 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 09: Additions and Modifications to Chapter 9 of the 2010 California Building Code

Delete code edition.

Article 5: Building Regulations

Division 9: Additions and Modifications to Chapter 9 of the

~~2007~~ California Building Code

§145.0901 Local Modifications and Additions to Chapter 9 “Fire Protection Systems” of the ~~2007~~ California Building Code

Chapter 9 of the California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 10: Additions and Modifications to Chapter 10 of the 2010 California Building Code

1. Delete code edition.
2. Add an amendment based on approved code change E110 09/10 for aisle widths. I and R occupancies added to the scope of the approved IBC 2012 code change since aisles do not occur in dwellings or dwelling units and in care facilities. Additionally an exception has been added for non-employee areas. The CBC does not address minimum aisle widths in F and S occupancies amongst others.

§145.1001 Local Modifications and Additions to Chapter 10 “Means of Egress” of the 2007 California Building Code

Chapter 10 of the 2007 California Building Code has been adopted by reference without additions change pursuant to Section ~~145.0103~~ 145.0106 of the Land Development Code.

§145.1017 Local Modifications and Additions to Section 1017 “Aisles” of the California Building Code

Section 1017 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code. Add Section 1017.5 as follows.

- (a) 1017.5 Aisles in other than Groups A, B, M, I and R. In other than Group A, B, M, I and R occupancies, the minimum clear aisle width shall be determined by Section 1005.1 for the occupant load served, but shall not be less than 36 inches (914 mm).
 - (1) Exception: Nonpublic aisles serving less than 50 people and not required to be accessible by Chapter 11B need not exceed 28 inches (711 mm) in width.

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Art 05 Div 11: Additions and Modifications to Chapter 11 of the 2010 California Building Code

Delete code edition.

Article 5: Building Regulations

Division 11: Additions and Modifications to Chapter 11 of the

2007-California Building Code

§145.1101 Local Modifications and Additions to Chapter 11 “Accessibility” of the 2007 California Building Code

Chapters 11A and 11B of the 2007 California Building Code have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 12: Additions and Modifications to Chapter 12 of the 2010 California Building Code

1. Add attic ventilation code change G146- 09/10.
2. Delete code edition.

§145.1201 Local Modifications and Additions to Chapter 12 “Interior Environment” of the 2007 California Building Code

Chapter 12 of the 2007 California Building Code has been adopted by reference ~~without modifications and additions~~ change pursuant to ~~Section 145.0103~~ Sections 145.0105 and 145.0106 of the Land Development Code.

§145.1203 Local Modifications and Additions to Section 1203 “Ventilation” of the California Building Code

Section 1203.2 of the California Building Code has been adopted with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code as follows.

- (a) Modify Section 1203.2 by adding an exception as follows.
 - (1) Exception: Attic ventilation shall not be required when determined not necessary by the Building Official due to atmospheric or climatic conditions.

1203.2 Attic spaces. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof framing members shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. Blocking and bridging shall be arranged so as not to interfere with the movement of air. A minimum of 1 inch (25 mm) of airspace shall be provided between the insulation and the roof sheathing. The net free ventilating area shall not be less than 1/300 of the area of the space ventilated, with 50 percent of the required ventilating area provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

Exception: Attic ventilation shall not be required when determined not necessary by the Building Official due to atmospheric or climatic conditions.

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Art 05 Div 13: Additions and Modifications to Chapter 13 of the 2010 California Building Code

No changes. Delete code edition.

Article 5: Building Regulations

Division 13: Additions and Modifications to Chapter 13 of the

~~2007~~ California Building Code

§145.1301 Local Modifications and Additions to Chapter 13 “Energy Efficiency” of the 2007 California Building Code

Chapter 13 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 14: Additions and Modifications to Chapter 14 of the 2010 California Building Code

No changes. Delete code edition.

Article 5: Building Regulations

Division 14: Additions and Modifications to Chapter 14 of the

~~2007~~ California Building Code

§145.1401 Local Modifications and Additions to Chapter 14 “Exterior Walls” of the ~~2007~~-California Building Code

Chapter 14 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 15: Additions and Modifications to Chapter 15 of the 2010 California Building Code (Updated)

Ch 15 has some minor changes and roofing assembly term changed. No changes required. Correct error in referenced ASTM standard.

§145.1501 Local Modifications and Additions to Chapter 15 “Roof Assemblies and Roof Top Structures” of the ~~2007~~ California Building Code

- (a) Chapter 15 of the ~~2007~~ California Building Code has been adopted by reference with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) Sections 1501 through 1504 and Sections 1505 (except for Table 1505.1), 1506, 1508 and 1509 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.
- (c) Sections 1505.1, 1507.8 and 1507.9 have been adopted by reference with modifications pursuant to Section 145.0105 of the Land Development Code.
- (d) Table 1505.1 has not been adopted by reference by the City of San Diego pursuant to Section 145.0105 of the Land Development Code.

§145.1505 Local Additions and Modifications to Section 1505 “Fire Classification” of the ~~2007~~ California Building Code

- (a) Section 1505.1 has been adopted by reference and modified as follows pursuant to Section 145.0105 of the Land Development Code:
- (b) 1505.1 Roof assemblies shall be divided into the classes defined below. Class A, B and C roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ~~ASTM E 109~~ ASTM

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E108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898.

- (1) Exception: Skylights and sloped glazing that comply with Chapter 24 or Section 2610 of the 2007 California Building Code.
- (c) Sections 1505.1.5 and 1505.1.6 have been added as follows pursuant to Section 145.0106 of the Land Development Code:
 - (1) 1505.1.5. All newly constructed roofs shall be a Class “A” ~~roofing~~ roof assembly.
 - (2) 1505.1.6. The entire roof shall be a Class “A” ~~roofing~~ roof assembly where a building addition is more than twenty-five percent of the original floor area of the building.

§145.1507 Local Additions and Modifications to Section 1507 “Requirements for Roof Coverings” of the 2007 California Building Code

- (a) Sections 1507.8 and 1507.9 have been modified as follows pursuant to Section 145.0105 of the Land Development Code:
 - (1) 1507.8 Wood shingles. Wood shingles are not permitted, except as provided in ~~State Historical Building Code~~ California Historical Building Code section 8-408 and Section 145.1510.
 - (2) 1507.9 Wood shakes. Wood shakes are not permitted, except as provided in ~~State Historical Building Code~~ California Historical Building Code section 8-408 and Section 145.1510.
- (b) Section 1507.16 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

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1507.16. ~~Roofing~~ Roof covering shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

§145.1510 Local Additions and Modifications to Section 1510 “Reroofing” of the 2007 California Building Code

- (a) Section 1510.1 has been modified as follows pursuant to Section 145.0105 of the Land Development Code:

1510.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the ~~2007~~ California Building Code as adopted and amended by the City of San Diego.

- (b) Sections 1510.1.1 through 1510.1.2 have been added as follows pursuant to Section 145.0106 of the Land Development Code:

(1) 1510.1.1. All replacements, alterations, or repairs shall be a Class “A” ~~roofing~~ roof assembly.

(2) 1510.1.2. The entire roof shall be a Class “A” ~~roofing~~ 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 1510.1.3 through 1510.1.5 have been added as follows pursuant to Section 145.0106 of the Land Development Code:

(1) 1510.1.3. 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.

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- (2) 1510.1.4. Wood shakes and shingles are not permitted, except as provided in ~~State Historical Building Code~~ California Historical Building Code ~~section~~ Section 8-408 and section 145.1510.
- (3) 1510.1.5. No roof covering shall be applied over any existing wood shakes or wood shingles.

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Art 05 Div 16: Additions and Modifications to Chapter 16 of the 2010 California Building Code (New)

1. Delete code edition.
2. Repeal Section §145.1613 (a) minimum seismic base shear since it is now addressed in Section 12.8.1.1 equation 12.8-5 in Supplement # 2 of ASCE-05.
3. Repeal Section §145.1613 (c) minimum building separation since Section 1613.6.7 of the 2010 CBC addresses the issue.
4. Supplement # 1 and 2 are adopted as a part of the reference to ASCE 7 in chapter 35 of the CBC.

Division 16: Additions and Modifications to Chapter 16 of the

~~2007~~ California Building Code

§145.1601 Local Modifications and Additions to Chapter 16 “Structural Design” of the ~~2007~~ California Building Code

- (a) Chapter 16 of the ~~2007~~ California Building Code has been adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1601 through ~~1613.6.2~~ 1613.7 including all figures have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§145.1613 Local Additions and Modifications to Section 1613 “Earthquake Loads” of the ~~2007~~ California Building Code

Sub-sections ~~1613.6.3.1, 1613.6.3.2, 1613.6.3.3, 1613.6.3.4~~ 1613.8.1 and 1613.8.2 have been added as follows pursuant to Section 145.0106 of the Land Development Code:

- (a) ~~1613.6.3.1~~ **Minimum Seismic Base Shear.** Modify equation 12.8-5 in Section 12.8.1.1 of ASCE 7-05 as follows:

$$C_s = 0.044 \frac{I}{DS} \quad \text{(Equation 12.8-5)}$$

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(1) ~~C_s shall not be less than 0.01.~~

- (b) **1613.6.3.2 1613.8.1 P-delta Effects.** Modify equation 12.8-16 in Section 12.8.7 of ASCE 7-05 by adding the importance factor I as follows:

$$\theta = \frac{P_x \Delta I}{V_x h_{sx} C_d} \quad (\text{Equation 12.8-16})$$

- (c) ~~**1613.6.3.3 Minimum Building Separation.** Modify Section 12.12.3 of ASCE 7-05 and add equations 12.12-1 and 12.12-2 as follows:~~

- (1) ~~**12.12.3 Minimum Building Separation.** All structures shall be separated from adjoining structures. Separations shall allow for the maximum inelastic response displacement Δ_M . Δ_M shall be determined at critical locations with consideration for both translational and torsional displacements of the structure as follows:~~

~~$$\Delta_M = C_d \delta_{\max} \quad (\text{Equation 12.12-1})$$~~

~~where~~

~~δ_{\max} = Maximum displacement determined by an elastic analysis using the strength level seismic forces per Section 12.8, without reduction for allowable stress, and including torsional effects.~~

- (2) ~~Adjacent buildings on the same property shall be separated by at least a distance Δ_{MT} , where~~

~~$$\Delta_{MT} = \sqrt{(\Delta_{M1})^2 + (\Delta_{M2})^2} \quad (\text{Equation 12.2-2})$$~~

~~Δ_{M1} and Δ_{M2} are the maximum inelastic response displacements of the adjacent buildings.~~

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Where a structure adjoins a lot line not common to a public way, the structure shall also be set back from the property line by at least the displacement, Δ_M , of that structure.

EXCEPTION: ~~Smaller separations or property line setbacks shall be permitted when justified by rational analysis based on maximum expected ground motions.~~

~~(d)(c)~~ **1613.6.3.4 1613.8.2 Displacements Within Structures.** Modify equations 13.3-5, 13.3-6, 13.3-7 and 13.3-8 in Section 13.3.2.1 of ASCE 7-05 by adding the importance factor I as follows:

$$(1) \quad D_p = (\delta_{xA} - \delta_{yA}) I_A \quad (\text{Equation 13.3-5})$$

where

I_A = the importance factor for structure A per Section 11.5.1 .

$$(2) \quad D_p = \frac{(h_x - h_y) \Delta_{aA}}{h_{sx}} I_A \quad (\text{Equation 13.3-6})$$

$$(3) \quad D_p = \left| \delta_{xA} I_A \right| + \left| \delta_{yB} I_B \right| \quad (\text{Equation 13.3-7})$$

$$(4) \quad D_p = \frac{h_x \Delta_{aA}}{h_{sx}} I_A + \frac{h_y \Delta_{aB}}{h_{sx}} I_B \quad (\text{Equation 13.3-8})$$

where

I_B = the importance factor for Structure B in Section 11.5.1 of

ASCE 7-05.

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Art 05 Div 17: Additions and Modifications to Chapter 17 of the 2010 California Building Code

1. Delete code edition.
2. Update referenced code section due to renumbering in CBC Chapter 17.

Article 5: Building Regulations

Division 17: Additions and Modifications to Chapter 17 of the

~~2007~~-California Building Code

§145.1701 Local Modifications and Additions to Chapter 17 “Structural Tests and Special Inspections” of the ~~2007~~-California Building Code

- (a) Chapter 17 of the ~~2007~~-California Building Code has been adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1701 through 1704 and 1706 through 1715 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§145.1705 Local Additions and Modifications to Section 1705 “Statement of Special Inspections” of the ~~2007~~ California Building Code

- (a) Section 1705.5 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

1705.5. Where structural observation is required by Section ~~1709-1710~~ of the ~~2007~~-edition 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 structural observation and shall describe the stages of construction at which structural observation is to occur.

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Art 05 Div 18: Additions and Modifications to Chapter 18 of the 2010 California Building Code

1. Delete code edition.
2. Make the following updates to Ch 18
 - a. Delete code edition.
 - b. Ch 18 reformatted so 145.1805 and needs to be renumbered, not needed for CRC.
 - c. Modify Section 1803.5.12 item 1 to reflect recently approved code change S149-09/10 limiting the height of retaining walls and foundation walls required to resist additional active lateral earth pressures due to seismic forces.
 - d. Table 145.1803 is renumbered and will include a column 1 that describes the geologic hazard groups. Additionally the last column is deleted since there is no difference between a Geologic Reconnaissance and a Geologic Report. The row with hazard group 53, 54 has been split to differentiate sites with and without slope for consistency with geology reviews in the discretionary review process, this will include Structure Class D (R-3, R-4 occupancies) when the site slopes at an angle greater than or equal to 4:1 or 14 degrees.
 - e. Modify the table to include structures so that the table is consistent with the 2010 CBC to require reports for all projects unless exempted and located in any of the geologic hazards zones to provide a report. Therefore the lower hazard number in each hazard group requires a report of C and D structures.

§145.1801 Local Modifications and Additions to Chapter 18 “Soils and Foundations” of the 2007 California Building Code

- (a) Chapter 18 of the 2007 California Building Code has been adopted by reference with additions and modifications pursuant to Sections 145.0105 and additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Section ~~1802~~ 1803 has been adopted by reference with modifications and additions pursuant to Section 145.0105 and 145.0106 of the Land Development Code.
- (c) Section 1801 and Section 1802 and Sections ~~1803~~ 1804 through ~~1812~~ 1810 have been adopted by reference without change pursuant to Section 145.0103 of the land Development Code.

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~~§ 145.1802 — Local Additions and Modifications to Section 1802 “Foundation and Soils Investigations” of the 2007 California Building Code~~

§ 145.1803 — Local Additions and Modifications to Section 1803 “Geotechnical Investigations” of the California Building Code

(a) Section 1803.2 has been adopted with additions pursuant to 145.0106 of the Land Development Code. ~~1802.2.5 has been added as follows pursuant to Section 145.0106 of the Land Development Code:~~

- (1) ~~1802.2.5.1.~~ 1803.2.1 A geotechnical investigation report shall be submitted when required by Section 1803.2 of the California Building Code and Section 145.1803 (d) of the Municipal Code ~~Municipal Code Table 145.1802~~ or the Building Official, for all new structures, ~~nonexempt~~ additions to existing structures not exempted in Section 145.1803 (b) (or whenever the occupancy classification of a building changes to a higher relative hazard category (refer to Municipal Code Table 145-37A) as a result of the proposed work.
- (2) ~~1802.5.2.~~ 1803.2.2 When required, a report of the geotechnical investigation shall be submitted to the Building Official. When geologic hazards are identified, the report shall contain appropriate recommendations for mitigation of the hazards, and these recommendations shall be incorporated in the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geotechnical investigation report establishes that construction of buildings or structures would be unsafe because of the geologic hazards. Issuance of a Building Permit does not constitute a representation that the site or construction is safe.

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- (3) ~~1802.2.5.3. Additions to detached one and two-family dwellings are exempt from geologic investigation requirements for Building Permits, except when the site is located within Geologic Hazard Category 11 or 21, or when required by discretionary action. All new additions of less than 500 square feet of floor area, remodels and non-structural tenant improvements (TIs) to existing structures are exempt from geologic investigation requirements. Consecutive additions to the same structure which total 500 square feet or more in any 12-month period may require a geologic investigation.~~
- (4) ~~1802.2.5.4.~~ 1803.2.3 The Building Official may require that a “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” be executed by the property owner as a condition to the issuance of a Building Permit for any structure to be located over a suspected fault or other Geologic hazard. A “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” may also be required when a geologic investigation cannot conclusively establish that buildings or structures located on the site would either be safe or unsafe. The form of notice shall be as provided by the Building Official, executed by the owner of the property, recorded with the San Diego County Recorder, and filed with the City of San Diego as a condition to issuance of the Building Permit.

(b) Section 1803.2 has been modified and exceptions have been added as follows pursuant to Section 145.0105 and 145.0106 of the Land Development Code:

- (1) 1803.2 Investigations required. Geotechnical investigations shall be conducted in accordance with Sections 1803.3 through 1803.5 except as follows.

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- (A) Exception 1. The building official shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11; and
- (B) Exception 2. The building official shall be permitted to waive the requirement for a geotechnical investigation for additions to detached one and two-family dwellings, except when the site is located within Geologic Hazard Category 11 or 21 in Table 145.1803 of the Municipal Code , or when required by a discretionary permit; or
- (C) Exception 3. The building official shall be permitted to waive the requirement for a geotechnical investigation for all additions of less than 500 square feet of floor area. Consecutive additions to the same structure which total 500 square feet or more in any 12-month period may require a geologic investigation; or
- (D) Exception 4. The building official need not require a geotechnical investigation for remodels and non-structural tenant improvements (TIs) to existing structures.

(c) Section 1803.5 has been modified as follows pursuant to Section 145.0106 of the Land Development Code:

- (1) 1803.5 Investigated conditions. Geotechnical investigations shall be conducted as indicated in Sections 1803.5.1 through 1803.5.13.

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(d) Section 1803.5.11 has been modified by adding subsections 1803.5.11.1 and 1803.5.11.2 as follows pursuant to Section 145.0106 of the Land Development Code:

- (1) 1803.5.11.1 Unless exempted in Section 145.1803(b) a geotechnical investigation report shall be submitted when required by Municipal Code Section 145.1803 (f) and Table 145.1803, and when required by Section 1803.5.11.
- (2) 1803.5.11.2 For structures regulated by the California Residential Code Section 1803.5.11.1 shall apply.

(e) Section 1803.5.12 item 1 has been modified pursuant to Section 145.0105 of the Land Development Code:

- (1) 1803.5.12 Seismic Design Categories D through F. For structures assigned to Seismic Design Category D, E or F in accordance with Section 1613, the geotechnical investigation required by Section 1803.5.11, shall also include:

- (A) 1. The determination of lateral earth pressures on foundation walls, and retaining walls supporting more than 6 ft of backfill height, due to earthquake motions.

(f) Section 1803.5.13 has been added as follows pursuant to Section 145.0105 of the Land Development Code:

- (1) 1803.5.13 Local Geologic Hazards. A geotechnical investigation report shall be submitted when required by Municipal Code Section 145.1803 and Table 145.1803.

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- (A) 1805.13.1 Geotechnical investigation reports are not required for buildings and structures in Occupancy Group U or any other structure of a similar minor nature.
- (B) 1803.13.2 Notwithstanding Table 145.1802-145.1803, the Building Official may require a geotechnical investigation report for any site if the Building Official has reason to believe that a geologic hazard may exist at the site.
- (g) The Geologic Hazard Category and the Building, Structure and Facility Class must be determined as follows when using Table 145.1803 to determine whether a geotechnical investigation report is required due to local geological hazards within the City of San Diego.
- (1) Hazard category: The Hazard Category describes the geologic feature or condition suspected at the site. The Hazard Category is determined by reference to the current City of San Diego Seismic Safety Study (SDSSS) maps.
- (2) Building, Structure, and Facility Class: To determine whether a Geotechnical Investigation Report is required, the building, structure or facility needs to be assigned to one of four classes based on the use, occupancy, number of occupants as well as whether hazardous materials are used or stored. The classes are ranked by importance with Class A being the most critical class and Class D being the least critical.
1. Class A includes the following:

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1. Buildings or structures classified as Essential Facilities in Occupancy Category IV as defined in Table 1604.5 of the California Building Code.
 2. Any building, structure or facility where, in the opinion of the Building Official, significant generation or storage of toxic, hazardous, or flammable materials will occur. Quantities of these materials will be assessed in accordance with the risks they present.
2. Class B includes the following developments, occupancy groups, and structures provided they are not included in Class A:
1. All developments consisting of four or more structures.
 2. All new structures requiring deep foundations (piers or pilings).
 3. All buildings over three stories in height.
 4. All buildings containing the following occupancies (Refer to the 2007-California Building Code, Chapter 3):
 - a. Group A, Divisions 1, 2, 3 and 4.
 - b. Group E.
 - c. Group H, Divisions 1, 2, and 3.
 - d. Group I, Divisions 2 and 3.
 5. All buildings with an occupant load of more than 300 occupants as determined by Table 10-A of the 2007 California Building Code and Buildings used for public assembly assigned to Occupancy Category III in Table 1604.5.

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6. Tanks, bins, hoppers, silos, and other storage structures of more than 20,000 gallons capacity intended to store toxic, hazardous, or flammable contents that are not associated with a building, structure, or facility in Class A.
 7. Tanks, bins, hoppers, silos, and similar structures over 35 feet high.
 8. Towers over 35 feet high.
 9. Retaining walls (height is measured from the top of the footing to the top of the wall):
 - a. Retaining walls over 12 feet in height.
 - b. Retaining walls over 8 feet in height supporting a surcharge or retaining toxic, hazardous, or flammable contents.
3. Class C includes the following occupancy groups and structures provided they are not included in Classes A or B:
1. All buildings containing the following occupancies (Refer to the 2007-California Building Code, Chapter 3):
 - a. Group A, Division 2, 3 and 5 (with rooms having less than 300 occupants).
 - b. Group B.
 - c. Group E.
 - d. Group F, Divisions 1 and 2.
 - e. Group H, Divisions 4 and 5.
 - f. Group I, Division 1.
 - g. Group M.
 - h. Group R, Division 1 and 2.
 - i. Group S, Division 1.

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2. Retaining walls (height is measured from the top of the footing to the top of the wall):
 - a. Retaining walls over 6 feet in height.
 - b. Retaining walls of any height supporting a surcharge or retaining toxic, hazardous, or flammable contents.
 3. Tanks, bins, hoppers, silos, and other storage structures intended to store toxic, hazardous, or flammable contents.
 4. Tanks, bins, hoppers, silos, and similar structures over 20 feet high.
 5. Towers over 20 feet high.
-
4. Class D includes the following occupancy group and structures provided they are not included in Classes A, B, or C:
 1. All buildings containing the following occupancies (refer to 2007 California Building Code, Chapter 3):
 - a. Group R, Division 3 and Group R Division 4.
-
- (h) Section 1803.6 has been modified with additions to Section 145.0105 and 145.0106 of the Land Development Code:
- (1) 1803.6.1 Geotechnical investigations reports prepared pursuant to Section 1803.6 of the California Building Code as well as Section 145.1803 (f) shall be required for sites where geologic hazards are suspected, prior to obtaining a Building Permit. The report shall include all pertinent requirements as established by the Building Official. All reports shall be prepared in accordance with the most recent edition of the City of San Diego “Guidelines for

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Geotechnical Reports,” which is available through the City of San Diego Official Website. These minimum requirements shall be augmented by geologic evaluations pertinent to the type of proposed project and anticipated method of construction, which should be described in the report. For buildings located in both a fault zone and a hazard category zone, the most restrictive requirement shall govern.

Table 145.1802

Required Geologic Investigation ~~(5)~~

Hazard Category ⁽¹⁾	Geologic Reconnaissance Required	Geologic Report Required
11⁽³⁾, 13⁽³⁾ 21, 31⁽⁴⁾, 41	—————	A⁽²⁾, B⁽²⁾, C⁽²⁾, D⁽²⁾
12 ⁽³⁾ , 22, 42, 43	C, D	A, B
23-27, 32⁽⁴⁾, 54	B, C	A
44-48, 52, 53	B	A
51, 55	—————	A

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<u>Table 145.1803 ⁽¹⁾</u>		
<u>Required Geotechnical Investigation</u>		
<u>Type of Hazard</u>	<u>Hazard Category</u>	<u>Building, Structure, and Facility Class</u>
<u>Fault Zones/Ground Rupture</u>	<u>11, 12, 13</u>	<u>A, B, C, D</u>
<u>Landslides/Potential Slope Instability</u>	<u>21 through 27</u>	<u>A, B, C, D</u>
<u>Liquefaction/Potential Ground Failure</u>	<u>31, 32</u>	<u>A, B, C, D</u>
<u>Coastal Bluff Stability</u>	<u>41 through 48</u>	<u>A, B, C, D</u>
<u>Variable Stability/Unfavorable Geologic Structure with Sloping Topography</u>	<u>53, 54 (with slope greater than or equal to 4:1 or 25%)</u>	<u>A, B, C, D</u>
<u>All Other Conditions</u>	<u>53, 54 (with slope less than 4:1 or 25%)</u>	<u>A, B, C</u>
	<u>51, 52, 55</u>	<u>A, B, C</u>

Footnotes:

(1) See Section 145.1803 (f) and (g) when reading Table 145.1803

Reason: This section has been restructured due to the reformatting of Chapter 18 of the 2010 CBC. Furthermore, the footnotes were moved into the section and the section has been reformatted to serve as a roadmap for the use of the Table. The Geologic Reconnaissance column was merged into the Geologic Report column (middle column in the table eliminated). Additionally a new column 1 was added to provide a description of the hazard. The second Hazard Category column groups the hazard categories to coincide with the hazard descriptions.

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The reformatted table will be more restrictive than the 2007 version that was not technically changed upon adoption of the 2007 CBC.

Hillside areas of the city of San Diego can be defined as areas where the slope gradient is 25 percent or steeper. A slope gradient of 25 percent is equivalent to a slope ratio of 4:1 (horizontal to vertical). Areas of the City where the slope gradient is 25 percent or steeper are shown on San Diego Geographic Information System (GIS) maps (available in the Project Tracking System – PTS). Slopes with a gradient of less than 25 percent are not typically prone to slope instability. Slopes with a gradient of 25 percent or greater that are composed of weak materials may be prone to slope instability. In other cases, zones or planes of weakness within a slope may be adversely oriented or unsupported; a condition referred to as adverse geologic structure. Geologic Hazard Categories (GHC) 53 and 54 are characterized by potentially adverse geologic structure with respect to slope stability. Slopes with a gradient of 25 percent or greater with adverse geologic structure may not be adequately stable for proposed development and construction.

A review of the San Diego Seismic Safety Study maps indicate that known landslides are present within and adjacent to hillside areas identified as GHC 53. Areas adjacent to existing landslides have an increased risk of slope instability and may not be adequately stable. Experience has shown that steep slopes within GHC 53 and 54 have been prone to surficial slope failure resulting in mud and debris flows. Therefore, hillside areas within GHC 53 and 54 should be investigated by an engineering geologist and geotechnical engineer to evaluate slope stability for proposed development and construction plans.

The California Building Code allows the Building Official to waive geotechnical investigation reports requirements where satisfactory data from adjacent area are available that demonstrates an investigation is not necessary. Based on regional geologic hazard mapping, GHC 23-27, and 53-54 were considered to have relatively low risk for Class D structures and, accordingly, Class D structures located in these areas were exempt from geologic investigation report requirements. The exemptions previously allowed for Class D structures have been revised for consistency with the implied hazards and to better protect public safety. Table 145.1803 has been revised to require geotechnical investigation reports for Class D structures proposed in areas with “Slide-Prone Formations” or hillside areas with potentially adverse geologic structure (GHC 23-27 and 53-54).

Here is a small sampling of landslides that have occurred in the City within Geologic Hazard Categories (GHC) 22-27 and 53.

Deep seated landslides:

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7037 Via Valverde, La Jolla – GHC 22
7591 Caminito Avola, La Jolla – GHC 22
Soledad Mountain Road, La Jolla – GHC 25
Paseo Laredo, La Jolla – GHC 26
Genoa Street, Del Cerro – GHC 53
3340 Harbor View/ Martinez St., Pt. Loma – GHC 53

Surficial slope failures:

1151 Via Angelina, La Jolla – GHC 25/53
2271 Via Media, La Jolla – GHC 25/53
7595 Hillside Drive, La Jolla – GHC 27
1821 Castellana Rd, La Jolla – GHC 27
1659 Crespo, La Jolla – GHC 53
4980 Northaven Ave, Bay Park – GHC 53
4958 Canterbury Dr., Midcity – GHC 53
5283 Countryside Dr., College – GHC 53
6852 Julie St., College – GHC 53
5173 Leo St. (Alumni Pl), College – GHC 53
4223 6th St., Uptown – GHC 53
701 Bangor St., Pt. Loma – GHC 53

Since Section J104.3 of Appendix J (requirements for geotechnical reports for grading plans) will not be adopted, the requirements for geotechnical reports are incorporated into Section 145.1803 and Table 145.1803. So another reason for the changes to Table 145.1803 relate to providing geotechnical input for grading on hillside and higher risk residential lots.

Currently, a geotechnical investigation report is required to be submitted with all grading plans (per Information Bulletin 515).

The Table to follow shows the proposed changes in a side by side comparison to illustrate the impact of the changes in the cells of the table due to alignment with the intent of Section 1803.5.11. This issue had not been resolved upon adoption of the 2007 CBC. The impact is reduced through the exceptions in Section § 145.1803 (b)

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Comparison Table 145.1803⁽¹⁾ For Required Geotechnical Investigation

<u>Type of Hazard</u>	<u>Hazard Category</u>	<u>Current Building, Structure, and Facility Class</u>	<u>Proposed Building, Structure, and Facility Class</u>	<u>Comment</u>
Fault Zones/ Ground Rupture	11, 12, 13	A, B, C, D	A, B, C, D	No Change
Landslides/ Potential Slope Instability	21 through 27	21,22 A, B, C, D	A, B, C, D	Hazard 23-27 more restrictive to include D (single family) structures
		23-27 A,B,C	A, B, C, D	
Liquefaction/ Potential Ground Failure	31, 32	31 A, B, C, D	A, B, C, D	Hazard 32 more restrictive to include D (single family) structures
		32 A,B,C	A, B, C, D	
Coastal Bluff Stability	41 through 48	41, 42, 43 A, B, C, D	A, B, C, D	Hazard 44, 48 more restrictive to include all structures in addition to essential services facilities
		44-48 A	A, B, C, D	
Variable Stability/ Unfavorable Geologic Structure with Sloping Topography	53, 54 (with slope greater than or equal to 4:1 or 25%)	53 A,B	A, B, C, D	Hazard 54 more restrictive to include D (single family) structures Hazard 53 more restrictive to include most commercial apartment and single family
		54 A,B,C	A, B, C, D	
All Other Conditions	53, 54 (with slope less than 4:1 or 25%)	53 A,B	A, B, C	Hazard 53 more restrictive more restrictive to include all structures in addition to essential services facilities
		54 A,B,C	A, B, C	
	51, 52, 55	51, 55 A	A, B, C	Hazard 51,55 more restrictive more restrictive to include all structures except single family in addition to essential services facilities.
		52 A, B	A, B, C	Hazard 52 more restrictive includes most commercial buildings and apartment and high occupant load buildings except single family

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1803.2 Investigations required. Geotechnical investigations shall be conducted in accordance with Sections 1803.3 through 1803.5.

Exception:

1. The *building official* shall be permitted to waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11; **and**
2. The building official need not require a geotechnical investigation for additions to detached one and two-family dwellings that are exempt from geotechnical investigation requirements per Section 145.1803 of the Municipal Code prior to the issuance of a ~~for~~ Building Permits, except when the site is located within Geologic Hazard Category 11 or 21 in Table 145.1803 of the Municipal Code, or when required by a discretionary permit action; or
3. The building official need not require a geotechnical investigation for all new additions to other than detached one and two-family dwellings, of less than 500 square feet of floor area. Consecutive additions to the same structure which total 500 square feet or more in any 12-month period may require a geologic investigation; or
4. The building official need not require a geotechnical investigation for remodels and non-structural tenant improvements (TIs) to existing structures.

1803.2.1 A geologic investigation shall be submitted when required by Section 1803.2 of the California Building Code and Section 145.1803 (d) of the Municipal Code ~~Municipal Code Table 145.1802~~ or the Building Official, for all new structures, ~~nonexempt~~ additions to existing structures not exempted in Section 145.1803 (b) (or whenever the occupancy classification of a building changes to a higher relative hazard category ~~(refer to Municipal Code Table 145-37A)~~) as a result of the proposed work.

1803.2.2 When required, a report of the geologic investigation shall be submitted to the Building Official. When geologic hazards are identified, the report shall contain appropriate recommendations for mitigation of the hazards, and these recommendations shall be incorporated in the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geologic investigation establishes that construction of buildings or structures would be unsafe because of the geologic hazards. Issuance of a Building Permit does not constitute a representation that the site or construction is safe.

1803.2.3 The Building Official may require that a “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” be executed by the property owner as a condition to the issuance of a Building Permit for any structure to be located over a suspected fault or other Geologic hazard. A “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” may also be required when a geologic investigation cannot conclusively establish that buildings or structures located on the site would either be safe or unsafe. The form of notice shall be as provided by the Building Official, executed by the owner of the property, recorded with the San Diego County Recorder, and filed with the City of San Diego as a condition to issuance of the Building Permit.

1803.5 Investigated conditions. Geotechnical investigations shall be conducted as indicated in Sections 1803.5.1 through ~~1803.5.12~~ 1803.5.13.

1803.5.11 Seismic Design Categories C through F. For structures assigned to *Seismic Design Category C, D, E or F* in accordance with Section 1613, a geotechnical investigation shall be conducted, and shall include an evaluation of all of the following potential geologic and seismic hazards:

1. Slope instability.
2. Liquefaction.
3. Differential settlement.
4. Surface displacement due to faulting or lateral spreading.

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1803.5.11.1 Unless exempted in Section 145.1803(b) a geotechnical investigation shall be submitted when required by Municipal Code Section 145.1803 (f) and Table 145.1803, and when required by Section 1803.5.11.

1803.5.11.2 For structures regulated by the California Residential Code Section 1803.5.11.1 shall apply.

1803.5.11.1 A geotechnical investigation shall be submitted when required by Municipal Code Section 145.1803 and Table 145.1803 for buildings and structures assigned to seismic Design Category A, B, C, D, E and E. For structures regulated by the California Residential Code Seismic Design Category D shall mean D₀, D₁, D₂.

1803.5.12 Seismic Design Categories D through F. For structures assigned to *Seismic Design Category* D, E or F in accordance with Section 1613, the geotechnical investigation required by Section 1803.5.11, shall also include:

1. The determination of lateral earth pressures on foundation walls, and retaining walls supporting more than 6 ft of backfill height, due to earthquake motions.

Remainder of Section not changed

1803.5.13 Local Geologic Hazards. A geotechnical investigation shall be submitted when required by Municipal Code Section 145.1803 and Table 145.1803.

1805.13.1 No geotechnical investigations are required for buildings and structures in Occupancy Group U or any other structure of a similar minor nature.

1803.13.2 Notwithstanding Table 145.1802-145.1803, the Building Official may require a geotechnical report for any site if the Building Official has reason to believe that a geologic hazard may exist at the site.

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Art 05 Div 19: Additions and Modifications to Chapter 19 of the 2010 California Building Code

1. Section 145.1908 is proposed to be repealed. Section 14.8.3 and 14.8.4 of ACI 318-08 have been updated to reflect the local amendment.
2. Add a new amendment for the design of anchor bolts connecting wood and cold form steel sill plates supporting light framed wood or cold formed steel wall framing to foundations or slabs to resist seismic shear forces. The proposed change is based on approved requirements from code Change S167-09/10 recently approved into the 2012 IBC during the final action hearings in Dallas. The requirement is being proposed to be adopted in advance prior to adoption of the 2013 CBC.

Article 5: Building Regulations

Division 19: Additions and Modifications to Chapter 19 of the

2007 California Building Code

§145.1901 Local Modifications and Additions to Chapter 19 “Concrete” of the 2007 California Building Code

- (a) Chapter 19 of the 2007 California Building Code has been adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1901 through 1907 and 1909 through 1915 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§145.1908 Local Additions to Section 1908 “Modifications to ACI 318” of the 2007 California Building Code

- (a) ~~Section 1908.1.17 has been added as follows pursuant to Section 145.0106 of the Land Development Code:~~

~~1908.1.17 Modify Equations (14-7), (14-8) and (14-9) of Sections 14.8.3 and 14.8.4 in ACI 318-05 to read as follows:~~

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Section 14.8.3 of ACI 318-05 is modified as follows pursuant to Section 145.0105 of the Land Development Code:

I_{ef} shall be calculated by Equation (14-7), and M_a shall be obtained by iteration of deflections.

$$I_{cr} = \frac{E_s}{E_c} \left[A_s + \frac{P_u h}{f_y 2d} \right] (d-c)^2 + \frac{I_w c^3}{3} \quad \text{(Equation 14-7)}$$

— and the value E_s/E_e shall not be taken less than 6.

Section 14.8.4 of ACI 318-05 is modified as follows pursuant to Section 145.0105 of the Land Development Code:

14.8.4 — Maximum out-of-plane deflection, Δ_s , due to service loads, including $P-\Delta$ effects, shall not exceed $l_e/150$.

If M_a , maximum moment at mid-height of wall due to service lateral and eccentric loads, including $P-\Delta$ effects, exceed $(2/3)M_{er}$, Δ_s shall be calculated by Equation (14-8):

$$\Delta_s = \frac{2}{3} \Delta_{cr} + \frac{M_a - \frac{2}{3} M_{cr}}{M_n - \frac{2}{3} M_{cr}} \left(\Delta_n - \frac{2}{3} \Delta_{cr} \right)$$

— (Equation 14-8)

If M_a does not exceed $(2/3)M_{er}$, Δ_s shall be calculated by Equation (14-9):

$$\Delta_s = \frac{M_a}{M_{cr}} \Delta_{cr}$$

— (Equation 14-9)

where:

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$$\Delta_{cr} = \frac{5 M_{cr} l_c^2}{48 E_c I_g}$$

_____ **and**

$$\Delta_n = \frac{5 M_n l_c^2}{48 E_c I_{cr}}$$

(a) Section 1908.1.9 has been modified and exceptions number 2 and number 3 have been added as follows pursuant to Section 145.0106 of the Land Development Code:

(1) 1908.1.9 ACI 318, Section D.3.3. Modify ACI 318, Sections D3.3.4 and D3.3.5, and delete and replace Section D.3.3.6 read as follows: to read as follows:

(A) 2. D.3.3.4 need not apply and the design shear strength in accordance with D.6.2.1(c) need not be computed for anchor bolts attaching wood sill plates of bearing or non-bearing walls of light-frame wood structures to foundations or foundation stem walls provided all of the following are satisfied:

1. The allowable in-plane shear strength of the anchor is determined in accordance with AF&PA NDS Table 11E for lateral design values parallel to grain.
2. The maximum anchor nominal diameter is 5/8 inches (16 mm).
3. Anchor bolts are embedded into concrete a minimum of 7 inches (178 mm).
4. Anchor bolts are located a minimum of 1-3/4 inches (45 mm) from the edge of the concrete parallel to the length of the wood sill plate.

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5. Anchor bolts are located a minimum of 15 anchor diameters from the edge of the concrete perpendicular to the length of the wood sill plate.
6. The sill plate is 2-inch or 3-inch nominal thickness.
- (B) 3. Section D.3.3.4 need not apply and the design shear strength in accordance with Section D.6.2.1(c) need not be computed for anchor bolts attaching cold-formed steel track of bearing or non-bearing walls of light-frame construction to foundations or foundation stem walls provided all of the following are satisfied:
 1. The maximum anchor nominal diameter is 5/8 inches (16 mm).
 2. Anchors are embedded into concrete a minimum of 7 inches (178 mm).
 3. Anchors are located a minimum of 1-3/4 inches (45 mm) from the edge of the concrete parallel to the length of the track.
 4. Anchors are located a minimum of 15 anchor diameters from the edge of the concrete perpendicular to the length of the track.
 5. The track is 33 to 68 mil designation thickness.

Allowable in-plane shear strength of exempt anchors, parallel to the edge of concrete shall be permitted to be determined in accordance with AISI S100 Section E3.3.1.

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1908.1.9 ACI 318, Section D.3.3. Modify ACI 318, Sections D3.3.4 and D3.3.5, delete and replace Section D.3.3.6 and add Section D.3.3.7 to read as follows:

D.3.3.4 – Anchors shall be designed to be governed by the steel strength of a ductile steel element as determined in accordance with D.5.1 and D.6.1, unless either D.3.3.5 or D.3.3.6 is satisfied.

Exceptions:

1. Anchors designed to resist wall out-of-plane forces with design strengths equal to or greater than the force determined in accordance with ASCE 7 Equation 12.11-1 or 12.14-10 need not satisfy Section D.3.3.4.
2. D.3.3.4 need not apply and the design shear strength in accordance with D.6.2.1(c) need not be computed for anchor bolts attaching wood sill plates of bearing or non-bearing walls of light-frame wood structures to foundations or foundation stem walls provided all of the following are satisfied:
 1. The allowable in-plane shear strength of the anchor is determined in accordance with AF&PA NDS Table 11E for lateral design values parallel to grain.
 2. The maximum anchor nominal diameter is 5/8 inches (16 mm).
 3. Anchor bolts are embedded into concrete a minimum of 7 inches (178 mm).
 4. Anchor bolts are located a minimum of 1-3/4 inches (45 mm) from the edge of the concrete parallel to the length of the wood sill plate.
 5. Anchor bolts are located a minimum of 15 anchor diameters from the edge of the concrete perpendicular to the length of the wood sill plate.
 6. The sill plate is 2-inch or 3-inch nominal thickness.
3. Section D.3.3.4 need not apply and the design shear strength in accordance with Section D.6.2.1(c) need not be computed for anchor bolts attaching cold-formed steel track of bearing or non-bearing walls of light-frame construction to foundations or foundation stem walls provided all of the following are satisfied:
 1. The maximum anchor nominal diameter is 5/8 inches (16 mm).
 2. Anchors are embedded into concrete a minimum of 7 inches (178 mm).
 3. Anchors are located a minimum of 1-3/4 inches (45 mm) from the edge of the concrete parallel to the length of the track.
 4. Anchors are located a minimum of 15 anchor diameters from the edge of the concrete perpendicular to the length of the track.
 5. The track is 33 to 68 mil designation thickness.

Allowable in-plane shear strength of exempt anchors, parallel to the edge of concrete shall be

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Art 05 Div 20: Additions and Modifications to Chapter 20 of the 2010 California Building Code

No changes. Delete code edition.

Article 5: Building Regulations

Division 20: Additions and Modifications to Chapter 20 of the

~~2007~~ California Building Code

§145.2001 Local Modifications and Additions to Chapter 20 “Aluminum” of the ~~2007~~ California Building Code

Chapter 20 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 21: Additions and Modifications to Chapter 21 of the 2010 California Building Code

No changes. Delete code edition.

Article 5: Building Regulations

Division 21: Additions and Modifications to Chapter 21 of the

~~2007~~ California Building Code

§145.2101 Local Modifications and Additions to Chapter 21 “Masonry” of the ~~2007~~ California Building Code

Chapter 21 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 22: Additions and Modifications to Chapter 22 of the 2010 California Building Code

No changes. Delete code edition.

Article 5: Building Regulations

Division 22: Additions and Modifications to Chapter 22 of the

~~2007~~ California Building Code

§145.2201 Local Modifications and Additions to Chapter 22 “Steel” of the ~~2007~~ California Building Code

Chapter 22 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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2010 California Building Code - Building Regulations

Art 05 Div 23: Additions and Modifications to Chapter 23 of the 2010 California Building Code

Delete code edition.

Article 5: Building Regulations

Division 23: Additions and Modifications to Chapter 23 of the

~~2007~~-California Building Code

§145.2301 Local Modifications and Additions to Chapter 23 “Wood” of the ~~2007~~ California Building Code

Chapter 23 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 24: Additions and Modifications to Chapter 24 of the 2010 California Building Code

No changes.

Article 5: Building Regulations

Division 24: Additions and Modifications to Chapter 24 of the

~~2007~~-California Building Code

§145.2401 Local Modifications and Additions to Chapter 24 “Glass and Glazing” of the 2007 California Building Code

Chapter 24 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 25: Additions and Modifications to Chapter 25 of the 2010 California Building Code

No changes. Delete code edition.

Article 5: Building Regulations

Division 25: Additions and Modifications to Chapter 25 of the

~~2007~~ California Building Code

§145.2501 Local Modifications and Additions to Chapter 25 “Gypsum Board and Plaster” of the ~~2007~~ California Building Code

Chapter 25 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 26: Additions and Modifications to Chapter 26 of the 2010 California Building Code

No changes. Delete code edition.

Article 5: Building Regulations

Division 26: Additions and Modifications to Chapter 26 of the

~~2007~~ California Building Code

§145.2601 Local Modifications and Additions to Chapter 26 “Plastic” of the 2007 California Building Code

Chapter 26 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 27: Additions and Modifications to Chapter 27 of the 2010 California Building Code

No changes. Delete code edition.

Article 5: Building Regulations

Division 27: Additions and Modifications to Chapter 27 of the

2007-California Building Code

§145.2701 Local Modifications and Additions to Chapter 27 “Electrical” of the 2007 California Building Code

Chapter 27 of the 2007-California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 28: Additions and Modifications to Chapter 28 of the 2010 California Building Code

No changes. Delete code edition.

Article 5: Building Regulations

Division 28: Additions and Modifications to Chapter 28 of the

~~2007~~ California Building Code

§145.2801 Local Modifications and Additions to Chapter 28 “Mechanical Systems” of the ~~2007~~ California Building Code

Chapter 28 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 29: Additions and Modifications to Chapter 29 of the 2010 California Building Code

No changes. Delete code edition.

Article 5: Building Regulations

Division 29: Additions and Modifications to Chapter 29 of the

~~2007~~ California Building Code

§145.2901 Local Modifications and Additions to Chapter 29 “Plumbing Systems” of the 2007 California Building Code

- (a) Chapter 29 of the ~~2007~~ California Building Code has not been adopted by the City of San Diego pursuant to Section 145.0104 of the Land Development Code.
- (b) Chapter 4 of the ~~2007~~ California Plumbing Code has been 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 and bathing, drinking fountains and sanitary facilities.

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Art 05 Div 30: Additions and Modifications to Chapter 30 of the 2010 California Building Code

Delete code edition.

No changes are proposed at this time to add identification and operational requirements for fire service elevators and occupant evacuation elevators. Issues have been raised with State fire Marshal and the elevator safety section in CalOsha. The following code changes were adopted in the 2012 IBC by proponents who submitted the requirements in Section 3007 and 3008 of the 2010 CBC seeking to complete the requirements due to inadvertent omissions during a prior code cycle.

1. G159-09/10 code change or recall of fire service access elevator unless State Elevator inspector addressed this issue.
2. G160-09/10 for robustness of construction on fire serviced access elevators.
3. G171-09/10 code change for recall of occupant evacuation elevators.
4. G160-09/10 for robustness of occupant evacuation elevators.
5. G164-09/10 that requires the exit enclosure containing the standpipe not pass through fire service elevator.
6. G167-09/10 requirement for identification of fire service elevators.

Article 5: Building Regulations

Division 30: Additions and Modifications to Chapter 30 of the

~~2007~~ California Building Code

§145.3001 Local Modifications and Additions to Chapter 30 “Elevators and Conveying Systems” of the ~~2007~~ California Building Code

Chapter 30 of the ~~2007~~ California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 31: Additions and Modifications to Chapter 31 of the 2010 California Building Code

No Changes. Delete code edition.

Article 5: Building Regulations

Division 31: Additions and Modifications to Chapter 31 of the

~~2007~~ California Building Code

§145.3101 Local Modifications and Additions to Chapter 31 “Special Construction” of the ~~2007~~ California Building Code

- (a) Chapter 31 of the California Building Code has been adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3101 through 3108 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§145.3109 Local Additions and Modifications to Section 3109 “Swimming Pool Enclosure and Safety Devices” of the ~~2007~~ California Building Code

Sections 3109.1.1, 3109.1.2 and 3109.4.1.10 of the ~~2007~~ California Building Code have been added as follows pursuant to Section 145.0106 of the Land Development Code.

- (a) Purpose of Building Regulations for Swimming Pools, Spas and Hot Tubs

Section 3109.1.1 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

3109.1.1 Purpose of Building Regulations for Swimming Pools, Spas and Hot Tubs. 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 E5 13-89~~) (ASTM E5 1346) located on the premises of Group R, Division 3 (Occupancies) units.

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Subsection (b) no change

(c) **Barrier Requirements for Outdoor Swimming Pools**

Section 3109.4.1.10 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

3109.4.1.10 Barrier Heights. When provided as a part of a pool enclosure pursuant to Section 3109.4.4.3 of the 2007 California Building Code, the enclosure barrier shall be designed so that it can not be readily climbed by small children. The barrier shall comply with the height requirements contained in Section 3109.4.4.3 of the 2007 California Building Code. When located adjacent to a slope, planter or other fixed appendage, the barrier shall comply with Figure 31B-5 of the 2007 California Building Code.

Remainder of Section not changed

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Art 05 Div 32: Additions and Modifications to Chapter 32 of the 2010 California Building Code

No change necessary. Delete code edition.

Article 5: Building Regulations

Division 32: Additions and Modifications to Chapter 32 of the

~~2007~~ California Building Code

§145.3201 Local Modifications and Additions to Chapter 32 “Encroachments into the Public Right-of-Way” of the ~~2007~~ California Building Code

- (a) Chapter 32 of the ~~2007~~ California Building Code has been adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3201 and 3202 been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 33: Additions and Modifications to Chapter 33 of the 2010 California Building Code

1. Repeal Section 145.3301 (a) since it is redundant and duplicates sub-section (b) 1.
2. Repeal Section 145.3301 (b) 1 since Section 3303 of the CBC is better written.
3. Repeal Section 145.3301 (b) 9 since it is not clear what the requirement is seeking. This requirement is a leftover from approximately 30 years ago when the SDMC had a different structure.

Delete code edition.

Article 5: Building Regulations

Division 33: Additions and Modifications to Chapter 33 of the

2007-California Building Code

§145.3301 Local Modifications and Additions to Chapter 33 “Safeguards During Construction” of the 2007-California Building Code

- (a) Chapter 33 of the 2007 California Building Code has been adopted by reference with additions and modifications pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3301 through 3302 and 3304 through 3312 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§145.3303 Local Modifications and Additions to Section 3303 “Demolition” of the 2007 California Building Code

- (a) ~~Section 3303 has been modified as follows pursuant to Section 145.0105 of the Land Development Code:~~

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~~3303.4 Where a structure has been demolished or removed any excavations or depressions remaining after the structure is removed or demolished shall be filled, compacted, and restored to the level of the adjacent ground.~~

~~(a) (b)~~ Section 3303.7 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

3303.7 Additional Demolition Regulations. Every person demolishing a structure or building in whole or in part, or removing a building from a site, shall comply with the following additional regulations:

~~(1) Any excavations or depressions remaining after the structure is removed or demolished shall be filled, compacted, and restored to the level of the adjacent ground.~~

~~(1)(2)~~ All debris, including portions of the building or structure and contents, shall be removed from the site within 90 days from the date that the demolition/removal permit or building permit was issued, or 150 days if an extension has been granted in accordance with Section 129.0512.

~~(2)(3)~~ Combustible material must be removed from the site as demolition proceeds.

~~(3)(4)~~ Dry or dusty materials or debris must be wet down to allay the dust.

~~(4)(5)~~ All glass must be removed from the building or structure before beginning demolition.

~~(5)(6)~~ Street drainage, drainage structures, natural drainage, or diversion must not be obstructed.

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~~(6)(7)~~ Demolition work must not be done on public easements without permission.

~~(7)(8)~~ Notwithstanding plumbing code requirements for permits, all sewer, gas, and water connections must be capped and approval obtained from the Building Official prior to covering such connections. Sewer, gas, and water line capping shall be performed in the manner prescribed by the California Plumbing Code; such capping shall be located within 5 feet of the property line.

~~(9)~~ All damages or injuries arising from the demolition and associated work must be made good.

~~(8)~~ ~~(10)~~ Debris or other combustibles shall not be burned on the site without complying with Chapter 3 of the 2007 California Fire Code. A written burning permit shall be issued by the Fire Marshal of The City of San Diego.

~~(9)~~ ~~(12)~~ Electric or gas welding or gas cutting shall not be done on the site without complying with Chapter 26 of the 2007 California Fire Code. A written permit shall be issued by the Fire Marshal of The City of San Diego.

~~(12)~~ ~~(10)~~ Storm water Best Management Practices shall be in place at all times during the demolition as required by Municipal Code Section 43.0301.

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Art 05 Div 34: Additions and Modifications to Chapter 34 of the 2010 California Building Code

1. Delete code edition
2. Repeal the amendment in 145.3403 (a) [CBC Section 3403.5] since HCD's amendment in Section 3401.4.3 accomplishes the same thing. This section has existed for many code cycles and predates when the State started transcribing regulations from the Health and Safety Code into the CBC.
3. Repeal Section 145.3403 (b) [CBC Section 3403.6] since the CBC in Section 3403 addresses limited additions to existing structures without requiring full seismic evaluation. The CBC now has many tools that did not exist in the 1980's when the regulations for Live/work Quarters were developed to eliminate blight and to facilitate the rehabilitation of older buildings. This section has been rarely used and it is not possible to track recorded documents to require the reversion to the existing condition prior to the live-work conversion.

Article 5: Building Regulations

Division 34: Additions and Modifications to Chapter 34 of the

2007 California Building Code

~~§145.3401 — Local Modifications and Additions to Chapter 34 “Existing Structures” of the 2007 California Building Code~~

~~(a) — Chapter 34 of the 2007 California Building Code has been adopted by reference with additions and modifications pursuant to Section 145.0106 of the Land Development Code.~~

~~(b) — Sections 3401 through 3402 and Section 3404 through 3406 and Section 3408 through 3410 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.~~

§145.3401 — Local Modifications and Additions to Chapter 34 “Existing Structures” of the 2007 California Building Code

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Chapter 34 of the California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

~~§145.3403 — Local Additions to Section 3403 “Additions, Alterations or Repairs” of the 2007 California Building Code~~

~~Sections 3403.5 and 3403.6 have been added as follows pursuant to Section 145.0106 of the Land Development Code:~~

- ~~(a) — 3403.5 Substandard. Alterations and repairs of existing buildings may allow for the replacement, retention, and extension of original materials and the continued use of original methods of construction, provided the building does not become or continue to be a “Substandard Building” as defined in California Health and Safety Code section 17920.3, the alterations or repairs do not adversely affect any structural member or any part of the building or structure having required fire resistance, and the alterations or repairs comply with California Health and Safety Code section 17958.8.~~
- ~~(b) — 3403.6 Live/Work. The addition of floors in existing buildings may be permitted if all of the following conditions are met to the satisfaction of the Building Official:~~
- ~~(1) — The building must be used for “joint living and work quarters” (“live/work quarters”) as defined in California Health and Safety Code section 17958.11, and the specific area of the floor addition shall be used only for living areas for live/work quarters.~~
 - ~~(2) — The floor area addition shall not exceed 10 percent of the existing building’s floor area and shall be located entirely within the existing building.~~
 - ~~(3) — A report of structural survey shall be submitted to the Building Official establishing that the building with the proposed floor additions is not subject to any greater risk of earthquake damage than it would have been under a previously permitted use without the floor additions.~~

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- (4) ~~The owner of the building, binding its successors in interest, agrees in writing on a form provided by the Building Official to not hold the City liable for the expense of any alterations completed pursuant to this section if the City later determines that a general structural reinforcement of the building is required. The agreement shall be recorded with the County Recorder.~~
- (5) ~~The owner of the building, binding its successors in interest, agrees in writing on a form provided by the Building Official to remove all floors that have been added pursuant to this section if the building ceases to be used for live/work purposes. The agreement shall be recorded with the County Recorder.~~

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Art 05 Div 35: Additions and Modifications to Chapter 35 of the 2010 California Building Code

Delete code edition.

Article 5: Building Regulations

Division 35: Additions and Modifications to Chapter 35 of the

2007 California Building Code

§145.3501 Local Modifications and Additions to Chapter 35 “Referenced Standards” of the 2007 California Building Code

Chapter 35 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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Art 05 Div 36: Additions and Modifications to Appendix Chapters of the 2010 California Building Code

Delete code edition. See grading items in separate package of 2010 CBC and SDMC grading code changes. No appendix chapters other than Appendix Chapter J, Grading, are proposed to be amended.

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Art 05 Div 37: Additional Building Regulations for Archaic Materials and Methods of Construction (Updated)

- 1 Update code edition.
- 2 Update Section 145.3709 (d) for consistency with the proposed action on Section 121.0403 presented in the construction Permit Administrative Regulations package. URM buildings cannot be shown to comply with most prevailing edition of the code for new buildings. California Existing Building Code requirements recognize that archaic materials such as unreinforced masonry bearing wall construction do not provide the same ductility as building materials for new buildings when the building materials resist lateral seismic forces.

§145.3704 Definitions for this Division Only

The following definitions apply to this division:

Definitions preceding the following definition not changed.

California Building Code (CBC) shall mean the 2010 California Building Code, California Code of Regulations Title 24, Part 2 as published by the California Building Standards Commission and as adopted and amended by the City of San Diego.

California Existing Building Code (CEBC) shall mean the ~~2007~~–2010 California Existing Building Code, California Code of Regulations Title 24, Part 10 as published by the California Building Standards Commission.

Definitions preceding the following definition not changed.

Essential Facility means any building or structure classified in Occupancy Category IV in accordance with Table 1604.5 of the ~~2007~~–2010 California Building Code.

Definitions preceding the following definition not changed.

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Hazardous Facility means any building or structure containing hazardous materials and classified in Occupancy Category III when assigned to Seismic Design Category C, D, or E in accordance with Table 1604.5 of the ~~2007~~-2010 California Building Code.

Remainder of Section not changed.

§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 ~~2007~~-California Existing Building Code.
- (b) In addition to the requirements set forth in this division, the provisions of the ~~2007~~-California Building Code, Chapter 34, shall also apply to alterations or additions made to buildings within the scope of this division.

Subsection (c) not changed

- (d) Except as specifically provided for by ~~2007~~-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, such as Section 142.0610.
- (e) For archaic material design values, refer to Sections A103 through A114 of the ~~2007~~-California Existing Building Code, including all tables and figures.
- (f) The technical provisions established by Section 145.3705(e) shall not apply to the strengthening of buildings or structures classified as Hazardous Facilities in Occupancy Category III when assigned to Seismic Design Category C, D, or E or buildings or structures classified as

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classified as Essential Facilities in Occupancy Category IV in accordance with Table 1604.5 of the ~~2007~~-California Building Code. For required regulations refer to Section 145.3706.

- (g) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the ~~2007~~-California Building Code and the ~~2007~~-California Existing Building Code, except as modified by this division.

Subsection (h) no change.

§145.3706 Regulations for Essential or Hazardous Facilities

- (a) The following buildings or structures shall be strengthened to meet the requirements of the ~~2007~~-California Building Code for new buildings in the same occupancy category or other such criteria that have been established by this jurisdiction.
 - (1) Buildings containing hazardous materials in Occupancy Category III when assigned to Seismic Design Category C, D, or E in accordance with Table 1604.5 of the ~~2007~~-California Building Code; or
 - (2) Essential facilities in Occupancy Category IV in accordance with Table 1604.5 of the ~~2007~~-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.

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- (d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the ~~State Historical Building Code~~ California Historical Building Code, if applicable, or the ~~2007~~-California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.
- (e) If it does not, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official, in accordance with the provisions of Section 145.3724.
- (f) 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.

§145.3707 Regulations for Remodels Exceeding 100 Percent of Valuation

Subsection (a) through (c) no change.

- (d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the ~~2007~~-California Building Code for new buildings of the same occupancy category, no further action is required.

Remainder of section no change.

§145.3708 Regulations for Change to a Higher Hazard Category

Subsection (a) through (e) no change.

- (f) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if

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applicable, or the ~~2007~~-California Building Code for new buildings of the same occupancy category, no further action is required.

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

Subsection (a) through (c) no change

- (d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the ~~State Historical Building Code~~ California Historical Building Code, if applicable, or the ~~2007~~-California Building Code for new buildings of the same occupancy category, no further action is required.

§145.3710 Regulations for Wall Anchorage and Parapet Bracing

Subsection (a), and item (1) in the sub-section no change.

- (2) Relative Height. Where the parapets and other External Hazards or exterior wall or roof appendages that extend above the lower of either the level of the closest adjacent roof-to-wall anchors or the roof sheathing do not meet the requirements of Sections A113.1 and A113.6 of the ~~2007~~ California Existing Building Code.

Subsection (b) through (c), no change.

- (d) The removal, stabilization, and bracing process shall include the provision of roof-to-wall anchors around the perimeter of the entire building.

Existing roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A113.1 of the ~~2007~~-California Existing Building Code, or new anchors meeting the minimum requirements of Section A113.1 shall be installed.

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Remainder of Section no change.

§145.3711 Regulations for Remodels over 50 Percent of Building Value

Subsection (a) no change.

- (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 ~~2007~~ California Existing Building Code, or new anchors meeting those requirements shall be installed.

Remainder of Section no change.

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

- (a) Historical Buildings or structures as defined by Section 145.3704 shall comply with the minimum structural provisions of the ~~State Historical Building Code~~ California Historical Building Code (SHBC), Title 24, Part 8, California Code of Regulations. Provisions found within the ~~State Historical Building Code~~ California Historical Building Code for the seismic strengthening of Qualified 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 ~~2007~~ California Existing Building Code. Strength Values for new materials not specified in the ~~2007~~ California Building Code or Table No. A1-E of the ~~2007~~ California Existing Building Code may be based on substantiating research data or engineering judgment, subject to the approval of the Building Official.

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§145.3715 Contents of Order to Comply

The order shall reference this division which references Sections A102 through A114 of the ~~2007~~ 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:

§145.3724 Regulations for Buildings of Archaic Unreinforced Masonry

Subsection (a) no change.

- (b) A qualified Historical Building may comply with the ~~State Historical Building Code~~ 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 ~~2007~~ 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.

Item 2 no change

- (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 ~~2007~~-California Building Code. Unstabilized brick shall only be used where existing brick is unstabilized and

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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.

Item 4 no change

- (5) Strength values for existing and new materials as specified in the ~~2007~~ 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 ~~2007~~ California Existing Building Code. Strength values for new materials not specified in the ~~2007~~ California Building Code or Table No. A1-E of the ~~2007~~ 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 ~~2007~~ California Building Code, except as modified by this division.

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Art 05 Div 38: This Division is not used

The local wildland urban interface building standards were repealed from this division upon adoption and implementation of chapter 7A with local amendments.

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Art05 Div39: Automated External Defibrillators

No changes required.

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Art05 Div 40: Voluntary Accessibility Program

No changes required.

Chapter 12

Grading Administration

Add item 14 to clarify the Building Official authority to review grading permits on residential lots that do not involve the public right of way. Changes other than those to item 14 are left for clarity and are explained in the proposed amendments published in the Construction Permit Administrative Regulations.

Item 14 expands the authority of the Building Official over certain grading projects, and therefore would not require D sheets to be signed by the City Engineer. Inspections will be performed by combination inspection or structural inspection staff. This action streamlines the process. No change in workload is caused by this proposal since the same staff perform the current reviews do so on behalf of the Building Official rather than the City Engineer.

§129.0104 Construction Permit Authorities

- (a) The powers and duties of the Building Official are as follows:
- (1) To administer and enforce the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations.
 - (2) To review applications for Building Permits, Electrical Permits, Plumbing Permits, Demolition/Removal Permits, Fire Permits and Mechanical Permits including plans, specifications, and other data.
 - (3) To determine if proposed work is in compliance with the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building, Fire Code and Green Building 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 the public rights-of-way to determine if the construction activity is in compliance with the issued construction permit, the Municipal Code, and adopted Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building.

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- (4)(5) To make interpretations of the Building, Electrical, Plumbing, ~~and Mechanical, Residential Building and Green Building~~. The interpretations, rules, and regulations shall be in conformance with the intent and purposes of the Building, Electrical, Plumbing, and Mechanical Regulations.
- (5)(6) To grant modifications for individual cases when there are practical difficulties involved in carrying out the provisions of the Building, Electrical, Plumbing, ~~and Mechanical, Residential Building and Green Building~~ Regulations. The Building Official shall first find that a special individual reason makes the strict application of the Building, Electrical, Plumbing, ~~and Mechanical, Residential Building and Green Building~~ Regulations impractical, that the modification is in conformance with the purpose and intent of the Building, Electrical, Plumbing, ~~and Mechanical, Residential Building and Green Building~~ Regulations, and that the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modification shall be recorded and entered in the project file.
- (6)(7) To adopt policies and regulations reasonably necessary to clarify the application of the Building, Electrical, Plumbing, ~~and Mechanical, Residential Building and Green Building~~ Regulations. The policies and regulations shall be in conformance with the purpose and intent of these regulations.
- (7)(8) To request an interpretation of any provisions of this article or Chapter 14, Articles 5, 6, 7, 8, 9 and ~~7-10~~, or the suitability of any alternate material, design, or construction method from the Board of Building Appeals and Advisors.
- (8)(9) To keep complete records of all permits issued, inspections and reinspections made, and other official work performed in accordance with the provisions of the Land Development Code.

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~~(9)~~(10) To require the recordation of documents with the County Recorder as necessary to effectively enforce the requirements of the Land Development Code.

~~(10)~~(11) To request and receive the assistance and cooperation of other City officials in carrying out these duties.

~~(11)~~(12) To require plans, computations, and specifications to be prepared and designed by an engineer or architect licensed by the State of California, even if not required by state law.

~~(12)~~(13) To classify the occupancy of building, or a portion of a building, based on the occupancies and uses in Chapter 3 of the California Building Code.

~~(14)~~ To review applications for Grading Permits on residential lots that do not include the public right of way as well as associated plans, specifications, and other data to determine if an application is in compliance with the grading regulations in Appendix J of the of the California Building Code as adopted and amended by the City of San Diego in Section 145.3601 and, other adopted City standards, and engineering standards of practice.

Ch 12 Article 9 Division 6 (Grading Permit Procedures)

Waiting for James Quinn and Jeff Strohming. Appear to be no changes except exemptions not consistent with CBC Appendix J. some less restrictive.

§129.0660 Inspection of Grading

All *grading* operations authorized by a Grading Permit shall be inspected by the City Engineer, or when applicable the Building Official, in accordance with Section 129.0111 and the inspection requirements of the Land Development Manual. Professional inspection of *grading* operations shall be provided by the Engineer of Record as designated by the permittee.

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§129.0670 Completion of Grading

The permittee shall notify the City Engineer, or when applicable the Building Official, when the *grading* operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protection devices, and all erosion control measures have been completed in accordance with the final approved *grading* plan and the *As-Graded Reports* have been submitted and approved by the City Engineer, or when applicable the Building Official, in accordance with standards established in the Land Development Manual. If the *grading* is for creating building pads, a Building Permit shall not be issued until the *grading* is completed by the permittee and approved by the City.

Chapter 14

Municipal Code Grading

1. Update Section 142.0130 to include grading standards in Appendix J of the California Building Code.
2. Modify Section 142.0133 to be consistent with Section J106.1 of 2010 CBC Appendix Chapter J. Also clarify what slope gradient applies when the slope height is at 8 ft.

§142.0130 Development Standards for Grading

- (a) All *grading* shall be designed and performed in conformance with applicable City Council policies and the standards established in the Land Development Manual.
- (b) Grading for projects including residential buildings subject to the authority of the California Department of Housing and Community Development (HCD) shall be designed to comply with the standards established in

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Appendix Chapter J of the California Building Code as adopted and amended by the City of San Diego.

§142.0133 Slope Gradient

- (a) All constructed slopes shall be designed for proper stability considering both geological and soil properties.
- (b) Cut and *fill* slopes ~~less~~ not greater than ~~10~~ 8 feet in height shall not exceed a gradient of 66 percent (1-½ horizontal feet to 1 vertical foot).
- (c) Cut and *fill* slopes greater than ~~10~~ 8 feet in height shall not exceed a gradient of 50 percent (2 horizontal feet to 1 vertical foot).
- (d) Where extraordinary conditions exist to the extent that compliance with the standards of this section would be infeasible, the City Engineer, or when applicable the Building Official, may authorize slopes steeper than those specified in Section 142.0133(b) and (c). A determination that such steeper slopes are warranted shall be based upon the required geotechnical report that clearly demonstrates that the steeper slope will be stable and not endanger the public health, safety, and welfare. Such slopes shall be revegetated in accordance with a plan prepared by a landscape architect authorized to prepare landscape plans by the State Business and Profession Code.

3. Modify Section 142.0148 to address issues in Section J108.2 and J108.3 of appendix J.

§142.0148 Protection of Adjacent Properties and Public Rights-of-Way

- (a) During *grading*, the property owner shall take all necessary measures to protect adjacent property and public rights-of-way from damage that may result from the work. The property owner shall provide *fences* or barricades needed to eliminate any hazard

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to the public in their normal use of the property or *public right-of-way* as follows:

~~(a)~~ (1) ___ Where a temporary *excavation* is adjacent to an existing developed public right-of-way or other public property and the slope gradient is 50 percent (2 horizontal feet to 1 vertical foot) or steeper or the height of the *excavation* is more than 6 feet, temporary *fences* or barricades shall be provided adjacent to the *excavation* satisfactory to the City Engineer. The *fences* or barricades shall be constructed and maintained as long as the hazard resulting from the *excavation* exists.

~~(b)~~ (2) ___ Where a permanent *excavation* is adjacent to an existing developed *public right-of-way* or other public property and the slope gradient is 50 percent (2 horizontal feet to 1 vertical foot) or steeper, the height of the *excavation* is more than 6 feet, and the top of the slope is within 10 feet of the *public right of-way*, the property owner shall construct a permanent, 4-foot-high *fence* adjacent to the *public right-of-way*, satisfactory to the City Engineer.

~~(c)~~ (3) ___ The City Engineer may modify the requirements of this section where it is evident that the *grading* work will present no hazard to the adjacent property or *public rights-of-way*.

(b) ___ Cut and fill slopes shall be set back from the property lines in accordance with this section. Setback dimensions shall be measured perpendicular to the property line and shall be as shown in Figure J108.1 in Appendix J of the California Building Code, unless substantiating data is submitted to the City Engineer, or when applicable the Building Official, justifying reduced setbacks.

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- (1) The setback at the top of a cut slope shall not be less than that shown in Figure J108.1 of Appendix J in the California Building Code, or than is required to accommodate any required interceptor drains, whichever is greater.
- (2) Where required to protect adjacent properties at the toe of a slope from adverse effects of the grading, additional protection approved by the City Engineer, or when applicable the Building Official,, shall be included. Such protection may include but shall not be limited to:
 - (A) Setbacks greater than those required by Figure J108.1 in Appendix J of the California Building Code.
 - (B) Provisions for retaining walls or similar construction.
 - (C) Erosion protection of the fill slopes.
 - (D) Provision for the control of surface waters.

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California Building Code Grading

Art 05 Div 36: Additions and Modifications to Appendix Chapters of the 2010 California Building Code

1. Amend Appendix J grading by adding Division 38 as follows
 - a. Incorporate the last sentence in Section J101.1 into Section 142.0131.
 - b. Do not adopt Sections J102, J103, J104
 - c. Adopt Section J104.4 with amendment to the exception to include City Engineer.
 - d. Adopt J105, J106, J107, J108, J109, J110?, J111.
 - e. Add J108.2 to Section 142.0148

~~§145.3601~~ — “Reserved.”

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

- (a) Appendix Chapter J of the California Building Code has been adopted by reference with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) Section J104.4 has been adopted by reference with modifications pursuant to Section 145.0105.
- (c) Section J101 and Sections J105 through J111 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.
- (d) Sections J102, J103, J104.1 through J104.3 are not adopted pursuant to Section §145.0104 of the Land Development Code.

§145.3602 Grading Regulations for Non-residential Projects

When site preparation for a building project requires grading operations for projects that do not include uses and occupancies regulated by the California Department of Housing and Community Development the grading regulations in Section §142.0101 shall apply

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

Section J104.4 has been adopted with modifications pursuant Section 145.0106 of the Land Development Code with modifications to the exception as follows:

(a) 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, and the recommendations incorporated in the plans.

(1) Exception: A liquefaction study is not required where the Building Official or the City Engineer determine from established local data that the liquefaction potential is low.

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Residential Building Regulations Grading

Ch 14 Article 9 Division 45

Add an amendment that adopts Appendix J grading in the CRC

Division 45: Addition of Chapter 45 to the California Residential Code

§149.4501 Local Addition of Chapter 45 “Residential Grading Regulations” of the California Residential Code

Chapter 45 of the California Residential Code has been added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code.

§149.4501 Purpose of Residential Grading Regulations

The purpose of these regulations is to address slope stability, protection of property, erosion control, water quality, and landform preservation and to protect the public health, safety, and welfare of persons, property, and the environment.

§149.4502 Regulations for Residential Lot Grading Not Including Public Right-of-Way

When site preparation for a building project 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 Chapter J of the California Building Code, as adopted and amended by the City of San Diego in Section 145.3601 through Section 145.3603 shall apply.

§149.4503 Regulations for Mass Grading Including Public Right-of-Way

Proposed City of San Diego Amendments – Part II

2010 California Building & Residential Code - Grading Regulations

When site preparation for a building project requires grading operations for projects involving other than detached one-and two-family dwellings or townhouses, or where the grading operation includes the right-of-way, the grading regulations in Section §142.0101 shall apply.

Proposed City of San Diego Amendments – Part I

2010 California Electrical Code - Electrical Regulations

2010 California Electrical Code

Ch 12 Article 9 Division 3

Update references in Section 129.0307 subsection (e) through (f)

§129.0307 How to Apply for an Electrical Permit

Item (a) through (d) no change

- (e) All submitted plans shall show a single line diagram of service, feeders, conduit, and wire sizes. Electrical calculations shall accompany all submitted plans. A Signed Certification of for Compliance with California Administrative Code Title 24 the California Energy Code, Title 24 Part 6 shall appear on the plans.
- (f) All submitted plans shall be signed as required by the California Business and Professions Code, Chapter 7 Article 3 Division 3.
- (g) All plans required for hospitals and electrical installations operating in excess of 600 volts shall be signed by a ~~State Registered~~ California Licensed Electrical Engineer.

Ch 14 Article 6 Division 1

§146.0103 Interpretation of the Electrical Regulations

- (a) The language used in this article and in the ~~2007~~-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.

§146.0104 Adoption of the ~~2007~~ 2010 California Electrical Code

- (a) The ~~2007~~ 2010 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

Proposed City of San Diego Amendments – Part I

2010 California Electrical Code - Electrical Regulations

[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 ~~2007~~ 2010 California Electrical Code is on file in the office of the City Clerk as Document No. ~~00-19727~~.

- (b) When reference is made to the ~~2007~~ 2010 California Electrical Code, it shall be the ~~2007~~ 2010 California Electrical Code, California Code of Regulations Title 24, Part 3 as published by the California Building Standards Commission and adopted by the City of San Diego.
- (c) Application. The amendments made by the state agencies to the model code and incorporated into the California Building Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Article ~~089~~ 89.101 of the ~~2007~~ 2010 California Electrical Code. The Building Official shall only enforce those amendments made by the following state agencies:

The remainder of the section not changed.

§146.0105 **Portions of the ~~2007~~ 2010 California Electrical Code Not Adopted**

The following sections or sub-sections of the ~~2007~~ 2010 California Electrical Code are not adopted by the City of San Diego.

- (a) Article 230, Services, Section 43, Wiring Methods for 600 Volts, Nominal or Less, numbers (1) “Open Wiring on Insulators” and (7) “Service-entrance Cables” are not adopted.
- (b) Article 230, Services, Section 50, Protection of Open Conductors and Cables Against Damage – Above Ground; Section 51, Mounting Supports; and Section 52, Individual Conductors Entering Building or Other Structures; relating to protection and mounting of open wiring on insulators and service-entrance conductors are not adopted.

§146.0106 **Sub-sections of the ~~2007~~ 2010 California Electrical Code That Have Been Adopted with Modifications**

Article ~~408~~ 384, Switchboards and Panelboards, Section 3, Support and Arrangement of Busbars and Conductors, sub-Section (E) ~~(F)(1)~~ Phase Arrangement is adopted with modifications as follows:

The phase arrangement on three-phase buses shall be A, B, C, from front to back, top to bottom, or left to right, as viewed from the front of the switchboard or panelboard. The C phase shall be that phase having the higher voltage to ground on three-phase (3- phase),

Proposed City of San Diego Amendments – Part I

2010 California Electrical Code - Electrical Regulations

four-wire (4-wire) delta connected systems. Other busbar arrangements may be permitted for additions to existing installations

§146.0202 Alterations, Additions, Relocations, and Conversions of Existing Wiring

- (a) Additions, extensions, alterations, or removal of existing wiring installations shall be made in compliance with the provisions of this article.
 - (1) Where additions, alterations, or extensions of a wiring installation are proposed in cases where this article requires a metallic wiring method, and the existing installation was lawfully installed according to any other applicable ordinance, code, or order and is not unsafe in the opinion of the Building Official, the existing installation need not be replaced.
 - (2) Existing electrical systems may be used in connection with alterations or repairs if such electrical systems have been properly maintained and were installed in accordance with the applicable laws in effect at the time of installation. Any electrical system shall be deemed to have conformed with applicable law in effect at the time of installation and to have been maintained in good condition if currently in a good and safe condition and working properly.
 - (3) Where the electrical system is upgraded at the owners initiative and the wall covering is not removed, the receptacle spacing requirements of the ~~2007~~ California Electrical Code, Article 210, section 52, shall not apply.

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

2010 California Plumbing Code

Ch 14 Article 7 Division 1

§147.0103 Adoption of the ~~2007~~ 2010 California Plumbing Code

- (a) Except as provided in Section 147.0104 through 147.107, the ~~2007~~ 2010 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 No. OO-19730, is adopted by reference.
- (b) When reference is made to the ~~2007~~ 2010 California Plumbing Code, it shall be the ~~2007~~ 2010 California Plumbing Code, California Code of Regulations Title 24, Part 5 as published by the California Building Standards Commission and adopted by the City of San Diego.
- (c) Application. The amendments made by the state agencies to the model code and incorporated into the ~~2007~~ 2010 California Plumbing Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section ~~101.3, 102, 108, 109.1, 110.3~~ 1.1.3, 1.2.0, 1.8.0, 1.9.0, 1.10.3, and 1.13.0 of the ~~2007~~ 2010 California Plumbing Code. The Building Official shall only enforce those amendments made by the following state agencies:
 - (1) California Building Standards Commission.

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

- (2) The Department of Housing and Community Development (HCD 1, HCD 1/AC).
- (3) Division of the State Architect, Access Compliance (DSA/AC).
- (4) Office of the State Fire Marshal (SFM).
- (5) Office of Statewide Health, Planning and Development (OSHPD3)
- (6) California Energy Commission (CEC).
- (7) Department of Water Resources (DWR).

§147.0104 Modifications to the ~~2007~~ 2010 California Plumbing Code Adopted by the City of San Diego

The following sections or sub-sections of the ~~2007~~ 2010 California Plumbing Code have been modified by the City of San Diego:

- (a) Chapter 6, Section 609.3, Underslab Copper Tubing;

§147.0105 Additions to the ~~2007~~ 2010 California Plumbing Code Adopted by the City of San Diego

The following sections or sub-sections of the 2010 California Plumbing Code have been added by the City of San Diego:

- (a) ~~None.~~ Chapter 6, Section 609.3.2.1, Underslab Copper Tubing; Section 609.3.2.2, Underslab Copper Tubing Serving Kitchen Islands and Trap Seal Primers.
- (c) Chapter 12, Section 1209.7.3.1, Gas Pressure Regulators.

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

§147.0106 Adoption of Appendices to 2007 2010 California Plumbing Code

(a) The following Appendix Chapters of the 2007 2010 California Plumbing Code adopted by a State agency as identified in section 147.0103 and the adoption matrices of the 2007 2010 California Plumbing Code are adopted by the City of San Diego:

- (1) Appendix G - Graywater Systems.
- (2) Appendix K - Private Sewage Disposal Systems.
- (3) Appendix L - Alternate Plumbing Systems.

(b) The following Appendix Chapters of the 2007 2010 California Plumbing Code not adopted by a State agency as identified in section 147.0103 and in the adoption matrices of the 2007 2010 California Plumbing Code are adopted by the City of San Diego:

- (1) Appendix A - Recommended Rules for Sizing the Water Supply System.
- (2) Appendix B - Explanatory Notes On Combination Waste And Vent Systems.
- (3) Appendix D - Sizing Storm Water Drainage Systems.
- (4) Appendix I - Installation Standards.

§147.0107 Portions of the 2007 2010 California Plumbing Code Not Adopted

The following portions of the 2007 2010 California Plumbing Code are not adopted:

- (a) Chapter 1 - ~~General Code Provisions~~ Division II, Administration.

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2010 California Plumbing Code - Plumbing Regulations

- (b) Chapter 13 - Health Care Facilities and Medical Gas and Vacuum Systems.

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

Ch 14 Article 7 Division 2

Delete Section 147.0204. No State agency adopted Chapter 29 of the CBC so this amendment is no longer necessary.

~~§147.0204 — Local Modifications to 412 “Minimum Number of Required Fixtures” of the 2007 California Plumbing Code.~~

~~(a) — Modify Section 412.1 as follows:~~

~~412.1 Fixture count. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum number shown in Table 4-1 of the 2007 California Plumbing Code. Chapter 29 “Plumbing Systems” of the 2007 California Building Code has not been adopted.~~

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

147.0206 2010-2013

Adopt an amendment to Section 609.3 to prohibit the use of copper piping under slabs.

- Add a new Section 147.0206

§147.0206 Local Modifications to Section 609 “Installation, testing, Unions and Location” of the California Plumbing Code.

- (a) Section 609.3 has been adopted with additions pursuant to Section 147.0105 and modifications pursuant to Section 147.0104 of the Land Development Code.
- (b) Modify Section 609.3 as follows.
 - (1) 609.3. Ferrous piping shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and shall be restricted to those short sections and fittings necessarily stripped for threading. Zinc coating (galvanizing) shall not be deemed adequate protection for piping or fittings. Approved nonferrous piping shall not be required to be wrapped.
 - (a) Add Section 609.3.2.1 and 609.3.2.2 as follows.
 - (1) 609.3.2.1 Copper tubing providing potable water distribution within dwelling units shall not be permitted to be installed under a concrete floor slab.
 - (2) 609.3.2.2 Copper tubing serving plumbing fixtures located within kitchen islands, and copper tubing serving trap seal primers protecting floor drain traps pursuant to Section 1007.0, shall be installed without joints and the installation shall satisfy the following requirements.

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2010 California Plumbing Code - Plumbing Regulations

- (A) The copper tubing shall be installed within a watertight continuous pipe sleeve that prevents direct contact between the copper tubing and underslab soils.
- (B) During construction the protective pipe sleeve shall be capped at its ends until the copper tubing is installed.
- (C) Flexible couplings or caulking shall be used to close the gap between the copper tubing and the protective sleeve and shall prevent water from entering the void created between the copper tubing and the protective sleeve.
- (D) The inner walls of the protective sleeve and the copper tubing shall be free of soil particles and other foreign substances.

609.3 Water piping installed within a building and in or under a concrete floor slab resting on the ground shall be installed in accordance with the following requirements:

609.3. Ferrous piping shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and shall be restricted to those short sections and fittings necessarily stripped for threading. Zinc coating (galvanizing) shall not be deemed adequate protection for piping or fittings. Approved nonferrous piping shall not be required to be wrapped.

609.3.2 Copper tubing shall be installed without joints where possible. Where joints are permitted, they shall be brazed, and fittings shall be wrought copper.

609.3.2.1 Copper tubing providing potable water distribution within dwelling units shall not be permitted to be installed under a concrete floor slab.

609.3.2.2 Copper tubing serving plumbing fixtures located within kitchen islands shall be installed without joints and the installation shall satisfy the following requirements.

- (A) The copper tubing shall be installed within a watertight continuous pipe sleeve that prevents direct contact between the copper tubing and underslab soils.
- (B) During construction the protective pipe sleeve shall be capped at its ends until the copper tubing is installed.
- (C) Flexible couplings or caulking shall be used to close the gap between the copper tubing and the protective sleeve and shall prevent water from entering the void created between the copper tubing and the protective sleeve.
- (D) The inner walls of the protective sleeve and the copper tubing shall be free of soil particles and other foreign substances.

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2010 California Plumbing Code - Plumbing Regulations

Reason: This code change is necessary to restrict the use of copper tubing under slabs on ground. There have been numerous instances where under slab pipe leaks have occurred due to corrosive soils and to electrolytic reaction between the water and copper tubing as well as due to thermal expansion and contraction causing the piping to rub against hard underground debris. The City of Livermore has such a prohibition. The National Association of Home Builders Research Center addressed the issue in an August 1992 report entitled "INVESTIGATIVE REPORT OF COPPER PLUMBING FAILURES UNDER CONCRETE SLABS" with recommendations that formed the basis of this proposal. Note: For the purpose of this section, "within the building" shall mean within the fixed/limits of the building foundation.

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

147.0212 **2010-2013**

Propose an amendment to adopt a change to the permissible location of gas pressure regulators per the round 2 code changes.

Modify Section 1209.7.3 of the CPC to allow the Building Official the authority to determine the permissible location for gas pressure regulators, for example to in one-hour corridors or exit enclosures. Add Section 147.0212

§147.0212 Local additions to Section 1209.7 “Gas Pressure Regulators” of the California Plumbing Code.

- (a) Add Section 1209.7.3.1 as follows.
- (b) 1209.7.3.1 When used, approved regulators shall be installed in locations approved by the Building Official.

1209.7.3 Location. The gas pressure regulator shall be accessible for servicing. [NFPA 54:5.8.3]

1209.7.3.1 When used, approved regulators shall be installed in locations approved by the Building Official and shall be accessible for servicing.

Reason: This code change is necessary to limit the location where gas pressure reducing valves can be placed in multi-story buildings and gives the Building Official the option to agree on placement of the valves. This item was considered by the Planning Commission and the Board of Building Appeals and Advisors during the 2007 Code cycle and modified due to comments from the City Attorney and to simplify the code change based on initial intent of in proposing the code change.

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

Ch 14 Article 7 Division 3

Propose an amendment to update Section 147.0305 to be consistent with CPC Section 402.1 of the CPC as adopted and amended by HCD for water conserving plumbing fixtures.

§147.0303 Definitions Used in this Division

The following definitions are applicable to this division:

“Existing Plumbing Fixtures” means any toilet using more than 1.6 gallons of water per flush, urinals using more than 1.0 gallons of water per flush, showerheads with a maximum flow capacity of more than 2.5 gallons of water per minute, and faucets that emit more than 2.5 gallons of water per minute.

“Low Water-Use Plumbing Fixtures” means any toilet using a maximum of 1.6 gallons of water per flush, urinals that use a maximum of 1.0 gallons of water per flush, showerheads with a maximum flow capacity of 2.5 gallons of water per minute, and faucets that emit a maximum of 2.5 gallons of water per minute.

“New Construction” means any construction of a previously nonexistent structure requiring a development or construction permit issued after the effective date of the ordinance adopting this section.

§147.0305 General Regulations for Low-water Use Plumbing Fixtures

- (a) New non-residential building flow rates for water closets shall not exceed 1.6 gallons of water per flush, urinals and associated flushometer valves if any shall not exceed 1.0 gallons of water per

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

flush, or shower heads shall not exceed a water supply rate of 2.5 gallons per minute measured at 80 psi.

- (a) ~~Effective December 1, 1991, no new building shall be constructed that has a toilet that uses more than 1.6 gallons of water per flush, or that has urinals and associated flushometer valves, if any, that use more than 1.0 gallon of water per flush, or showerheads with a flow capacity of more than 2.5 gallons of water per minute, or faucets that emit more than 2.5 gallons of water per minute.~~
- (b) ~~All toilets, urinals, and associated flushometer valves installed after December 1, 1991, shall be approved by the Building Official as meeting adequate standards of safety and sanitation and shall be certified by the International Association of Plumbing and Mechanical Officials and comply with all applicable American National Standards Institute standards.~~
- (e) (b) The use of existing plumbing fixtures with a maximum flush not to exceed 3.5 gallons of water or urinals with a maximum flush exceeding 1.0 gallon of water, may be allowed, when in the opinion of the Building Official, the configuration of the building drainage system requires a greater quantity of water to adequately flush the system.
- (d) ~~Any shower installed for a medically recognized health or safety purpose that cannot safely operate with a flow rate that does not exceed 2.5 gallons of water per minute is exempt from this section.~~
- (e) (c) The requirements prescribed by this section may be suspended for a specified period of time by the Building Official if it is determined that there is an inadequate supply, including a choice of style or colors for the consumer, of low-water use toilets specified in this section to meet the needs of new construction.

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

(f) (d) Should an existing plumbing fixture be voluntarily replaced with an ultra low-flush water use plumbing fixture, the permit requirements mandated in Section 129.0402 will not apply.

Reason: This code change is necessary to remind persons replacing plumbing fixtures where the work is exempt from a plumbing permit that additional water conserving plumbing fixture requirements exist in the CPC. The CPC amendments apply to occupancies and uses for which they have regulatory authority mainly all housing including condominiums and apartments, transient lodging such as hotels and motels, etc. The SDMC is general and applies to all uses and occupancies and the HCD amendment is more specific and therefore the regulations if more restrictive supersede the SDMC.

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

2010 California Plumbing Code

The package to follow includes modifications requested by the board of Building Appeals and Advisors when they met on September 2, 2010 and changes shown in double underline or double strike through will be considered at the October 7, 2010 meeting.

Ch 14 Article 7 Division 1

§147.0103 Adoption of the ~~2007~~ 2010 California Plumbing Code

- (a) Except as provided in Section 147.0104 through 147.107, the ~~2007~~ 2010 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 No. OO-19730, is adopted by reference.
- (b) When reference is made to the ~~2007~~ 2010 California Plumbing Code, it shall be the ~~2007~~ 2010 California Plumbing Code, California Code of Regulations Title 24, Part 5 as published by the California Building Standards Commission and adopted by the City of San Diego.
- (c) Application. The amendments made by the state agencies to the model code and incorporated into the ~~2007~~ 2010 California Plumbing Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section ~~101.3, 102, 108, 109.1, 110.3~~ 1.1.3, 1.2.0, 1.8.0, 1.9.0, 1.10.3, and 113 1.13.0 of the ~~2007~~ 2010 California Plumbing Code. The Building Official shall only enforce those amendments made by the following state agencies:

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2010 California Plumbing Code - Plumbing Regulations

- (1) California Building Standards Commission.
- (2) The Department of Housing and Community Development (HCD 1, HCD 1/AC).
- (3) Division of the State Architect, Access Compliance (DSA/AC).
- (4) Office of the State Fire Marshal (SFM).
- (5) Office of Statewide Health, Planning and Development (OSHPD3)
- (6) California Energy Commission (CEC).
- (7) Department of Water Resources (DWR).

§147.0104 Modifications to the ~~2007~~ 2010 California Plumbing Code Adopted by the City of San Diego

The following sections or sub-sections of the ~~2007~~ 2010 California Plumbing Code have been modified by the City of San Diego:

- (a) Chapter 6, Section 609.3, Underslab Copper Tubing;

§147.0105 Additions to the ~~2007~~ 2010 California Plumbing Code Adopted by the City of San Diego

The following sections or sub-sections of the 2010 California Plumbing Code have been added by the City of San Diego:

- (a) ~~None.~~ Chapter 6, Section 609.3.2.1, Underslab Copper Tubing; Section 609.3.2.2, Underslab Copper Tubing Serving Kitchen Islands and Trap Seal Primers.
- (c) Chapter 12, Section 1209.7.3.1, Gas Pressure Regulators.

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

§147.0106 Adoption of Appendices to 2007 2010 California Plumbing Code

(a) The following Appendix Chapters of the 2007 2010 California Plumbing Code adopted by a State agency as identified in section 147.0103 and the adoption matrices of the 2007 2010 California Plumbing Code are adopted by the City of San Diego:

- (1) Appendix G - Graywater Systems.
- (2) Appendix K - Private Sewage Disposal Systems.
- (3) Appendix L - Alternate Plumbing Systems.

(b) The following Appendix Chapters of the 2007 2010 California Plumbing Code not adopted by a State agency as identified in section 147.0103 and in the adoption matrices of the 2007 2010 California Plumbing Code are adopted by the City of San Diego:

- (1) Appendix A - Recommended Rules for Sizing the Water Supply System.
- (2) Appendix B - Explanatory Notes On Combination Waste And Vent Systems.
- (3) Appendix D - Sizing Storm Water Drainage Systems.
- (4) Appendix I - Installation Standards.

§147.0107 Portions of the 2007 2010 California Plumbing Code Not Adopted

The following portions of the 2007 2010 California Plumbing Code are not adopted:

- (a) Chapter 1 - ~~General Code Provisions~~ Division II, Administration.

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2010 California Plumbing Code - Plumbing Regulations

- (b) Chapter 13 - Health Care Facilities and Medical Gas and Vacuum Systems.

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2010 California Plumbing Code - Plumbing Regulations

Ch 14 Article 7 Division 2

Delete Section 147.0204. No State agency adopted Chapter 29 of the CBC so this amendment is no longer necessary.

~~§147.0204 — Local Modifications to 412 “Minimum Number of Required Fixtures” of the 2007 California Plumbing Code.~~

~~(a) — Modify Section 412.1 as follows:~~

~~412.1 Fixture count. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum number shown in Table 4-1 of the 2007 California Plumbing Code. Chapter 29 “Plumbing Systems” of the 2007 California Building Code has not been adopted.~~

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2010 California Plumbing Code - Plumbing Regulations

147.0206 2010-2013

Adopt an amendment to Section 609.3 to prohibit the use of copper piping under slabs.

- Add a new Section 147.0206

§147.0206 Local Modifications to Section 609 “Installation, testing, Unions and Location” of the California Plumbing Code.

- (a) Section 609.3 has been adopted with additions pursuant to Section 147.0105 and modifications pursuant to Section 147.0104 of the Land Development Code.
- (b) Modify Section 609.3 as follows.
- (1) 609.3. Ferrous Metallic piping shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and shall be restricted to those short sections and fittings necessarily stripped for threading. Zinc coating (galvanizing) shall not be deemed adequate protection for piping or fittings. Approved nonferrous piping shall not be required to be wrapped.
- (a) Add Section 609.3.2.1 and 609.3.2.2 as follows.
- (1) 609.3.2.1 Copper Metallic piping tubing providing potable water distribution within dwelling units shall not be permitted to be installed under a concrete floor slab.
- (2) 609.3.2.2 Exception : -Copper Metallic piping tubing serving plumbing fixtures located within kitchen islands or similar plumbing fixtures, and Copper metallic piping tubing serving trap seal primers protecting floor drain traps pursuant to Section 1007.0, shall be installed without joints and the installation shall satisfy the following requirements.

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

- (A) The ~~copper~~ metallic piping ~~tubing~~ shall be installed within a watertight continuous pipe sleeve that prevents direct contact between the ~~copper~~ metallic piping ~~tubing~~ and underslab soils.
- (B) During construction the protective pipe sleeve shall be capped at its ends until the ~~copper~~ metallic piping ~~tubing~~ is installed.
- (C) Flexible couplings or caulking shall be used to close the gap between the ~~copper~~ metallic piping ~~tubing~~ and the protective sleeve and shall prevent water from entering the void created between the ~~copper~~ metallic piping ~~tubing~~ and the protective sleeve.
- (D) The inner walls of the protective sleeve and the ~~copper~~ metallic piping ~~tubing~~ shall be free of soil particles and other foreign substances.

609.3 Water piping installed within a building and in or under a concrete floor slab resting on the ground shall be installed in accordance with the following requirements:

609.3. Ferrous piping shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and shall be restricted to those short sections and fittings necessarily stripped for threading. Zinc coating (galvanizing) shall not be deemed adequate protection for piping or fittings. Approved nonferrous piping shall not be required to be wrapped.

609.3.2 Copper tubing shall be installed without joints where possible. Where joints are permitted, they shall be brazed, and fittings shall be wrought copper.

609.3.2.1 ~~Ferrous~~ Metallic piping ~~tubing~~ providing potable water distribution within dwelling units shall not be permitted to be installed under a concrete floor slab.

~~609.3.2.2~~ Exception :~~Copper~~ Metallic piping ~~tubing~~ serving plumbing fixtures located within kitchen islands or similar plumbing fixtures shall be installed without joints and the installation shall satisfy the following requirements.

- (A) The ~~copper~~ metallic piping or tubing shall be installed within a watertight continuous pipe sleeve that prevents direct contact between the ~~copper~~ metallic piping ~~tubing~~ and underslab soils.
- (B) During construction the protective pipe sleeve shall be capped at its ends until the ~~copper~~ metallic piping ~~tubing~~ is installed.
- (C) Flexible couplings or caulking shall be used to close the gap between the ~~copper~~ metallic piping or tubing and the protective sleeve and shall prevent water from entering the void created between the ~~copper~~ metallic piping ~~tubing~~ and the protective sleeve.
- (D) The inner walls of the protective sleeve and the ~~copper~~ metallic piping ~~tubing~~ shall be free of soil particles and other foreign substances.

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Reason: This code change is necessary to restrict the use of copper tubing under slabs on ground. There have been numerous instances where under slab pipe leaks have occurred due to corrosive soils and to electrolytic reaction between the water and copper tubing as well as due to thermal expansion and contraction causing the piping to rub against hard underground debris. The City of Livermore has such a prohibition. The National Association of Home Builders Research Center addressed the issue in an August 1992 report entitled “INVESTIGATIVE REPORT OF COPPER PLUMBING FAILURES UNDER CONCRETE SLABS” with recommendations that formed the basis of this proposal. Note: For the purpose of this section, "within the building" shall mean within the fixed/limits of the building foundation.

Proposed City of San Diego Amendments – Part I

2010 California Plumbing Code - Plumbing Regulations

147.0212 2010-2013

Propose an amendment to adopt a change to the permissible location of gas pressure regulators per the round 2 code changes.

Modify Section 1209.7.3 of the CPC to allow the Building Official the authority to determine the permissible location for gas pressure regulators, for example to in one-hour corridors or exit enclosures. Add Section 147.0212

§147.0212 Local additions to Section 1209.7 “Gas Pressure Regulators” of the California Plumbing Code.

- (a) Add Section 1209.7.3.1 as follows.
- (b) 1209.7.3.1 When used, approved regulators shall be installed in locations approved by the Building Official.

1209.7.3 Location. The gas pressure regulator shall be accessible for servicing. [NFPA 54:5.8.3]

1209.7.3.1 When used, approved regulators shall be installed in locations approved by the Building Official and shall be accessible for servicing.

Reason: This code change is necessary to limit the location where gas pressure reducing valves can be placed in multi-story buildings and gives the Building Official the option to agree on placement of the valves. This item was considered by the Planning Commission and the Board of Building Appeals and Advisors during the 2007 Code cycle and modified due to comments from the City Attorney and to simplify the code change based on initial intent of in proposing the code change.

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2010 California Plumbing Code - Plumbing Regulations

Ch 14 Article 7 Division 3

Propose an amendment to update Section 147.0305 to be consistent with CPC Section 402.1 of the CPC as adopted and amended by HCD for water conserving plumbing fixtures.

§147.0303 Definitions Used in this Division

The following definitions are applicable to this division:

“Existing Plumbing Fixtures” means any toilet using more than 1.6 gallons of water per flush, urinals using more than 1.0 gallons of water per flush, showerheads with a maximum flow capacity of more than 2.5 gallons of water per minute, and faucets that emit more than 2.5 gallons of water per minute.

“Low Water-Use Plumbing Fixtures” means any toilet using a maximum of 1.6 gallons of water per flush, urinals that use a maximum of 1.0 gallons of water per flush, showerheads with a maximum flow capacity of 2.5 gallons of water per minute, and faucets that emit a maximum of 2.5 gallons of water per minute.

“New Construction” means any construction of a previously nonexistent structure requiring a development or construction permit issued after the effective date of the ordinance adopting this section.

§147.0305 General Regulations for Low-water Use Plumbing Fixtures

- (a) New non-residential building flow rates for water closets shall not exceed 1.6 gallons of water per flush, urinals and associated flushometer valves if any shall not exceed 1.0 gallons of water per

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flush, or shower heads shall not exceed a water supply rate of 2.5 gallons per minute measured at 80 psi.

- (a) ~~Effective December 1, 1991, no new building shall be constructed that has a toilet that uses more than 1.6 gallons of water per flush, or that has urinals and associated flushometer valves, if any, that use more than 1.0 gallon of water per flush, or showerheads with a flow capacity of more than 2.5 gallons of water per minute, or faucets that emit more than 2.5 gallons of water per minute.~~
- (b) ~~All toilets, urinals, and associated flushometer valves installed after December 1, 1991, shall be approved by the Building Official as meeting adequate standards of safety and sanitation and shall be certified by the International Association of Plumbing and Mechanical Officials and comply with all applicable American National Standards Institute standards.~~
- (e) (b) The use of existing plumbing fixtures with a maximum flush not to exceed 3.5 gallons of water or urinals with a maximum flush exceeding 1.0 gallon of water, may be allowed, when in the opinion of the Building Official, the configuration of the building drainage system requires a greater quantity of water to adequately flush the system.
- (d) ~~Any shower installed for a medically recognized health or safety purpose that cannot safely operate with a flow rate that does not exceed 2.5 gallons of water per minute is exempt from this section.~~
- (e) (c) The requirements prescribed by this section may be suspended for a specified period of time by the Building Official if it is determined that there is an inadequate supply, including a choice of style or colors for the consumer, of low-water use toilets specified in this section to meet the needs of new construction.

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(f) (d) Should an existing plumbing fixture be voluntarily replaced with an ultra low-flush water use plumbing fixture, the permit requirements mandated in Section 129.0402 will not apply.

Reason: This code change is necessary to remind persons replacing plumbing fixtures where the work is exempt from a plumbing permit that additional water conserving plumbing fixture requirements exist in the CPC. The CPC amendments apply to occupancies and uses for which they have regulatory authority mainly all housing including condominiums and apartments, transient lodging such as hotels and motels, etc. The SDMC is general and applies to all uses and occupancies and the HCD amendment is more specific and therefore the regulations if more restrictive supersede the SDMC.

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2010 California Mechanical Code - Mechanical Regulations

2010 California Mechanical Code

The 2010 California Mechanical Code is proposed to be adopted without change. The code edition will be updated in the relevant divisions.

Chapter 12 Article 9 Division 4

No changes are proposed to the plumbing and mechanical permit application and issuance requirements.

Chapter 14 Article 8 Division 1

Update code edition references.

§148.0103 Adoption of the ~~2007~~ 2010 California Mechanical Code

- (a) Except as provided in Section 148.0104, the ~~2007~~ 2010 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-XXXX, is adopted by reference.
- (b) When reference is made to the California Mechanical Code, it shall be the ~~2007~~ 2010 California Mechanical Code, California Code of Regulations Title 24, Part 4 as published by the California Building Standards Commission and adopted by the City of San Diego.
- (c) Application. The amendments made by the state agencies to the model code and incorporated into the California Mechanical Code are applicable only to those

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occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section ~~101.3, 102, 108, 109.1 and 110.3~~ 1.1.3, 1.2.0, 1.8.0, 1.9.0, 1.10.3 and 1.11.0 of the ~~2007~~ 2010 edition of the California Mechanical Code. The Building Official shall only enforce 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) Division of the State Architect, Access Compliance (DSA/AC).
- (4) Office of the State Fire Marshal (SFM).
- (5) Office of Statewide Health, Planning and Development (OSHDP3).
- (6) California Energy Commission (CEC).

§ 148.0104 **Additions to the ~~2007~~ 2010 California Mechanical Code Adopted by the City of San Diego**

The following sections or sub-sections have been added to the ~~2007~~ 2010 California Mechanical Code regulations by the City of San Diego:

- (a) None.

§148.0105 **Exemptions from a Mechanical Permit**

- (a) A mechanical permit is not required for the following structures or activities:

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- (1) Structures placed in public streets, alleys and sidewalks, except those regulated by Chapter 31 and 32 of the California Building Code.
 - (2) Work done by employees of the City on City-owned or leased buildings.
 - (3) A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler.
 - (4) A closed system of steam, hot, or chilled water piping within heating or cooling equipment regulated by the 2007–2010 California Mechanical Code.
 - (5) Replacement of any component part of assembly of an appliance that does not alter its original approval and complies with other applicable requirements of the 2007–2010 California Mechanical Code.
 - (6) Refrigerating equipment that is a part of the equipment for which a permit has been issued pursuant to the requirements of the 2007–2010 California Mechanical Code.
 - (7) A unit refrigerating system.
- (b) Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of the 2007–2010 California Mechanical Code or other laws or ordinances of the City of San Diego.

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2010 California Mechanical Code - Mechanical Regulations

§ 148.0106 Adoption of Appendices to ~~2007–2010~~ California Mechanical Code

- (a) The following Appendix Chapters of the ~~2007–2010~~ California Mechanical Code not adopted by a State agency as identified in Section 148.0103 and the adoption matrices of the ~~2007–2010~~ California Mechanical Code are adopted by the City of San Diego:

~~None. Chapter 1, Part II Administration.~~

- (b) The following Appendix Chapters of the 2007 California Mechanical Code adopted by a State agency as identified in Section 148.0103 and the adoption matrices of the ~~2007–2010~~ California Mechanical Code are adopted by the City of San Diego:

- (1) Appendix A - Uniform Mechanical Code Standard Nos. ~~2–2~~, No. 6-2, and ~~6–5~~.
- (2) Appendix B - Procedures to be Followed to Place Gas Equipment in Operation.
- (3) Appendix C - Installation and Testing of Oil (Liquid) Fuel-Fired Equipment.
- (4) Appendix D - Unit Conversion Tables.

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2010 California Residential Building Code - Residential Building Regulations

2010 California Residential Code

The California Residential Code is a new addition to the California Building Standards Code and is published as the 2010 California Residential Code, Title 24 Part 2.5. The CRC is based on the 2009 International Residential Code published by the International Code Council.

ICC intends to delete standards for detached one and two family dwellings from the International Building Code and therefore has necessitated that the Department of Housing and Community Development adopt the IRC as a standard to reduce the cost of having to maintain and update residential amendments in the 2007 California Building Code.

The International Residential Code is designed to be a stand-alone code that includes all required construction standards including electrical, plumbing, and the mechanical and energy efficiency standards. The IRC is updated by a separate stand alone committee and not by any of the International Building Code update committees and therefore includes building standards that are similar in nature to the International Building Code but that often do not match. The State has chosen to only adopt the prescriptive architectural and structural framing standards published Parts I, II and II into the California Residential Code as well as Appendix Chapter H.

Scope of the CRC:

The CRC applies to detached one and two family dwellings, townhouses not more than 3 stories above grade plane in height with a separate means of egress.

Proposed Local Amendments:

The City of San Diego has a tradition of adopting State building standards with a minimum of local amendments and has pursued necessary changes to the State or national model codes where possible. We had limited input in the development of the International Residential Code and the California Residential Code due staffing and fiscal constraints. As a result, local amendments are necessary to further the City's efforts to adopt complete and comprehensive building standards that are not ambiguous and that can be predictably, consistently and uniformly enforced. Policies will be published for clarifications and interpretations after time has passed and City staff becomes familiar with the CRC.

The City of San Diego proposes to adopt the California Residential Code with more restrictive building standards reasonably necessary due to the following reasons:

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1. Due to local climatic, geological, or topographical conditions.
2. To add references to necessary standards omitted by the State.
3. To correct errors in the model code that the State was unable to correct.
4. To edit and change certain existing amendments as amendments applicable to the CRC.

It is important to differentiate between a significant error or omission in the CRC when compared to the CBC and differences in regulations that exist due the stand alone nature of the IRC.

I. Local amendments due to climatic, geological, or topographical conditions:

The local amendments to the CRC include extending local amendments applicable to the California Building Code to apply to the CRC. Items 1 to 4 below cover existing areas where the building standards have been amended in prior code cycles. Item 5 will be new:

1. Local geologic conditions due to faulting, liquefaction, slope stability and other geological hazards.
2. Local building regulations for roofing.
3. Local building regulations for wildland fire protection.
4. Local voluntary accessibility regulations that apply to one and two family dwellings and townhouses.
5. Local attic ventilation requirements (this item will be new to the 2010 CRC and CBC).

II. Amendments due to omissions:

As adopted the California Residential Code does not include standards for the following health and safety hazards regulated by the California Building Code for the same use and occupancy that falls within the scope of the CBC:

1. The CRC does not include requirements for special inspections for issues such as site soils conditions, exterior insulated finish systems EIFS or the use of approved building materials such as post installed adhesive or mechanical anchors whose product evaluations reports require special inspections.

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2. Swimming pool barrier and safety requirements for private swimming pools shared by up to three dwellings or dwelling units are not included in the CRC. We will reference the relevant CBC sections as adopted and amended by the City.
3. There are no standards that address encroachments into the right of way which will become more prevalent with increased levels of infill development within central portions of the City of San Diego.
4. There are no standards for safeguards during construction.
5. The CRC does not include standards to limit the transmission of sound between attached dwelling units such as townhouse dwelling units or duplex dwellings.

III. Amendments due to errors:

The CRC includes several significant errors and omissions in certain standards that do not satisfy principles of engineering and design. The Structural Engineers Association of California and the National Council for Structural Engineering Associations have worked diligently in the drafting of the International Residential Code and several subsequent editions and have not always been successful in making all the necessary corrections to the IRC. Several code changes have been recently adopted into the 2012 edition of the IRC and are used as a basis for developing local amendments to adopt the corrections in advance of the expected implementation of the 2012 IRC in the 2013 California Residential Code.

1. The CRC does not recognize the use of wood sill pates treated with borate SBX/DOT and does not allow the use of nails and screws embedded into treated wood that are not hot dipped galvanized. The CBC relieves the fasteners from this onerous requirement when the appropriately treated wood is used in an enclosed wall cavity for example.
2. The CRC permits the connection between the top of a braced wall panel and a roof diaphragm to be through blocking that bears perpendicularly on roof trusses of not limited spans in lieu of a mechanically fastened roof diaphragm connected directly to the blocking. The CRC allows up to a two inch space between the roof sheathing and the top of the wall blocking.
3. The CRC does not require that shear transfer be provided along an entire braced wall line, which is the structural basis under which the IRC wall bracing requirements have been developed.

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4. The CRC includes special standards for unventilated roof attics but does not permit unventilated roof attics. The City of San Diego in collaboration with the San Diego Area Chapter of the International Code Council was successful in the approval and adoption into the 2012 IRC an exception that permits the Building Official to not require attic ventilation due to local atmospheric or climatic conditions and the approved code change has been used in the development of a local amendment.

Local Amendments – Residential Building Regulations:

Local amendments to the 2010 California Residential Code are proposed in a new Article 9 Residential Building Regulations to be included in Chapter 14 of the Municipal Code. In like fashion to the Building Regulations in Article 5, the section numbering protocol in SDMC is proposed to correlate as much as possible with the corresponding Section in the California Residential Code. Additionally, and to avoid duplication, the Residential Building Regulations will reference Sections in the Building Regulations in Article when existing standards also apply to the California Residential Code.

Each proposed amendment will be identified with the Section number in the SDMC and the code cycle.

Where necessary to add clarity a text box will be included to show proposed modifications or additions inserted into the CRC text.

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Residential Building Regulations

Ch 14 Article 9 Division 1

This Division contains administrative regulations that provide a roadmap for the application of the California Residential Code as adopted by the City of San Diego and amended in the Residential Building Regulations in Article 9.

Article 9: Residential Building Regulations

Division 1: Adoption and Applicability of the Residential Building Regulations

§149.0101 Purpose of the Residential Building Regulations

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

§149.0102 When the Residential Building Regulations Apply

- (a) This article shall be known as the Residential Building Regulations of the City of San Diego and regulates the construction, alteration, replacement, repair, maintenance, moving, removal, demolition, occupancy, and use of any privately owned building or structure or any appurtenances connected or attached to such buildings or structures within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the California Residential Code, and hydraulic flood

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control structures. The Residential Building Regulations shall also apply to City owned buildings.

Comment [a1]: Does the City own dwellings? Perhaps through redevelopment agency?

- (b) Where in any specific case, different sections of the Residential 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 Residential Building Regulations reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted as shown in Section 149.0107.
- (d) Administration and enforcement of the Residential Building Regulations of the City of San Diego are regulated by the applicable provisions of Chapters 11 and 12 of the Land Development Code.

§149.0103 Adoption of the 2010 California Residential Code

- (a) The 2010 California Residential Code, published and amended 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 San Diego Municipal Code, Divisions 2 through 47. A copy of the 2010 California Residential Code is on file in the office of the City Clerk as Document No. OO-XXXXX.
- (b) When reference is made to the California Residential Code, it shall be the 2010 California Residential Code, California Code of Regulations Title 24, Part 2.5, as published by the California Building Standards Commission and adopted by the City of San Diego.

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- (c) Each of the regulations, provisions, conditions, and terms of the 2010 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.
- (d) Numbering of sub-sections in Divisions 2 through 47 of this Article is cross referenced to sections in the 2010 California Residential Code.
- (e) The adoption of the 2010 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) Application. The amendments made by the state agencies to the model code and incorporated into the California Residential Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Sections 1.8 and 1.11, of the 2010 California Residential Code. The Building Official shall only enforce 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) Office of the State Fire Marshal (SFM).

§149.0104 Portions of the 2010 California Residential Code Not Adopted by the City of San Diego

The following sections or Sub-sections of the 2010 California Residential Code have not been adopted by the City of San Diego:

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- (a) Chapter 1, Division II;
- (b) Chapter 6, Figure R602.10.6.2 (1) and Figure R602.10.6.2 (3),
Connections to Roof Framing.

§149.0105 Modifications to the 2010 California Residential Code Adopted by the City of San Diego

The following sections or Sub-sections of the 2010 California Residential Code have been modified by the City of San Diego:

- (a) Chapter 2, Section R202, Definitions
- (b) Chapter 3, Section R317.3.1, Exception Fasteners in preservative-treated wood; Section R327.1.3 Application date and where required; Section R327.2, Definitions; Section R327.5.4, Roof Gutters and Downspouts; Section R327.6.2, Vents, Requirements; Section R327.8, Exterior Windows and Doors.
- (c) Chapter 6; Section R602.10.6.1 item no 3, item no. 4, Connections to Roof Framing;
- (d) Chapter 8, Section R806.1, Exception.
- (e) Chapter 9, Section 902.1.5 Roof covering materials, Section R902.2.1 Wood shingles, Section R902.2.2, Wood shakes; Section R905.1.1, 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.

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§149.0106 Additions to the 2010 California Residential Code Adopted by the City of San Diego

The following sections and Sub-sections have been added to the 2010 California Residential Code by the City of San Diego:

- (a) Chapter 2, Section R202, Definitions, Live Work Unit.
- (b) Chapter 3, Section R320.2 Voluntary Accessibility program;
Section R327.1.3 Exception 5; Section R327.1.3.1 Exception 2.3;
Section R327.2, Local Very High Fire Hazard Severity Zone;
Section R327.3.6.1 Alternative Materials, designs or methods of
construction; Section R327.3.6.2, Modifications; Section R327.5.4
Roof Gutters and Downspouts; Section R327.5.5 Drip Edge
flashing; Section R327.6.2 items 4 through 7; Section
R327.8.2.2.1, Vinyl windows; Section R327.11, Spark Arrester;
Section R327.12, Glazing materials in skylights; Section R329,
Structural Tests and Special Inspections; Section R330, Building
Regulations for Swimming Pools; Section R331, Encroachments
into the Public right of Way; Section R332, Safeguards During
Construction; Section R333 Sound Transmission Control.
- (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) Chapter 8, Section R806.1 exception;
- (e) Chapter 45, Residential Grading Regulations

§149.0107 Adoption of Appendices to the 2010 California Residential Code

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The following Appendix Chapters of the 2010 California Residential Code are adopted by the City of San Diego:

- (a) Appendix Chapter H, Patio Covers

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149.0108 2010-2013

Propose administrative standards that address existing buildings. The City of San Diego and the State have not adopted Division II of the CRC.

- Adopt Section R102.7 and R102.7.1 of the IRC by transcription to address existing structures and additions, alterations and remodels.
- Also adopt an amendment to clarify that all alterations to existing construction shall comply with the current edition of the CRC otherwise the remodel or alteration shall comply with the CBC and Ch 34 of the CBC. Example removing bearing walls, putting in exterior wall openings, causing alterations to braced wall lines even though under a prior code they may not have been designated as braced wall lines.
- Adopt by transcription standards from CBC Sect 3401.2 to require that buildings be maintained and that life safety systems required as a condition of occupancy remain operational, for example smoke alarms, door closers between dwellings and garages.

§149.0108 Applicability of the 2010 California Residential Code to existing buildings and structures.

- (a) The legal occupancy of any structure existing on the date of adoption of the 2010 California Residential Code shall be permitted to continue without change, except as is specifically covered in this code, the 2010 California Building Code, chapter 34 or 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 structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.
- (c) Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the 2010 California Residential Code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be

Comment [amf2]: IBC Sect 3401.2

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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 this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

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Ch 14 Article 9 Division 2

Division 2 includes definitions unique to application of the Residential Building Regulations in conjunction with the Land Development Code and the California Residential Code.

149.0202 **2010-2013**

Adopt an amendment to Section R202 that adds a definition for Live/work dwelling unit and differentiates it from live/Work Quarters in SDMC Section 141.0311

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

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

- (a) Chapter 2 of the California Residential Code has been adopted by reference with additions pursuant to Section 149.0103 and 149.0106 of the Land Development Code.
- (b) Sections R201 has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.
- (c) Section R202 has been adopted with additions pursuant to Section 149.0106 of the Land Development Code.

§149.0202 Local Modifications and Additions to Chapter 2 “Definitions”

The following Definition has been added to the California Residential Code as follows pursuant to Section 149.0106 of the Land Development Code:

- (a) **LIVE WORK UNIT.** A unit in which a portion is used for other than living purposes as defined and subject to the limitations set forth in

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Section 419 “LIVE/WORK UNITS” in the California Building Code.

Live Work Unit shall not mean Live/Work Quarters as defined and regulated in Section §141.0311 of the Land Development Code.

§149.0203 Other Definitions

- (a) Definitions in Chapter 11, Article 3, Division 1 of the Land Development Code do not apply to the regulations in Chapter 14 Article 9 Divisions 1 through 45 of the Land Development Code where they conflict with the definitions contained in the California Residential Code.
- (b) Definitions in Divisions 2 of Chapter 14 Article 9 only apply where used as a part of additions to the California Residential Code and associated referenced standards.

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Ch 14 Article 9 Divisions 3

Chapter 3 of the California Residential Code is entitled Building Planning and includes building standards addressing location on property, means of egress, lateral load criteria, etc. The proposed Residential Building Regulations will include additional building standards or will reference applicable building standards included in the California Building Code.

149.0317 **2010-2013**

Section R317.3.1 as published in the CRC is not complete and does not address a method in which fasteners such as nails or screws that attach drywall or structural wood panels to sill plates of supported on concrete or masonry foundations or foundation walls. The CBC includes regulations that permit normal unprotected carbon steel fasteners in wood preserved with borate based preservative when the treated wood is located in a dry and enclosed environment such as in a wall cavity,

- Adopt an amendment to Section R317.3.1 to add exception 3 based on the exception to CBC Section 2304.9.5.1.

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

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

- (a) Chapter 3 of the California Residential Code has been adopted by reference with additions pursuant to Section 149.0103 and 149.0106 of the Land Development Code.
- (b) Sections R301 through R316 and R318, and Section R322 through R326 and R328 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§149.0317 Local Modifications and Additions to Section R317 “Protection of Wood and Wood Based Products Against Decay” of the California Residential Code

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- (a) Section R317 has been adopted with modifications and additions pursuant to Section 149.0105 and 149.0106 of the Land Development Code.

- (b) Add exception 3 to Section R317.3.1 as follows.
 - (1) R317.3.1 Fasteners for preservative-treated wood. Fasteners for preservative-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.

 - (2) Exceptions:
 - (A) 1. One-half-inch (12.7 mm) diameter or greater steel bolts.
 - (B) 2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.
 - (C) 3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

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R317.3.1 Fasteners for preservative-treated wood. Fasteners for preservative-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.

Exceptions:

1. One-half-inch (12.7 mm) diameter or greater steel bolts.
2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.
3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

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149.0319
2010-2013

Adopt an amendment to Section R319.1 to adopt SDMC Ch 9 Article 5 Div 2 for consistency in building addressing.

§149.0319 **Local Modifications to Section R319.1 “Address numbers” of the California Residential Code**

- (a) Section R319.1 of the California Residential Code is adopted as modified to read as follows.
 - (1) R319.1 Address numbers. Section R319.1 of the California Residential Code Building Code has been adopted as amended in Section 95.0209 for building addressing requirements for the City of San Diego.

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149.0320 **2010-2013**

Adopt an amendment to add Section R320 to reference the City of San Diego voluntary accessibility requirements in Ch 14 Art 5 Div 40 in the building regulations to the CBC.

§149.0320 Local Additions to Section R320 “Accessibility” Of the California Residential Code

Section R320 of the California Residential Code has been adopted with additions pursuant to Section 149.0106 of the Land Development Code.

- (a) Add Section R320.2 as follows.
- (1) R320.2 Projects complying with the voluntary accessibility program shall comply with the building standards in Chapter 14 Article 5 Division 40 of the Municipal Code as is applicable.

R320.1 Scope.. Dwelling-units in a building consisting of three or more dwelling units or four or more condominium units shall meet the requirements of the California Building Code Chapter 11A. Covered Multifamily Dwellings include but are not limited to dwelling units listed in Section 1.2.1.1.2. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.

R320.2 Projects complying with the voluntary accessibility program shall comply with the building standards in Chapter 14 Article 5 Division 40 of the Municipal Code as is applicable.

Adopt amendments to Section R327.3 to be consistent with SDMC Ch 14 Art 5 Div 7 and to maintain the same local standards for buildings located in the Very High Fire Severity Zone and complying with the CRC. No change is proposed to existing building standards currently enforced under the 2007 CBC except as follows:

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- Transcribe into the Residential Building Regulations amendments that retain vent protection standards under Section 145.0706 of the Municipal Code. The ¼ inch mesh requirement will not be carried forward due to extensive research and stakeholder input that resulted in the SFM codifying smaller mesh openings as is required in R327.6.2. Local stakeholder groups alleged mesh less than ¼ inch would restrict air flow and would collect lint. Additionally, painted over screens will restrict airflow if less than ¼ inch mesh.

§149.0327 Local Additions and Modifications to Section R327 “Definitions” of the California Residential Code

- (a) Section R327 of the California Residential Code has been adopted with modifications pursuant to Section 149.0105 and additions and pursuant to Section 149.0106 of the Land Development Code.
- (b) Section R327.1.3 has been adopted by reference with modifications pursuant to Section 149.0105, and additions pursuant to Section 149.0106 of the Land Development Code as follows:
 1. Add exception 5 as follows:
 - (A) 5. Fences, ~~playhouses, gazebos, and palapas~~ located outside of brush management zones as defined in Section 142.0412.
- (c) Section R327.1.3.1 has been adopted by reference with modifications pursuant to Section 149.0105, and additions pursuant to Section 149.0106 of the Land Development Code as follows:
 - (1) Add exception 3 as follows:

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- (A) 3 Projects whose permits or applications have been extended and that complied with the regulations for buildings located adjacent to hazardous area of native or naturalized vegetation pursuant to Ordinance # O-19726 effective May 5,2008.

- (d) Section R327.2 has been adopted by reference with modifications pursuant to Section 149.0105, and additions pursuant to Section 149.0106 of the Land Development Code as follows:
 - (1) Local Agency Very High Fire Hazard Severity Zone 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 55.5001 of the Municipal Code.

- (e) Section R327.3.6 has been adopted with additions pursuant to Section 149.0106 of the Land Development Code as follows:
 - 1. Add Section R327.3.6.1 and R327.3.6.2 as follows.
 - (A) R327.3.6.1 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.
 - (B) R327.3.6.2 Modifications. The Building Official may modify the provisions of Section 327 of the California Residential Code for sites specific conditions in

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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.

- (f) Section R327.5 has been adopted with additions pursuant to Section 149.0106 of the Land Development Code as follows:
 - (1) Modify Section R327.5.4 as follows.
 - (A) R327.5.4 Roof Gutters and Downspouts. Roof gutters. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of noncombustible materials.
 - 2. Add Section R327.5.5 as follows:
 - (A) R327.5.5 Drip edge flashing. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.
- (g) Section R327.6 has been adopted with modifications and additions pursuant to Section 149.0105 and 149.0106 of the Land Development Code as follows:
 - (1) Modify Section R327.6.2 and add items 4 through 7 as follows.

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- (A) 4. Individual ventilation openings shall not exceed 144 square inches.
 - (B) 5. Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the Land Development Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the Land Development Code.
 - (C) 6. Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.
 - (D) 7. Ventilation openings protected with vent openings that resists the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from complying with Sub-sections A and B of Section 149.0327 (g) 1 of the Municipal Code.
- (h) Section R327.8 has been adopted with modifications and additions pursuant to Section 149.0105 and 149.0106 of the Land Development Code as follows:
- (1) Add Section R327.8.2.1.1 as follows.
 - (A) R327.8.2.1.1 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/NWDA 101/I.S.2 structural requirements.

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- (d) Section R327.11 has been added pursuant to Section 149.0106 of the Land Development Code as follows:
- (1) R327.11 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.
- (e) Section R327.12 has been added pursuant to Section 149.0106 of the Land Development Code as follows:
- (1) R327.12 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 as defined in Section 142.0412 of the Land Development Code, shall be tempered glass or multilayered glass.

R327.1.3. Application. *New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this chapter.*

Exceptions:

1. *Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.*
2. *Buildings of an accessory character classified as Group U occupancy of any size located least 50 feet from an applicable building.*
3. *Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U Agricultural Buildings), when located at least 50 feet from an applicable building.*
4. *Additions to and remodels of buildings originally constructed prior to the applicable application date.*
5. Fences, playhouses, gazebos, and palapas located outside of brush management zones as defined in Section 142.0412.

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R327.1.3.1 Application date and where required *New buildings for which an application for a building permit is submitted on or after July 1, 2008 located in any Fire Hazard Severity Zone or Wildland Interface Fire Area shall comply with all sections of this chapter, including all of the following areas:*

1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:

1.1. Moderate Fire Hazard Severity Zones

1.2. High Fire Hazard Severity Zones

1.3. Very-High Fire Hazard Severity Zones

2. Land designated as Very-High Fire Hazard Severity Zone by cities and other local agencies.

3. Land designated as Wildland Interface Fire Area by cities and other local agencies.

Exceptions:

1. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter.

2. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland Interface Fire Area designated by cities and other local agencies for which an application for a building permit is submitted on or after December 1, 2005 but prior to July 1, 2008, shall only comply with the following sections of this chapter:

2.1. Section R327.5 – Roofing

2.2. Section R327.6 – Vents

3. Projects whose permits or applications have been extended and that complied with the regulations for buildings located adjacent to hazardous area of native or naturalized vegetation pursuant to Ordinance # O-19726 effective May 5, 2008.

SECTION R327.6 VENTS

R327.6.1 General. *Where provided, ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation shall be in accordance with Section 1203 of the California Building Code and Sections R327.6.1 through R327.6.3 of this Section to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.*

R327.6.2 Requirements. *Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with metal wire mesh, vents, other materials, or other devices that meet the following requirements:*

1. *The dimensions of the openings therein shall be a minimum of 1/16th inch (1.6 mm) and shall not exceed 1/8th inch (3.2mm).*

2. *The materials used shall be noncombustible.*

Exception: *Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials.*

3. *The materials used shall be corrosion resistant.*

4. *Individual ventilation openings shall not exceed 144 square inches.*

5. Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the Land Development Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the Land Development Code.

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

7. Ventilation openings protected with vent openings that resists the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from complying with Sub-sections A and B of Section 149.0327 (g).

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149.0329 **2010-2013**

As adopted, the California Residential Code is intended to provide a prescriptive path to code compliance for residential projects satisfying its' scope and applicability. There are instances that can occur when a registered design professional is not required to perform the design but where methods of construction require special inspections as addressed in Chapter 17 of the California Building Code. The CRC does not include standards for special inspections.

- Adopt an amendment to CRC Chapter 3 to add a section on special inspection. Add Section R329 to reference CBC Chapter 17 for special inspections

§149.0329 **Local Additions Section R329 “Structural Tests and Special Inspections” to the California Residential Code**

- (a) Section R329 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the Land Development Code.
- (b) R329 Structural Tests and Special Inspections. When structural tests and special inspections are required due to the methods of construction the tests and inspections shall be performed and documented as is required in Chapter 17 of the California Building Code.

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149.0330 2010-2013

When published by the State, the CRC inadvertently omits regulations that protect swimming pools. As a consequence standards from CBC chapter 31 will need to be adopted by reference in the Residential Building Regulations.

- Adopt an amendment to Chapter 3 of the CRC that does not adopt the Chapter but references the pool Safety requirements in the CBC Ch 31 and SDMC Ch 14 Art 5 Div 31.

§149.0330 Local Additions, Section R330 “Building Regulations for Swimming Pools” 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.
- (b) Section R330 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the Land Development Code.
 - (1) R330.1 Purpose of Building Regulations for swimming pool enclosures and safety devices . 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) R330.2 Private swimming pool shall mean is any constructed pool, permanent or portable, which is intended for

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- noncommercial use as a swimming pool by not more than three owner families and their guests.
- (3) R330.4 Barrier Requirements for Outdoor Swimming Pools.
Barriers for private swimming pools shall comply with Section 3109 of the California Building Code as adopted and amended by the City of San Diego in Section 145.0109 (c) of the Municipal Code.
- (c) For Minimum Front, Side, and Rear Yard Setbacks for Swimming Pools
see Section 145.3110 of the Municipal Code.
- (d) For lot coverage regulations applicable to swimming pools see Section 145.3111 of the Municipal Code.

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149.0331 **2010-2013**

When published by the State, the CRC does not include standards limiting encroachments into the right of way as exists in the CBC and predecessor legacy codes. It is expected that the CRC will apply to infill developments where encroachments may be proposed.

- Adopt an amendment to add Section R331 to adopt Chapter 32 Encroachments Into The Public Right-Of-Way.as adopted and amended in Section §145.3203.

§149.0331 **Local Additions, Section R331 “Encroachments Into The Public Right-Of-Way” to the California Residential Code**

- (a) Section R331 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the Land Development Code.
- (b) R331 Encroachments into the Public Right-Of-Way. Encroachments into the Public Right-of-Way shall comply with the standards in Chapter 32 of the California Building Code as adopted and amended by the city of San Diego in Section 145.3203.
- (c) Encroachments into the Public Right-Of-Way are approved by the City Engineer on a case by case basis and upon the recordation of an encroachment, maintenance and removal agreement is required. The encroachments are approved with Right-Of-Way permit.

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149.0332 **2010-2013**

When published by the State, the CRC does not include standards on safeguards during construction and for the protection of adjacent properties due to excavations. It is expected that the CRC will apply to infill developments where encroachments may be proposed as well dense urban areas where excavations are proposed immediately adjacent to lot lines.

- Adopt an amendment to add Section R332 to adopt Ch 33 safeguards during construction as adopted and amended by the City of Sd. This addresses protection of adjoining properties, as well as pedestrians and the public right of way.

§149.0332 **Local Additions, Section R332 “Safeguards During Construction” to the California Residential Code**

- (a) Section R332 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the Land Development Code.
- (b) R332 Safeguards During Construction. Provisions for safety during construction and the protection of adjacent public and private properties for of this chapter shall be governed by the requirements of Chapter 33 of the California Building Code as adopted and amended by the City of San Diego in Section §145.3303.

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149.0333 2010-2013

When published by the State, the CRC did not include regulations for sound transmission control between attached dwelling units. Section 1207 of the CBC provides the standards and is adopted by reference.

- Add an amendment to require compliance with CBC Section 1207 as adopted and amended by HCD for sound transmission control between attached dwelling units such as duplexes and townhouses.

§149.0333 Local Addition Section R333 “Sound Transmission Control” to the California Residential Code

- R333 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.
- R333.1 For building standards and regulations controlling sound transmission between attached dwelling units see Section 1207 of the California Building Code as adopted and amended by the City of San Diego.
- R333.2 For additional regulations for Noise Insulation In Residential Buildings see §59.5.0701 of the Municipal Code.

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149.0334
2010-2013

This code change number is reserved.

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Ch 14 Article 9 Division 4

Chapter 4 of the California Residential Code includes limited standards for geotechnical investigations and geotechnical reports. Additionally, buildings standards for the prescriptive design of foundation walls are not complete or not consistent. Additionally, the CRC does not make the distinction when the backfill or slope to be retained by a foundation wall needs to be classified and thereby allow the selection of the appropriate reinforcing from a series of foundation wall design tables. Additionally, standards requiring detailing and design for top and bottom restraint for foundation walls is not complete.

Portions of the current City of San Diego geotechnical investigation and reporting requirements have been re-transcribed into the Residential Building Regulations; however the majority of the requirements are adopted by reference to the Building Regulations in Article 5.

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

§149.0401 Local Additions to Chapter 4 “Foundations” of the California Residential Code

- (a) Chapter 4 of the California Residential Code has been adopted by reference with additions pursuant to Section 149.0103 and 149.0106 of the Land Development Code.
- (b) Sections R402 through R408 has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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149.0402 2010-2013

Adopt an amendment to Section R401.4.1 to add R401.4.1.2 to reference SDMC 145.1802.

- Add Section R401.4.1.2 Geotechnical Investigations and Reports.
- The CRC prescriptive foundation wall design does not require the determination of lateral earth pressure for foundation walls. As a result regulations in § 145.1803 (e) would not be appropriate in the Residential Building Regulations unless a structural design is required and the Building Regulations would apply.

§149.0402 Local Modifications and Additions to Section R401 “General” of the California Residential Code

- (a) Section R401 has been adopted with modifications and additions pursuant to Section 149.0105 and 149.0106 of the Land Development Code.
- (c) Section R401.5 through R401.7 are added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code.
- (1) R401.5 Geotechnical Reports. A geotechnical report shall be submitted when required by Municipal Code Section 145.1803(a) through (d) and (f) through (h) and Table 145.1803 or when required by the Building Official, for all new structures and nonexempt additions to existing structures.
- (2) R401.6 Preparation of geotechnical reports. When a Geotechnical Report is required the report shall be prepared in conformance with the City of San Diego Guidelines for Geotechnical Reports and shall be submitted to the Building Official. When geologic hazards are identified, the report shall contain appropriate recommendations for mitigation of the hazards, and these recommendations shall be incorporated in the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geotechnical investigation establishes

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that construction of buildings or structures would be unsafe because of the geologic hazards. Issuance of a Building Permit does not constitute a representation that the site or construction is safe.

- (3) R401.7 The Building Official may require that a “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” be executed by the property owner as a condition to the issuance of a Building Permit for any structure to be located over a suspected fault or other geologic hazard. A “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” may also be required when a geotechnical investigation cannot conclusively establish that buildings or structures located on the site would either be safe or unsafe. The form of notice shall be as provided by the Building Official, executed by the owner of the property, recorded with the San Diego County Recorder, and filed with the City of San Diego as a condition to issuance of the Building Permit.

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Ch 14 Article 9 Division 6

The wall bracing requirements in the International Residential Code have been maintained by the Structural Engineers Association of California as well as a variety of engineering and industry groups to ensure that the prescriptive design standards can be demonstrated to comply with nationally recognized seismic design standards as well as principles of engineering and mechanics. That effort has abated in recent years and certain undesirable requirements remain in the code.

Division 6: Additions and Modifications to Chapter 6 of the California Residential Code

§149.0601 Local Deletions, Modifications and Additions to Chapter 6 “Wall Construction” of the California Residential Code

- (a) Chapter 6 of the California Residential Code has been adopted by reference with deletions, modifications additions pursuant to Section 149.0103, 149.0104, 149.0105 and 149.0106 of the Land Development Code.
- (b) Sections R601 and R603 through R613 has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

149.0602 **2010-2013**

Adopt an amendment to Section R602.10.6.1.

- Adopt an amendment to Section R602.10.6.1 # 3 (page 236) to require blocking for full length of braced wall line and not just above shearwall based on public comment # 1 by CRSC in submitted Code change RB 109- 09/10 to the 2009 IBC that was approved.
- Adopt an amendment to not adopt Figures R602.10.6.2(1) and R602.10.6.2(3) by deleting reference in Section R602.10.6.1 # 3 and 4.2. The shear transfer relies on bearing between portion of roof truss top chord and remainder of truss to transfer shear from roof diaphragm with no limit on truss span. Section R802.10.2.1 has no limit on truss span since San Diego is not subject to snow loads or wind speeds 110 mph.

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§149.0602 Local Modifications to Section R602 “Wood Wall Framing” of the California Residential Code

- (a) Section R602 has been adopted by reference with modifications pursuant to Section 149.105 of the Land Development Code.
- (b) Section R602.10.6.1 # 3 and # 4 are modified as follows:
 - (1) 3. For SDC D₀, D₁ and D₂ or wind speeds of 100 miles per hour (45 m/s) or greater, where the distance between the top of rafters or roof trusses and perpendicular top plates is 15 1/4 inches (387 mm) or less, rafters or roof trusses shall be connected to the top plates of braced wall panels with blocking over the full length of the braced wall line and attached in accordance with Table R602.3(1).
 - (2) 4. For all seismic design categories and wind speeds, where the distance between the top of rafters or roof trusses and perpendicular top plates exceeds 15 1/4 inches (387 mm), perpendicular rafters or roof trusses shall be connected to the top plates over the full length of the braced wall line in accordance with one of the following methods:
 - 4.1. In accordance with Figure R602.10.6.2(2),
 - 4.2. With full height engineered blocking panels designed for values listed in American Forest and Paper Association (AF&PA) Wood Frame Construction Manual for One- and Two-Family Dwellings (WFCM). Both the roof and floor sheathing shall be attached to the blocking panels in accordance with Table R602.3(1).

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4.3. Designed in accordance with accepted engineering methods.

(c) Figure R602.10.6.2(1) and Figure R602.10.6.2(3) are not adopted pursuant to Section 149.0104 of the Land Development Code.

3. For SDC D₀, D₁ and D₂ or wind speeds of 100 miles per hour (45 m/s) or greater, where the distance between the top of rafters or roof trusses and perpendicular top plates is 15 1/4 inches (387 mm) or less, rafters or roof trusses shall be connected to the top plates of braced wall panels with blocking over the full length of the braced wall line in accordance with Figure R602.10.6.2(1) and attached in accordance with Table R602.3(1).
4. For all seismic design categories and wind speeds, where the distance between the top of rafters or roof trusses and perpendicular top plates exceeds 15 1/4 inches (387 mm), perpendicular rafters or roof trusses shall be connected to the top plates over the full length of the braced wall line of braced wall panels in accordance with one of the following methods:
 - 4.1. In accordance with Figure R602.10.6.2(2),
 - 4.2. In accordance with Figure R602.10.6.2(3),
 - 4.3. With full height engineered blocking panels designed for values listed in American Forest and Paper Association (AF&PA) Wood Frame Construction Manual for One- and Two-Family *Dwellings* (WFCM). Both the roof and floor sheathing shall be attached to the blocking panels in accordance with Table R602.3(1).
 - 4.4. Designed in accordance with accepted engineering methods.

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Ch 14 Article 9 Division 8

Division 8: Additions and Modifications to Chapter 8 of the California Residential Code

§149.0801 Local Modifications and Additions to Chapter 8 “Roof-Ceiling Construction” of the California Residential Code

- (a) Chapter 8 of the California Residential Code has been adopted by reference with modifications additions pursuant to Section 149.0103, 149.0105 and 149.0106 of the Land Development Code.
- (b) Sections R801 through R805 and Section R807 has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

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149.0806 **2010-2013**

Adopt an amendment to the attic ventilation requirements in Section R806 of the IBC based on the approved 2009 IBC Code Change G146- 09/10 public comment. R806.4 provides requirements for unvented attics but the code does not permit omission of attic ventilation?

§149.0806 Local Modificationsto Section R806 “Roof Ventilation” of the California

Residential Code

- (a) Section R806 has been adopted by reference with additions and modifications pursuant to Section 149.0105 and 149.0106 of the Land Development Code.
- (b) Modify Section R806.1 by adding an exception.
- (c) R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and ¼ inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than ¼ inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and ¼ inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.
 - (1) Exception: Attic ventilation shall not be required when determined not necessary by the Building Official due to atmospheric or climatic conditions.

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R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and ¼ inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than ¼ inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and ¼ inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.

Exception: Attic ventilation shall not be required when determined not necessary by the Building Official due to atmospheric or climatic conditions.

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Ch 14 Article 9 Division 9

Adopt amendments to the Residential Building Regulations roofing standards based on CBC amendments in SDMC Ch 14 Art 5 Div 15. The existing roofing requirements are proposed to be adopted through transcription and will be updated to revise “roofing assembly” or “roofing” to “roof assembly” or “roof covering”.

Division 9: Additions and Modifications to Chapter 9 of the California Residential Code

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

- (a) Chapter 9 of the California Residential Code has been adopted by reference with additions and modifications pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.
- (b) Section R901.1 and Sections R902.2 through R905.6 and Sections R905.9 through R906 have been adopted by reference without change pursuant to Section 149.0103 of the Land Development Code.
- (c) Sections R902, R905.7, R905.8 and Section R907 have been adopted by reference with modifications pursuant to Section 149.0105 and additions pursuant to Section 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 has been adopted by reference and modified by adding Section R902.1.5 as follows pursuant to Section 149.0105 and 149.0106 of the Land Development Code:

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- (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”. Comment [a3]: From SDMC 145.1506 (c) 1
- (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. Comment [a4]: From SDMC 145.1506 (c) 2
- (b) Section R902.2 has been adopted by reference and modified by adding Section R902.2.1 and R902.2.2 as follows pursuant to Section 149.0105 and 149.0106 of the Land Development Code:
- (1) R902.2.1 Wood shingles. Wood shingles are not permitted, except as provided in California Historical Building Code section 8-408 and Section 149.0907. Comment [a5]: From SDMC 145.1507 (a) 1
- (2) R902.2.2. Wood shakes. Wood shakes are not permitted, except as provided in California Historical Building Code section 8-408 and Section 149.0907. Comment [a6]: From SDMC 145.1507 (a) 2

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

- (a) Section R905 has been adopted by reference and modified by adding Section R905.1.1 as follows pursuant to Section 149.0105 and 149.0106 of the Land Development Code:
- (b) R905.1.1 Roof covering shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof. Comment [a7]: From SDMC 145.1507 (b)

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§149.0907 Local Additions and Modifications to Section R907 “Reroofing” of the California Residential Code

(a) Section R907 has been modified as follows pursuant to Section 149.0105 of the Land Development Code:

- (1) R907.1 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.

Comment [a8]: From SDMC 145.1510 (a)

(b) Sections R907.1.1 through R907.1.2 have been added as follows pursuant to Section 149.0106 of the Land Development Code:

- (1) R907.1.1 All replacements, alterations, or repairs shall be with a fire-retardant roof covering that is at least Class “A”.

Comment [a9]: From SDMC 145.1510 (b)1

- (2) R907.1.2 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.

Comment [a10]: From SDMC 145.1510 (b)2

(c) Sections R907.1.3 through R907.1.5 have been added as follows pursuant to Section 145.0106 of the Land Development Code:

- (1) R907.1.3. 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.

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- (2) R907.1.4 Wood shakes and shingles are not permitted, except as provided in California Historical Building Code section 8-408 and section 149.0907.
- (3) R907.1.5. No roof covering shall be applied over any existing wood shakes or wood shingles.

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Ch 14 Article 9 Division 45

Add an amendment that adopts Appendix J grading in the CRC

Division 45: Addition of Chapter 45 of the California Residential Code

§149.4501 Local Addition of Chapter 45 “Residential Grading Regulations” of the California Residential Code

- (a) Chapter 45 of the California Residential Code has been added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code.

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NOTE: THE ERRATA TO FLOOLW ARE TO THE PART I PACKAGE PREPARED FOR THE SEPTEMBER 2, 2010 MEETING OF THE BOARD OF BUILDING APPEALS AND ADVISORS. CORRECTIONS TO THE CODE CHANGE ARE SHOWN IN DOUBLE UNDERLINE AND ~~DOUBLE STRIKETHROUGH~~.

149.0327 2010-2013

Transcribe into the Residential Building Regulations amendments that retain vent protection standards under Section 145.0706 of the Municipal Code. The ¼ inch mesh requirement will not be carried forward due to extensive research and stakeholder input that resulted in the SFM codifying smaller mesh openings as is required in R327.6.2. Local stakeholder groups alleged mesh less than ¼ inch would restrict air flow and would collect lint. Additionally, painted over screens will restrict airflow if less than ¼ inch mesh.

§149.0327 Local Additions and Modifications to Section R327 “Definitions” of the California Residential Code

- (a) Section R327 of the California Residential Code has been adopted with modifications pursuant to Section 149.0105 and additions and pursuant to Section 149.0106 of the Land Development Code.
- (b) Section R327.1.3 has been adopted by reference with modifications pursuant to Section 149.0105, and additions pursuant to Section 149.0106 of the Land Development Code as follows:
 - 1. Add exception 5 as follows:

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- (A) 5. Fences, playhouses, gazebos, and palapas located outside of brush management zones as defined in Section 142.0412.
- (c) Section R327.1.3.1 has been adopted by reference with modifications pursuant to Section 149.0105, and additions pursuant to Section 149.0106 of the Land Development Code as follows:
- (1) Add exception 3 as follows:
- (A) 3 Projects whose permits or applications have been extended and that complied with the regulations for buildings located adjacent to hazardous area of native or naturalized vegetation pursuant to Ordinance # O-19726 effective May 5,2008.
- (d) Section R327.2 has been adopted by reference with modifications pursuant to Section 149.0105, and additions pursuant to Section 149.0106 of the Land Development Code as follows:
- (1) Local Agency Very High Fire Hazard Severity Zone 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 55.5001 of the Municipal Code.
- (e) Section R327.3.6 has been adopted with additions pursuant to Section 149.0106 of the Land Development Code as follows:

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1. Add Section R327.3.6.1 and R327.3.6.2 as follows.
 - (A) R327.3.6.1 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.
 - (B) R327.3.6.2 Modifications. The Building Official may modify the provisions of Section 327 of the California Residential Code for sites 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.

- (f) Section R327.5 has been adopted with additions pursuant to Section 149.0106 of the Land Development Code as follows:
 - (1) Modify Section R327.5.4 as follows.
 - (A) R327.5.4 Roof Gutters and Downspouts. Roof gutters. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of noncombustible materials.

2. Add Section R327.5.5 as follows:

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- (A) R327.5.5 Drip edge flashing. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.

- (g) Section R327.6 has been adopted with modifications and additions pursuant to Section 149.0105 and 149.0106 of the Land Development Code as follows:
 - (1) Modify Section R327.6.2 and add items 4 through 7 as follows.
 - (A) 4. Individual ventilation openings shall not exceed 144 square inches.
 - (B) 5. Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the Land Development Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the Land Development Code.
 - (C) 6. Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.
 - (D) 7. Ventilation openings protected with vent openings that resists the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from complying with Sub-sections A and B of Section 149.0327 (g) 1 of the Municipal Code.

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- (h) Section R327.8 has been adopted with modifications and additions pursuant to Section 149.0105 and 149.0106 of the Land Development Code as follows:
 - (1) Add Section R327.8.2.1.1 as follows.
 - (A) R327.8.2.1.1 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/NWDA 101/I.S.2 structural requirements.

- (d) Section R327.11 has been added pursuant to Section 149.0106 of the Land Development Code as follows:
 - (1) R327.11 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.

- (e) Section R327.12 has been added pursuant to Section 149.0106 of the Land Development Code as follows:
 - (1) R327.12 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 as defined in Section 142.0412 of the

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Land Development Code, shall be tempered glass or multilayered glass.

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149.0332

2010-2013

When published by the State, the CRC does not include standards limiting encroachments into the right of way as exists in the CBC and predecessor legacy codes. It is expected that the CRC will apply to infill developments where encroachments may be proposed.

- Adopt an amendment to add Section R332 to adopt Chapter 32 Encroachments Into The Public Right-Of-Way.as adopted and amended in Section §145.3203.

§149.0332 Local Additions, Section R332 “Encroachments Into The Public Right-Of-Way” to the California Residential Code

- (a) Section R332 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the Land Development Code.
- (b) R332 Encroachments into the Public Right-Of-Way. Encroachments into the Public Right-of-Way shall comply with the standards in Chapter 32 of the California Building Code as adopted and amended by the city of San Diego in Section 145.3203.
- (c) The City engineer may require a Right-Of-Way permit for the construction f the encroachment in accordance with the authority granted in Section 129.0710.
~~Encroachments into the Public Right-Of-Way are approved by the City Engineer on a case by case basis and the recordation of an encroachment, maintenance and removal agreement is required.~~

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§129.0710 How to Apply for a Public Right-of-Way Permit

An application for a Public Right-of-Way Permit shall be submitted in accordance with Sections 112.0102 and 129.0105. The submittal requirements for Public Right-of-Way Permits are listed in the Land Development Manual. A *development permit* or other discretionary approval is required prior to issuance of a Public Right-of-Way Permit for the following:

- (a) If the proposed *encroachment* involves construction of a privately owned *structure* or facility into the *public right-of-way* dedicated for a *street* or an *alley*, and where the *applicant* is the *record owner* of the underlying fee title, a Neighborhood Development Permit is required in accordance with Section 126.0402 (j) except for the following:

Item (1) through (7) no change

- (8) Encroachments regulated by the California Building Code and the California Residential Code in Section 145.3203 and Section 149.0332

Remainder of Section not changed.

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2010 California Green Building Code

The California Green Building Code is a new addition to the California Building Standards Code and is published as the 2010 California Green Building Standards Code, Title 24 Part 11.

The City of San Diego is required to enforce the mandatory building standards in the Mandatory Measures Chapter 4 for residential occupancies under the authority of the Department of Housing and Community Development as outlined in Section 104, and the Mandatory Measures for all other non-residential buildings other than those uses falling under the authority of Division Of The State Architect (public schools, public colleges) and the Office Of Statewide Health Planning And Development (hospitals, nursing homes, outpatient clinics, etc.)

- For residential occupancies including dwellings, hotels, motels, apartments and condominiums, the standards apply to new buildings up to three stories in height.
- For non-residential occupancies the building standards apply to new buildings of any size.

The City of San Diego is working in collaboration with various stakeholder groups to develop a package of development incentives to incentivize application of the voluntary Tier 1 and or Tier 2 through updates to a Council Policy.

Ch 14 Article 10 Division 1

1. Adoption of the 2010 CalGreen Code
2. Identify what Sections are adopted, not adopted, adopted with additions or modified.

Article 10: Green Building Regulations

Division 1: Adoption and Applicability of the Green Building Regulations

§1410.0101 Purpose of the Green Building Regulations

- (a) The purpose of the Green Building Regulations is to establish minimum standards to safeguard life or limb, health, property and public welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact, or positive environmental impact and encouraging sustainable construction practices and to satisfy the purpose of the California

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Green Building Code as provided in Section 101.2 of the California Green 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.

§1410.0102 When the Green Building Regulations Apply

- (a) This article shall be known as the Green Building Regulations of the City of San Diego and regulates the construction of new buildings within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the California Green Building Code, and hydraulic flood control structures. The Green Building Regulations shall also apply to City owned buildings.
- (b) Where in any specific case, different sections of the Green 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 Green Building Regulations reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted as shown in Section 1410.0107.
- (d) Administration and enforcement of the Green Building Regulations of the City of San Diego are regulated by the applicable provisions of Chapters 11 and 12 of the Land Development Code.

§1410.0103 Adoption of the 2010 California Green Building Standards Code

- (a) The 2010 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

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reference except as otherwise provided in this Article of the San Diego Municipal Code. A copy of the 2010 California Green Building Code is on file in the office of the City Clerk as Document No. OO-XXXXX.

- (b) When reference is made to the California Green Building Standards Code, it shall be the 2010 California Green Building Standards Code, California Code of Regulations Title 24, Part 11, as published by the California Building Standards Commission and adopted by the City of San Diego.
- (c) Each of the regulations, provisions, conditions, and terms of the 2010 California Green Building Standards Code is made a part of this article as if fully set forth in this article.
- (d) Numbering of sub-sections in of this Article is cross referenced to sections in the 2010 California Green Building Standards Code.
- (e) The adoption of the 2010 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) Application. The amendments made by the state agencies to the model code and incorporated into the California Green Building Standards Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Sections 103 and 104 of the 2010 California Green Building Standards Code. The Building Official shall only enforce those amendments made by the following state agencies:
 - (1) California Building Standards Commission (BSC).
 - (2) The Department of Housing and Community Development for accessibility in privately funded housing and all housing (HCD).

§1410.0104 Portions of the 2010 California Green Building Standards Code Not Adopted by the City of San Diego

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This section is reserved.

§1410.0105 Modifications to the 2010 California Green Building Standards Code Adopted by the City of San Diego

No local modification to the California Green Building Code have been
adopted by the City of San Diego:

§1410.0106 Additions to the 2010 California Green Building Standards Code Adopted by the City of San Diego

No local additions have been adopted to the California Green Building
Standards Code by the City of San Diego:

§1410.0107 Adoption of Appendices to the 2010 California Green Building Standards Code

Appendix Chapters to the California Green Building Standards Code have
not been adopted by the City of San Diego: