

OLD LANGUAGE: ~~STRIKEOUT~~
NEW LANGUAGE: DOUBLE UNDERSCORED

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 14, ARTICLE 5, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING DIVISION 1, SECTIONS 145.0101, 145.0102, 145.0103, 145.0104, 145.0105, 145.0106, 145.0107 AND ADDING A NEW SECTION 145.0108; BY ADDING NEW DIVISIONS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, AND 38; BY RETITLING AND AMENDING DIVISION 2, BY REPEALING CURRENT SECTION 145.0201, BY MOVING, RENUMBERING AND AMENDING SECTIONS 145.0202, 145.0203, 145.0204, 145.0205, 145.0206 AND 145.0207 TO NEW DIVISIONS 15, 18, 29, 32, 33 AND 34 RESPECTIVELY AND ADDING NEW SECTIONS 145.0201 AND 145.0202; BY RETITLING AND AMENDING DIVISION 3 BY MOVING, RENUMBERING AND AMENDING CURRENT SECTIONS 145.0301, 145.0302 AND 145.0303 TO DIVISION 31 AND BY ADDING A NEW SECTION 145.0301 AND REPEALING SECTION 145.0304; BY MOVING, RENUMBERING AND AMENDING CURRENT DIVISION 4, SECTIONS 145.0401, 145.0402, 145.0403, 145.0404, 145.0404, 145.0405, 145.0406, 145.0407, 145.0408, 145.0409, 145.0410, 145.0411, 145.0412, 145.0413, 145.0414, 145.0415, 145.0416, 145.0417, 145.0418, 145.0420, 145.0421, 145.0422, 145.0423, 145.0424, 145.0425, 145.0426 AND 145.0427 TO NEW DIVISION 37, REPEALING SECTION 145.0419, AND ADDING A NEW DIVISION 4, SECTION 145.0401; BY MOVING, RENUMBERING AND AMENDING CURRENT DIVISION 5, SECTIONS 145.0501, 145.0502, 145.0503, 145.0504, AND 145.0505 TO NEW DIVISION 38, AND ADDING NEW DIVISION 5, SECTION 145.0501; BY ADDING NEW DIVISION 6, SECTION 145.0601; BY ADDING NEW DIVISION 7, SECTION 145.0701; BY ADDING NEW DIVISION 8, SECTION 145.0801; BY ADDING NEW DIVISION 9, SECTION 145.0901; BY ADDING NEW DIVISION 10, SECTION 145.1001; BY ADDING NEW DIVISION 11, SECTION 145.1101; BY ADDING NEW DIVISION 12, SECTION 145.1201; BY ADDING NEW DIVISION 13, SECTION 145.1301; BY ADDING NEW DIVISION 14, SECTION 145.1401; BY ADDING NEW

DIVISION 15, SECTIONS 145.1501 AND 145.1505, BY INCORPORATING CURRENT SECTION 145.0202 INTO NEW SECTIONS 145.1507, AND 145.1510; BY ADDING NEW DIVISION 16, SECTIONS 145.1601 AND 145.1613; BY ADDING NEW DIVISION 17, SECTIONS 145.1701 AND 145.1705; BY ADDING NEW DIVISION 18, SECTION 145.1801, BY RENUMBERING AND AMENDING SECTION 145.0203 TO 145.1802, AND ADDING NEW SECTION 145.1805; BY ADDING NEW DIVISION 19, SECTIONS 145.1901 AND 145.1908; BY ADDING NEW DIVISION 20, SECTION 145.2001; BY ADDING NEW DIVISION 21, SECTION 145.2101; BY ADDING NEW DIVISION 22, SECTION 145.2201; BY ADDING NEW DIVISION 23, SECTION 145.2301; BY ADDING NEW DIVISION 24, SECTION 145.2401; BY ADDING NEW DIVISION 25, SECTION 145.2501; BY ADDING NEW DIVISION 26, SECTION 145.2601; BY ADDING NEW DIVISION 27, SECTION 145.2701; BY ADDING NEW DIVISION 28, SECTION 145.2801; BY ADDING NEW DIVISION 29, BY RENUMBERING AND AMENDING SECTION 145.0204 TO 145.2901; BY ADDING NEW DIVISION 30, SECTION 145.3001; BY ADDING NEW DIVISION 31, SECTION 3101; BY RENUMBERING AND AMENDING CURRENT SECTION 145.0301 TO 145.3109 AND INCORPORATING CURRENT SECTIONS 145.0302 AND 145.0303 INTO SECTION 145.3109, BY RENUMBERING AND AMENDING CURRENT SECTIONS 145.0305 AND 145.0306 TO 145.3110 AND 145.3111 RESPECTIVELY; BY ADDING NEW DIVISION 32, SECTION 145.3201, AND RENUMBERING AND AMENDING CURRENT SECTION 145.0205 TO SECTION 145.3203; BY ADDING NEW DIVISION 33, BY INCORPORATING AND AMENDING CURRENT SECTION 145.0206 INTO NEW SECTIONS 145.3301 AND SECTION 145.3303; BY ADDING NEW DIVISION 34, BY INCORPORATING AND AMENDING CURRENT SECTION 145.0207 INTO NEW SECTIONS 145.3401 AND 145.3403; BY ADDING NEW DIVISION 35, SECTION 145.3501; BY ADDING NEW DIVISION 36 AND RESERVING NEW SECTION 145.3601; BY RENUMBERING AND AMENDING DIVISION 4, SECTIONS 145.0401, 145.0402, 145.0403, 145.0404, 145.0405, 145.0406, 145.0407, 145.0408, 145.0409, 145.0410, 145.0411, 145.0412, 145.0413, 145.0401, 145.0415, 145.0416, 145.0417, 145.0418, 145.0420, 145.0421, 145.0422, 145.0423, 145.0424, 145.0425, 145.0426, AND 145.0427 TO NEW SECTIONS 145.3701, 145.3702, 145.3703, 145.3704, 145.3705, 145.3706,

145.3707, 145.3708, 145.3709, 145.3710, 145.3711, 145.3712, 145.3713, 145.3714, 145.3715, 145.3716, 145.3717, 145.3718, 145.3719, 145.3720, 145.3721, 145.3722, 145.3723, 145.3724, 145.3725, AND 145.3726, RESPECTIVELY; BY RENUBMERING DIVISION 5, SECTIONS 145.0501, 145.0502, 145.0503, 145.0504, AND 145.05 TO NEW DIVISION 38, SECTIONS 145.3801, 145.3802, 145.3803, 145.3804, AND 145.3805, RESPECTIVELY; AND ADOPTING THE 2007 CALIFORNIA BUILDING CODE AND ASSOCIATED MUNICIPAL CODE AMENDMENTS.

Article 5: Building Regulations

Division 1: Adoption and Applicability of the Building Regulations

§ 145.0101 Purpose of the Building Regulations

- (a) The purpose of the Building Regulations is to ~~provide~~establish minimum standards to safeguard life or limb, health, property and public welfare ~~by regulating and controlling the design, construction methods, and type and quality of materials, use and occupancy, location, and maintenance for new construction or for construction involving existing buildings or structures and certain, specifically regulated, equipment and to satisfy the purpose of the 2007 California Building Code as provided in Section 101.3 of the 2007 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.

§ 145.0102 When the Building Regulations Apply

- (a) This article shall be known as the 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 Building Code, and hydraulic flood control structures. The Building Regulations shall also apply to City-owned buildings.

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

§ 145.0103 Adoption of the ~~2001~~2007 California Building Code

- (a) The ~~2001~~2007 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] (~~2001 California Building Code~~) is adopted by reference, except as otherwise provided in ~~Sections 145.0104, 145.0105, 145.0106, and 145.0107.~~ this Article of the San Diego Municipal Code, Divisions 2 through 36. A copy

of the ~~2001~~2007 California Building Code is on file in the office of the City Clerk as Document No. OO-769840, _____.

- (b) When reference is made to the California Building Code, it shall be the 2007 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) ~~(b)~~ Each of the regulations, provisions, conditions, and terms of the ~~2001~~2007 California Building Code is made a part of this article as if fully set forth in this article except as otherwise provided in ~~Sections 145.0104, 145.0105, 145.0106, and 145.0107.~~ Divisions 2 through 36.
- (d) ~~(c)~~ Numbering of sub-sections ~~sections~~ in Division 2 through 35 of this Article is cross-referenced to sections in the ~~2001~~2007 California Building Code.
- (e) ~~(d)~~ The adoption of the ~~2001~~2007 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) ~~(e)~~ 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 ~~Section 101.17~~ Sections 101.3, 102, 108, 109.1 and 110.3 of the ~~2001~~ edition of the ~~2007~~ California Building Code. The Building Official shall only enforce those amendments made by the following state agencies:

- (1) California Building Standards Commission.
- (2) ~~(1)~~ The Department of Housing and Community Development ~~(HCD for accessibility in privately funded housing and all housing (HCD 1 and HCD 1/AC)).~~
- (3) ~~(2)~~ Division of the State Architect, Access Compliance for accessibility in commercial buildings and publicly funded housing (DSA/AC).
- (4) ~~(3)~~ Office of the State Fire Marshal (SFM).
- (5) ~~(4)~~ Office of Statewide Health, Planning and Development requirements for licensed clinics and any freestanding building under a hospital license where outpatient clinical services are provided (OSHDP3).
- (6) ~~(5)~~ California Energy Commission energy efficiency standards (CEC).
- ~~(6)~~ Department of Water Resources (DWR).

§ 145.0104 Portions of the ~~2001~~ 2007 California Building Code Not Adopted by the City of San Diego

The following portions of the ~~2001~~2007 California Building Code are not adopted by the City of San Diego:

- (a) Chapter ~~1, ADMINISTRATION~~15, Roof Assemblies and Roof Structures,
Table 1505.1 and Section 1510.4.
- (b) Chapter ~~33 SITE WORK, DEMOLITION AND CONSTRUCTION,~~
~~Section 3301 EXCAVATIONS AND FILLS, Sub-section 3301.1 General~~
~~is not adopted.~~29, Plumbing Systems.
- (c) ~~Chapter 34 EXISTING STRUCTURES, Section 3403 ADDITIONS,~~
~~ALTERATIONS OR REPAIRS, Sub-section 3403.5 Historic Buildings is~~
~~not adopted.~~

§ 145.0105 Modifications to the ~~2001~~2007 California Building Code Adopted by the City of San Diego

The following sections or sub-sections of the ~~2001~~2007 California Building Code have been modified by the City of San Diego:

- (a) Chapter ~~15 ROOFING AND ROOF STRUCTURES, Section 1503~~
~~ROOFING REQUIREMENTS is adopted as modified.~~Roofing and Roof
Structures, Section 1505.1 General, Section 1505 Fire Classification,
Section 1507.8 Wood Shingles, Section 1507.9 Wood Shakes, Section
1510.1 General.

- (b) ~~Chapter 18 FOUNDATIONS AND RETAINING WALLS, Section 1804 FOUNDATION INVESTIGATION, Sub-section 1804.2 Investigation is adopted as modified.~~ 33, Demolition, Section 3303.4.

§ 145.0106 Additions to the ~~2001~~2007 California Building Code Adopted by ~~The~~the City of San Diego

The following sections ~~or~~and sub-sections have been added to the ~~2001~~2007 California Building Code ~~regulations~~ by the City of San Diego:

- (a) ~~Chapter 18, FOUNDATIONS AND RETAINING WALLS, Section 1804 FOUNDATION INVESTIGATION, Sub-section 1804.10 REQUIRED GEOLOGIC INVESTIGATION including 1804.10.1 through 1804.10.4.~~ 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.
- (b) ~~Chapter 29 PLUMBING SYSTEMS, Section 2902 NUMBER OF FIXTURES, Sub-section 2902.7 Sanitary Facilities for Temporary Worker Camps.~~ 16, Structural Design, Sub-sections 1613.6.3.1, 1613.6.3.2, 1613.6.3.3 and 1613.6.3.4.
- (c) Chapter 17, Structural Tests and Special Inspections, Section 1705.5.
- (d) Chapter 18, Soils and Foundations, Section 1802 Foundation and Soils Investigations, Sub-sections 1802.2.8 Required Geologic Investigation including 1802.2.8.1 through 1802.2.8.4, Sub-section 1805.2.4, and Table 145.1802.

- (e) Chapter 19, Concrete, Sub-section 1908.1.17.
- (f) Chapter 31, Special Construction, Section 3109 Swimming Pool Enclosures and Safety Devices, Sub-sections 3109.1.1, 3109.1.2, 3109.4.1.10.
- (g) ~~(e) Chapter 32, CONSTRUCTION IN THE PUBLIC RIGHT OF WAY, Section 3208 ENTRANCE CANOPIES, including sub sections 3208.1 through 3208.6.~~ Chapter 32, Encroachments into the Public Right-of-Way, Section 3203 Entrance Canopies, Sections 3203.1 through 3203.6.
- ~~(d) Chapter 33 SITE WORK, DEMOLITION AND CONSTRUCTION, Section 3304 DEMOLITION AND REMOVAL REGULATIONS.~~
- ~~(e) Chapter 34 EXISTING STRUCTURES, Section 3403 ADDITIONS, ALTERATIONS OR REPAIRS, Sub section 3403.6 Exceptions, including 3403.6.1 and 3403.6.2.~~
- (h) Chapter 33, Safeguards During Construction, Section 3303.7, Demolition and Removal Regulations.
- (i) Chapter 34, Existing Structures, Section 3403 Additions, Alterations or Repairs, Sections 3403.5 and 3403.6.
- (i) Chapter 37, Archaic Materials and Methods of Construction.
- (k) Chapter 38, Additional Building Standards for Buildings Located Adjacent to Hazardous Areas of Native or Naturalized Vegetation.

§ 145.0107 **Adoption of Appendices to ~~2001~~the 2007 California Building Code**

The following Appendix Chapters of the ~~2001~~2007 California Building Code are adopted by the City of San Diego:

~~CHAPTER 3, Division II — AGRICULTURAL BUILDINGS~~

~~CHAPTER 18 — WATERPROOFING AND
DAMPPROOFING FOUNDATIONS~~

~~CHAPTER 31, Division II — MEMBRANE STRUCTURES~~

~~CHAPTER 31, Division III PATIO COVERS~~

- (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.

§ 145.0108 Adoption of 2007 California Building Code Chapter 1, “General Code Provisions”

(California) Chapter 1 of the 2007 California Building Code “General Code Provisions” is adopted pursuant to Section 145.0103 (a) without change.

Article 5: Building Regulations

Division 2: Text of Additions and Modifications and Additions to Chapter 2 of the ~~2001~~2007 California Building Code for City of San Diego

~~§ 145.0201 Purpose of City Modifications or Additions to the 2001 California Building Code~~

~~The purpose of this division is to provide building regulations that meet local conditions by modifying or adding sections to the 2001 California Building Code.~~

§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 without change pursuant to Section 145.0103 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.

Article 5: Building Regulations

Division 3: Additional Building Regulations for Additions and Modifications to Chapter 3 Swimming Pools, Spas, and Hot Tubs of the 2007 California Building Code

§ 145.0301

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.

~~§ 145.0304 — Entry or Exit~~

~~A barrier, gate, or other protective device as required by this division shall be installed to comply with state law and the fire exit requirements as contained in the Building Code. No swimming pool shall be installed in any court or yard area that is required for entry or exit to any building or occupancy.~~

Article 5: Building Regulations

**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 change pursuant to Section 145.0103 of the Land Development Code.~~

§ 145.0419 — Who May Prepare a Structural Survey and Engineering Report

A Structural Survey and Engineering Report shall be prepared by a civil or structural engineer or architect licensed by the State of California.

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.

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.

Article 5: Building Regulations

**Division 7: Additions and Modifications to Chapter 7
of the 2007 California Building Code**

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

Chapters 7 and 7A of the 2007 California Building Code has been adopted by
reference without change pursuant to Section 145.0103 of the Land Development
Code.

Article 5: Building Regulations

**Division 8: Additions and Modifications to Chapter 8
of the 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.

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.

Article 5: Building Regulations

**Division 10: Additions and Modifications to Chapter 10
of the 2007 California Building Code**

**§ 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 change pursuant to Section 145.0103 of the Land Development Code.

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.

Article 5: Building Regulations

**Division 12: Additions and Modifications to Chapter 12
of the 2007 California Building Code**

**§ 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 change pursuant to Section 145.0103 of the Land Development Code.

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.

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.

Article 5: Building Regulations

**Division 15: Additions and Modifications to Chapter 15
of the 2007 California Building Code**

**§ 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:

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 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.
- (b) 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 assembly.
- (2) 1505.1.6. The entire roof shall be a Class "A" roofing assembly where a building addition is more than twenty-five percent of the original floor area of the building.

~~§145.0202~~ **145.1507 Local Additions and Modifications to Roofing Requirements**
Section 1507 "Requirements for Roof Coverings" of the 2001/2007 California Building Code

(CBC Chapter 15 Roofing and roof structures, Section 1503 Roofing requirements)

~~Section 1503 ROOFING REQUIREMENTS of the 2001 California Building Code is adopted with modifications:~~

- (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 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 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:

~~(a)~~ 1507.16. Roofing shall be secured or fastened to the supporting roof e 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) All newly constructed roofs shall be a Class “A” roofing assembly. Sections 1510.1.1 through 1510.1.2 have been added as follows pursuant to Section 145.0106 of the Land Development Code:

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

(2) ~~(d)~~ 1510.1.2. The entire roof shall be a Class “A” roofing 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) ~~(e)~~ The entire roof shall be a Class “A” roofing assembly. 1510.1.3. Wood shakes and shingles are prohibited

throughout the roof where a building addition is more than twenty-five percent of the original floor area of the building total roof area is replaced, altered or repaired within any twelve month period.

- (2) ~~(f)~~ 1510.1.4. Wood shake or woodshakes and shingles are not permitted, except as provided in State Historical Building Code section 8-408 and section 145.0202(e). 145.1510.
- (3) ~~(g)~~ 1510.1.5. No roof covering shall be applied over any existing wood shakes or wood shingles.

Article 5: Building Regulations

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 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 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:

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

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

- (b) **1613.6.3.2 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.

- (3) 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.

- (4) **EXCEPTION:** Smaller separations or property line setbacks shall be permitted when justified by rational analysis based on maximum expected ground motions.

- (d) 1613.6.3.4 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:

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

where

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

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

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

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

where

I_B = the importance factor for Structure B in Section 11.5.1 of ASCE 7-05.

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 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.

Article 5: Building Regulations

Division 18: Additions and Modifications to Chapter 18
of the 2007 California Building Code

§ 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 145.0106 of the Land Development Code.
- (b) Section 1802 has been adopted by reference with modifications pursuant
to Section 145.0105.
- (c) Section 1801 and Sections 1803 through 1812 have been adopted by
reference without change pursuant to Section 145.0103 of the Land
Development Code.

~~§145.0203~~ ~~Local Modifications and Additions to Foundations and Retaining Walls
Requirements of the 2001 California Building Code~~ 145.1802 Local
Additions to Section 1802 “Foundation and Soils Investigations” of the 2007
California Building Code

~~(CBC Chapter 18 Foundations and Retaining Walls, Section 1804 Foundation
investigation)~~

- (a) ~~Sub-section 1804.10 Required Geologic Investigation~~ Section 1802.2.5 has
been added as follows pursuant to Section 145.0106 of the Land
Development Code:
 - (1) ~~1804.10.1~~ 1802.2.5.1. A geologic investigation shall be submitted
when required by Municipal Code Table 145-02A 145.1802 or the
Building Official, for all new structures, nonexempt additions to

existing structures or whenever the occupancy classification of a building changes to a higher relative hazard category (refer to ~~Table 5-E of the current edition of the Uniform Code for Building Conservation~~ Municipal Code Table 145-37A) as a result of the proposed work.

(2) ~~1804.10.2~~1802.2.5.2. 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.

(3) ~~1804.10.3~~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) ~~1804.10.4~~1802.2.5.4. 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~~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.

~~Table 145-02A~~

~~Required Geologic Investigation~~⁽⁵⁾

Table 145.1802
Required Geologic Investigation ⁽⁵⁾

Hazard Category ⁽¹⁾	Geologic Renaissance Reconnaissance Required	Geologic Investigation 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

Footnotes for Table 145-02A:

- 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 classes A, B, C and D.
 - A. ~~Class~~ **Class A** includes the following:
 - 1) Buildings or structures classified as Essential Facilities in Occupancy Category IV as defined in Section 1627 Table 1604.5 of the 2001 California Building Code.
 - 2) ~~Any~~ 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.
 - B. **Class B** includes the following developments, occupancy groups, and structures provided they are not included in Class A:
 - 1) ~~All~~ All developments consisting of four or more structures.
 - 2) ~~All~~ All new structures requiring deep foundations (piers or pilings).
 - 3) ~~All~~ All buildings over three stories in height.
 - 4) ~~All~~ All buildings containing the following occupancies (Refer to ~~2001~~ the 2007 California Building Code, ~~Table~~ Chapter 3-A):
 - a. Group A, Divisions 1, 2, 3 and ~~2-1-4~~.
 - b. Group E, ~~Division 1,~~
 - c. Group H, Divisions 1, 2, 3, 6 and ~~7, 3~~.
 - d. Group I, Divisions ~~2~~ and 3.
 - 5) All buildings with an occupant load of more than 300 ~~persons~~ occupants as determined by ~~Section 1003.2.2 and Table 10-A of the 2001~~ 2007

California Building Code and Buildings used for public assembly assigned to Occupancy Category III in Table 1604.5.

- 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.

C. **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 ~~2001~~the 2007 California Building Code, Table Chapter 3-A):
 - a. Group A, Divisions 2, 3 and 4.5 (with rooms having less than 300 occupants).
 - b. Group B, ~~Divisions 1, 2, 3, and 4.~~
 - c. Group E, ~~Divisions 2 and 3.~~
 - d. Group F, Divisions 1 and 2.
 - e. Group H, Divisions 4 and 5.
 - f. Group I, Division 2.1.
 - g. Group M.
 - h. Group R, Division 1 and 2.
 - i. Group S, Division 1, 2, 3, 4 and 5.1.
- 2) Retaining walls (height is measured from the top of the footing to the top of the wall):
 - a. Retaining walls over 8 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.

D. **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 ~~2001~~2007 California Building Code, ~~Table~~Chapter 3-A):
- a. Group R, Division ~~3.3~~ and Group R Division 4.

Note: No geologic investigations are required for occupancy Group ~~U, Division 4,~~ or any other structures of a similar minor nature.

3 Faults and Fault Zones--Hazard Category 11, 12, and 13.

Active and potentially active faults are defined in the most recent edition of "Fault-Rupture Hazard Zones in California," Special Publication 42, California Department of Conservation, Division of Mines and Geology, a copy of which is on file at the office of the City Clerk as Document No. 00-17773-4.

Fault zones define the limits within which faults are suspected. Fault zones include the Alquist-Priolo Earthquake Fault Zones, The Downtown Special Fault Zone, as well as the area 100 feet on both sides of the fault lines indicated on the current San Diego Seismic Safety Study (SDSSS) maps. Refer to SDSSS maps for location of faults and fault zones.

4 Liquefaction Potential--Hazard Category 31 and 32.

When an investigation is required, adhere to Section ~~1804.5~~1802.2.7 of the ~~2001~~2007 California Building Code for minimum requirements.

5 Geologic Investigation. An investigation of the geologic condition is required for sites where geologic hazards are suspected, prior to obtaining a Building Permit. The investigation will either consist of a preliminary study, a geologic reconnaissance, or an in-depth study including field work and analysis, a geologic investigation. The geologic reconnaissance report and the geologic investigation 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 "Technical Guidelines for Geotechnical Reports," on file with the City Clerk as Document No. 00-17773-5. 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.

Notwithstanding ~~Table 145.02A,~~ 145.1802, the Building Official may require a geologic reconnaissance report or a geologic investigation report for any site if the Building Official has reason to believe that a geologic hazard may exist at the site.

§ 145.1805 Local Additions to Section 1805 "Footings and Foundations" of the 2007 California Building Code

- (a) For the purposes of this section, "floor" shall include floors, mezzanines or any other elevated walking surface.
- (b) Section 1805.2.4 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

1805.2.4 Multi-story buildings. Where a foundation or soils investigation is not provided, concrete footings bearing on native undisturbed soils and supporting light-frame construction in buildings containing multiple floors shall be designed to meet all of the following requirements:

- (1) Footings supporting load from two floors and a roof shall have a minimum depth of not less than 18 inches.
 - (2) Footings supporting load from three floors and a roof shall have a minimum depth of not less than 24 inches.
 - (3) A presumptive load-bearing value of not more than 1,000 pounds per square foot shall be used as a basis of the design.
 - (4) Native soils shall not be expansive soils.
- (c) Buildings not within the scope and limitations of Section 145.1805(b) of the Land Development Code shall comply with the all requirements contained in Section 1805.2 of the 2007 California Building Code.

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

Section 1908.1.17 has been added as follows pursuant to Section 145.0106 of the
Land Development Code:

- (a) 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:

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

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

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

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

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

(1) 14.8.4 – Maximum out-of-plane deflection, Δ_s , due to service loads, including PA effects, shall not exceed $l_c/150$.

(2) If M_a , maximum moment at mid-height of wall due to service lateral and eccentric loads, including PA effects, exceed $(2/3) M_{cr}$,

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)

(3) If M_a does not exceed $(2/3) M_{cr}$, Δ_s shall be calculated by Equation

(14-9):

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

(Equation 14-9)

where:

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

and

$$\Delta_n = \frac{5M_nl_c^2}{48E_cI_{cr}}$$

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.

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.

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.

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.

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.

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.

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.

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.

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.

Article 5: Building Regulations

Division 29: Additions and Modifications to Chapter 29
of the 2007 California Building Code

§ 145.2901 145.0204 Local Modifications and Additions to the Chapter 29 "Plumbing
Systems Requirements of the 2001 California Building Code" of the 2007
California Building Code

(CBC Chapter 29 Plumbing Systems, Section 2902 Number of Fixtures)

~~Sub sections 2902.1 General through 2902.6 Group R Occupancies of the 2001
California Building Code have been adopted without change~~

- (a) Chapter 29 of the 2007 California Building Code has not been adopted by
the City of San Diego pursuant to Section 145.0103 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.

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.

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.

~~§ 145.0301 Purpose of Building Regulations for Swimming Pools, Spas and Hot Tubs~~
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 ~~division~~Section is to establish building
regulations for private swimming pools, ~~spas~~, 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 13-
89) located on the premises of Group R, Division 3 (Occupancies) units.

(b) **§ 145.0302 — When Swimming Pool, Spa, and Hot Tub Regulations
Apply**

Section 3109.1.2 has been added as follows pursuant to Section 145.0106
of the Land Development Code:

3109.1.2 When Swimming Pool, Spa, and Hot Tub Regulations Apply.

The building regulations of this division apply to any outdoor private
swimming pool. An outdoor swimming pool means any structure
intended for swimming or recreational bathing that can contain water over
18 inches in depth and is not totally contained within a ~~residenceal~~
~~structure~~ 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.

(c) ~~§ 145.0303~~ — **Barrier Requirements for Outdoor Swimming Pools**

~~An outdoor swimming pool shall be provided with a barrier, meaning a fence, wall, building wall, or combination thereof, that completely surrounds the swimming pool, obstructs access to the swimming pool, and complies with the following:~~

- ~~(a) — The top of the barrier shall be at least 60 inches above grade, described as elevation of the surface of the ground. The grade shall be measured on the side of the barrier that faces away from the swimming pool and shall be constructed to withstand the forces contained in the Building Code. The maximum vertical clearance between grade and the bottom of the barrier shall be 4 inches, measured to a hard surface such as concrete, or 2 inches, measured to earth. This measurement shall be taken on the side of the barrier that faces away from the swimming pool. Where the top of the swimming pool is above grade, such as an aboveground pool, the barrier may be the pool's structure itself, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches.~~
- ~~(b) — Openings in the barrier shall not allow passage of a 4 inch diameter sphere.~~

- ~~(e) Solid barriers that do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions except for tooled masonry joints.~~
- ~~(d) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 2 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 2 inches in width.~~
- ~~(e) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 2 inches in width.~~
- ~~(f) Maximum mesh size for chain link fences shall be a 2 inch square. The wire shall not be less than 11 1/2 gauge.~~
- ~~(g) Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 2 inches.~~
- ~~(h) Access gates shall comply with the requirements of Section 145.0303(a) through (g), and shall be equipped to accommodate a locking device no less than 60 inches above grade. Pedestrian access gates shall open~~

~~outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall comply with the requirements of Section 145.0303(a) through (g), and shall be equipped with a locking device.~~

~~(i) Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps the following apply:~~

~~(1) The ladder or steps shall be capable of being secured, locked, or removed to prevent access; or,~~

~~(2) The ladder or steps shall be surrounded by a barrier that meets the requirements of Section 145.0303(a) through (h).~~

~~When the ladder or steps are secured, locked, or removed, any opening created shall not allow the passage of a 4-inch diameter sphere.~~

~~(j) Hot tubs and spas located outdoors and not exceeding 64 square feet of water surface may have rigid locking safety covers that comply with American Society for Testing and Materials (ASTM) Standard F1346-91 in lieu of the barrier required by this division.~~

~~(k) Outdoor swimming pools may have a manually or power-operated safety pool cover that complies with all of the performance standards of ASTM F1346-91 in lieu of the barrier required by this division.~~

~~(l) When the house forms part of the swimming pool barrier and the house wall has door openings that lead directly into the pool yard area, one of the following child safety features must be provided:~~

~~(1) The pool area must be isolated from the home by an additional barrier as described in this section.~~

~~(2) The pool must be equipped with an approved safety cover as described in Section 145.0303(k) above.~~

~~(3) The residence must have exit alarms on all doors leading from the house directly to the pool yard area.~~

~~(4) All doors leading to the pool yard area must have self-closing, self-latching door hardware with a release mechanism located no less than 54 inches above the floor.~~

~~(m) Where unusual circumstances exist that make strict enforcement of this division impractical, the Building Official may grant modifications for individual cases as provided in Section 129.0104(a).~~

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.

§145.0305 145.3110 Minimum Front, Side, and Rear Yard Setbacks for Swimming Pools

- (a) This section applies to any outdoor swimming pool.
- (b) Setback requirements for swimming pools shall be measured perpendicular from the property line to the water's edge.
- (c) ~~(a)~~ Swimming pools that project 3 feet or less above grade shall be located at least 3 feet from all front, side, and rear property lines.
- (d) ~~(b)~~ Swimming pools that project more than 3 feet above grade shall be located at least 4 feet from all rear property lines, and the distance from front and side property lines specified in Chapter 13, Article 1 (Base Zones), for front and side yard clearances for the zone in which the pool is located, but in no case less than 3 feet and shall comply with front and side yard setback requirements for the applicable zone, and shall not be allowed less than 3 feet from the property line in any zone.
- (e) ~~(c)~~ All heating, filtering, pumping, and accessory equipment constructed after the effective date of this ordinance shall be subject to a 4-foot side and rear yard requirement.

- (f) ~~(d)~~ All heating, filtering, pumping, and accessory equipment used in connection with a swimming pool, if located entirely below the finished grade of the site and provided with a permanent, durable, protective cover, need not observe the front, side, or rear yard requirements.

§ 145.0306~~145.3111~~ **Lot Coverage**

- (a) This section applies to any outdoor swimming pool.
- (b) Swimming pools shall not be considered residential structures for purposes of computing lot coverage as set forth in Section 113.0240.

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.

~~§145.0205~~ 145.3203 ~~Local Additions to the Construction in the~~ **Chapter 32**
“Encroachments Into The Public Right-of-Way Requirements of the 2001
California Building Code”

~~(CBC Chapter 32 Construction in the Public Right-of-way, Section 3208-3203.~~

~~“Entrance Canopies”~~ Section 3208 ENTRANCE CANOPIES” has been added as follows pursuant to Section 145.0106 of the Land Development Code:

- (a) ~~3208.1~~ 3203.1 Definition. As used in this Section “Entrance ~~canopies”~~
~~means~~ Canopy” or “Entrance Canopies” mean shelters entirely or partially self-supporting and attached to the exterior wall of a building entrance.
- (b) ~~3208.2~~ 3203.2 Encroachment on public property. No entrance canopy shall be located upon or over public property or rights-of-way unless approved by the City Engineer.
- (1) An entrance canopy over public property shall be removed by the owner within 30 calendar days following notice directing its removal issued by the City.
- (2) ~~An entrance canopy shall not extend closer than 2 feet to the curb adjacent to the building entrance.~~ The width of an entrance canopy shall not exceed the width of the entrance to a building by more than 2 feet.
- (c) ~~3208.3~~ 3203.3 Construction. Entrance canopy frames and supporting structural members shall be constructed of corrosion-resistant metal designed to support a live load of 5 pounds per square foot and a wind load of 10 pounds per square foot. ~~Canopies shall be covered with~~

~~approved cloth, plastic, or corrosion-resistant metal. Canopies shall be attached to the wall of the building with approved quick-release devices and constructed to withstand wind or other lateral loads and live loads as required by Chapter 16 of the 2007 California Building Code.~~
Entrance canopies shall also meet all of the following requirements:

- (1) Canopies shall be covered with an approved covering that complies with Section 3105.4 of the 2007 California Building Code.
 - (2) Canopies shall be attached to the wall of the building with approved quick-release devices.
 - (3) No canopy shall be less than 8 feet above the underlying surface, except valances, which shall not be less than 7 feet above the underlying surface. Valances shall not exceed 1 foot in width.
 - (4) The covering material and height of an entrance canopy shall be approved by the Chief of the Fire Department prior to the issuance of a Construction permit.
- (d) ~~3208.43~~203.4 Lights. Entrance canopies shall not be lighted or illuminated by any light source attached directly to the canopies.
- (e) ~~3208.53~~203.5 Maintenance. All entrance canopies shall be maintained in a safe and undamaged condition.

- (f) ~~3208.6~~3203.6 Identification. Entrance canopies shall bear an identifying label giving the name and address of the manufacturer.

Article 5: Building Regulations

**Division 33: Additions and Modifications to Chapter 33
of the 2007 California Building Code**

§ 145.0206 — 145.3301 Local Deletions, Modifications and Additions to the Site Work, Demolition, and Construction Regulations of the 2001-2007 California Building Code

(CBC Chapter 33 Site Work, Demolition and Construction)

- (a) ~~Section 3301 EXCAVATION AND FILLS, Sub-section 3301.1 General~~ Chapter 33 of the 2007 California Building Code has been adopted by reference with additions and modifications pursuant to 145.0104 Section 145.0106 of the Land Development Code.
- (a) ~~Section 3301 EXCAVATION AND FILLS, Sub-section 3301.2 and Sections 3302 PREPARATION OF BUILDING SITE and Section 3303 PROTECTION OF PEDESTRIANS DURING CONSTRUCTION OR DEMOLITION~~ 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:
- 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.

(b) ~~(c) Section 3304 DEMOLITION AND REMOVAL~~

~~REGULATIONS~~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.
- (2) All debris, including portions of the building or structure and contents, shall be removed from the site within 90 days from the date ~~the~~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.
- (3) Combustible material must be removed from the site as demolition proceeds.
- (4) Dry or dusty materials or debris must be wet down to allay the dust.

- (5) All glass must be removed from the building or structure before beginning demolition.
- (6) Street drainage, drainage structures, natural drainage, or diversion must not be obstructed.
- (7) Demolition work must not be done on public easements without permission.
- (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 Uniform 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.
- (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.
- (11) 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) Best Management Practices shall be in place at all times during the demolition as required by Section 43.0301.

Article 5: Building Regulations

Division 34: Additions and Modifications to Chapter 34 of the 2007 California Building Code

§145.0207 145.3401 Local Deletions Modifications and Additions to the Chapter 34 “Existing Structures Requirements in the 2001” of the 2007 California Building Code

(CBC Chapter 34 Existing Structures, Section 3403 Additions, Alterations or Repairs)

- (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) (a) Sub sections 3403.1 General through 3403.4 Glass Replacement of the 2001 California Building Code 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.
- (b) ~~Sub section 3403.5 Historic Buildings of the 2001 California Building Code has not been adopted pursuant to Section 145.0104 of the Land~~

Development Code, Title 24, Part 8, California Code of Regulations
governs restoration of historical buildings.

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

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

(a) ~~3403.6.1~~ 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~~ and 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) ~~3403.6.2~~ 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.
- (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.

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.

Article 5: Building Regulations

**Division 36: Additions and Modifications to Appendix Chapters
of the 2007 California Building Code**

§ 145.3601 “Reserved.”

Article 5: Building Regulations

**Division ~~437~~: Additional Building Regulations
for Archaic Materials and Methods of Construction**

**~~§ 145.0401~~ § 145.3701 Purpose of the Archaic Materials and Methods of Construction
Regulations**

The purpose of this division is to promote public safety and welfare by identifying potential hazards associated with “unreinforced masonry bearing wall” buildings that meet the requirements as described by this division and by establishing a ~~voluntary mitigation program with some mandatory aspects~~ for these buildings.

Buildings that have “unreinforced masonry bearing walls” are widely recognized for sustaining life-hazardous damage as a result of partial or complete collapse during moderate to strong earthquakes.

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

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

§ 145.0402145.3702 When the Archaic Materials and Methods of Construction Regulations Apply

Except as provided in Section ~~145.0403~~145.3703, the provisions of this division apply to buildings constructed or under construction before March 24, 1939, or for which a Building Permit was issued before March 24, 1939, and to City-owned buildings designated pursuant to Council resolution, which on January 1, 1994, had at least one ~~Unreinforced Masonry Bearing Wall~~“unreinforced masonry bearing wall” as defined in this division.

§ 145.0403145.3703 Exemptions from the Archaic Material and Methods of Construction Regulations

This division shall not apply to the following:

- (a) Any detached single or two-family dwelling unit and detached apartment houses containing five or fewer units used solely for residential purposes and the accessory buildings for these occupancies. The exemption does not apply to buildings or structures containing mixed or nonresidential occupancies.

- (a) Buildings that have been completely seismically retrofitted to comply with earlier editions of these regulations as provided in San Diego Municipal Code Chapter 9, Division 88, (Archaic Materials and Method of Construction), or equivalent, Chapter 14, Article 5, Division 4 (Additional Building Regulations for Archaic Materials and Methods of Construction) before January 1, ~~2000~~2008. Complete seismic retrofit shall be as determined by the Building Official.

§ 145.0404145.3704 Definitions for this Division Only

The following definitions apply to this division:

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

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

Building Maintenance means the act or process of applying preservation treatments to a building or structure. It includes housekeeping; routine and cyclic work scheduled to mitigate wear and deterioration without altering the appearance of the building or structure; and the repair or replacement in kind of broken or worn-out elements, parts, or surfaces to keep the existing appearance . Building

maintenance includes stabilization work necessary to protect damaged historic fabric from additional damage and the actions taken to prevent damage and minimize deterioration of an object by practicing preventive conservation or by performing a suitable treatment on the object itself.

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

Cumulative Value of Remodel or Renovation means the Value of Remodel or Renovation accumulated from January 1, 2001 to the date an event regulated by this division occurs. The Cumulative Value of Remodel or Renovation shall exclude the value of any nonstructural tenant improvements made or performed subsequent to the date a building owner provides floor-to-wall and roof-to-wall anchors under Section ~~145.0411~~145.3711.

Date of Service means the date the Building Official served an order requesting compliance with this division to an owner of a building either in person or by deposit in the U.S. Mail, postage prepaid and certified return requested.

Essential Facility means any building or structure classified in Occupancy Category ~~I or IV~~IV in accordance with Table ~~16-K1604.5~~1604.5 of the ~~2001~~2007 California Building Code ~~adopted by the City.~~

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

External Hazards means objects attached to or located on the roof structure or forming the exterior facade of a building that have the potential to give way internally or onto lower adjacent buildings (with a minimum height differential of 6 feet) or onto an adjacent exit or public way. Examples include nonstructural exterior wall panels such as masonry infill or decorative precast concrete, parapets, masonry chimneys, tile roofing, fire escapes or balconies, tanks and masonry, or stone wall veneers and wall ornamentation.

Hazard Category means the ranking assigned a use or occupancy as determined under Table 145-0537A of Section ~~145.0427~~145.3727 and based on degree of probable risk of loss of life or injury due to a seismic event.

Hazardous Facility means any building or structure containing hazardous materials and classified in Occupancy Category II of Table 16 K of the 2001 III when assigned to Seismic Design Category C, D, or E in accordance with Table 1604.5 of the 2007 California Building Code adopted by the City.

Historical Building means any qualified Historical Building as defined by the State Historical Building Code (SHBC) under California Health and Safety Code sections 18950-18960. Historical Building includes any structure, collection of structures, historical landscape, artifacts, objects and their associated sites, and historic districts deemed of importance to the history, architecture, or culture of an area by an appropriate local, state, or federal governmental jurisdiction. Historical Building also includes designated contributing buildings listed in a historical district; structures on official federal, state, or local historical registers or official

inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest; and officially adopted City or county registers or inventories of historical or architecturally significant sites, places, or landmarks. Structures included in inventories submitted to the Office of Historic Preservation shall be treated as Historical Buildings if they have been evaluated by the Office and given any rating other than ineligible.

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

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

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

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

Structural Survey and Engineering Report means the investigation and subsequent preparation of a report by a civil or structural engineer or architect licensed in the State of California, which addresses the existence, nature, and extent of structural

deficiencies that could result in collapse or partial collapse of a building and the existence, nature, and extent of deficiencies in the anchoring of external hazards.

~~Unreinforced Masonry Bearing Wall is defined in the 1991 Edition of the Uniform Code for Building Conservation (UCBC) Appendix Chapter 1, a copy of which is on file in the office of the City Clerk as Document No. OO-17773-3.~~

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

Value of the Building means the valuation of the building itself, obtained using the building valuation schedule administered by the Building Official at the time of construction or an appraisal certified by a member of a recognized appraisal institute, whichever is greater.

§ 145.0405 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. A-1-A of the ~~UCBC Appendix Chapter 1, 2007~~ California Existing Building Code.

- (a) In addition to the requirements set forth in this division, the provisions of the ~~2001~~2007 California Building Code, Chapter 34, shall also apply to alterations or additions made to buildings within the scope of this division.
- (b) This division does not require alteration of existing electrical, plumbing, mechanical, or fire safety systems unless their condition will cause the building to be classified as a dangerous building under Section 121.0404. If the building is declared dangerous, abatement of the dangerous condition shall be initiated under Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous, or Substandard Buildings or Structures).
- (c) Except as specifically provided for by ~~2001~~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.
- (d) For archaic material design values, refer to Sections A103 through ~~A113.6~~114 of the ~~UCBC Appendix Chapter 1~~2007 California Existing Building Code, including all tables and figures.
- (e) The technical provisions established by Section ~~145.0405~~145.3705(e) ~~shall~~ not apply to the strengthening of ~~Essential or~~buildings or structures classified as Hazardous Facilities in Occupancy Category III when ~~located in Seismic Zone Nos. 3 or 4~~assigned to Seismic Design

Category C, D, or E or buildings or structures classified as 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.

- (f) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the 2001~~2007~~ California Building Code ~~as adopted by the City~~ and the 2007 California Existing Building Code, except as modified by this division.
- (g) Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with the provisions of Section 129.0109. The proposed materials, designs, or methods of construction must comply with the purposes of this division and be for the use intended.

§ 145.0406~~145.3706~~ Regulations for Essential or Hazardous Facilities

- (a) ~~The regulations of this section apply to essential or hazardous facilities, described as any building or structure within the scope of this division and classified~~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 1 or 2 of IV in accordance with Table 16-K1604.5 of the 2001-2007 California Building Code adopted by the City.

(a) The Building Official may serve an order to comply with this division in accordance with Sections ~~145.0413, 145.0414,~~ 145.3713, 145.3714, and ~~145.0415,~~ 145.3715.

(b) The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections ~~145.0418, 145.0419, 145.0420,~~ 145.3718, 145.3719, 145.3720, and ~~145.0421,~~ 145.3721.

(c) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the ~~2001~~2007 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.

- (d) 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 ~~145.0424~~145.3724.
- (e) The owner shall either demolish or strengthen the building to meet the technical provisions of the Retrofit Guideline Document within 5 years from the date of service of the order.

§ 145.0407-145.3707 Regulations for Remodels Exceeding 100 Percent of Valuation

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

~~(1) The buildings are not classified in Occupancy Category 1 or 2 of Table 16-k of the 2001 California Building Code; and~~

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

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

(B) The value of the remodel is the value of work requiring a permit that is obtained by using the building valuation

schedule administered by the Building Official for tenant improvements, additions, or alterations in effect at the time of permit issuance, or other evidence satisfactory to the Building Official, whichever is less.

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

(b) The Building Official may serve an order to comply with this division in accordance with Sections ~~145.0413, 145.0414, 145.3713, 145.3714,~~ and ~~145.0415, 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 ~~145.0418, 145.0419, 145.0420, 145.3718, 145.3719, 145.3720,~~ and ~~145.0421, 145.3721.~~

(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 ~~2001~~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 ~~145.0424~~, 145.3724.
- (f) The time schedule shall specify completion dates for each phase of the seismic retrofit with the final date for completion of all items listed in the Structural Survey and Engineering Report to be a maximum of 10 years from the date of permit issuance for the portion of remodeling or renovation whose cost exceeds 100 percent of the value of the building.

§ 145.0408~~145.3708~~ Regulations for Change to a Higher Hazard Category

- (a) The regulations of this section shall apply to buildings or structures within the scope of this division that meet the following conditions:
 - (1) ~~are not classified in Occupancy Category 1 or 2 of Table 16-k of the 2001 California Building Code, and (2) if~~ more than 33 percent of the total floor area of the building changes from an Existing Use or Occupancy to a Higher Hazard category use or occupancy as determined by Table ~~145-0537A~~ of Section ~~145.0427~~, 145.3727, except as provided in ~~145.0408~~145.3708(b).
- (b) If the use or occupancy of part or all of a building is changed to a higher relative hazard as determined by Table ~~145-0537A~~, but the occupant load of the building is not increased, the building's hazard category will still be considered unchanged and the following regulations do not apply.

- (c) A Board of Appeals application must be completed and a notice recorded with the Office of the San Diego County Recorder to ensure that subsequent owners adhere to the required base load.
- (d) The Building Official may serve an order to comply with this division in accordance with Sections ~~145.0413, 145.0414, 145.3713, 145.3714,~~ and ~~145.0415, 145.3715.~~
- (e) The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections ~~145.0418, 145.0419, 145.0420, 145.3718, 145.3719, 145.3720,~~ and ~~145.0421, 145.3721.~~
- (f) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the ~~2001~~2007 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.
- (g) 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 ~~145.0424, 145.3724.~~
- (h) The time schedule shall specify completion dates for each phase of the seismic retrofit with the final date for completion of all items listed in the

Structural Survey and Engineering Report to be a maximum of 10 years from the date of change of use or occupancy to a higher hazard category.

§ 145.0409145.3709 Regulations for Unsafe Buildings Within the Scope of this Division

- (a) If the building is declared structurally unsafe, abatement of the unsafe condition shall be initiated in accordance with Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous or Substandard Structures).
- (b) The Building Official may serve an order to comply with this division in accordance with Sections ~~145.0413, 145.0414, 145.3713, 145.3714, and 145.0415, 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 ~~145.0418, 145.0419, 145.0420, 145.3718, 145.3719, 145.3720, and 145.0421, 145.3721.~~
- (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 ~~2001~~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 ~~145.0424~~, 145.3724.

§ 145.0410 145.3710 Regulations for Buildings Not Classified as Essential or Hazardous Facilities Wall Anchorage and Parapet Bracing

- (a) The regulations of this section apply to buildings that are within the scope of this division and are not ~~classified in Occupancy Category 1 or 2 of Table 16-K of the 2001 California Building Code~~, Essential or Hazardous Facilities subject to the use limits of Section 145.3705(f) and that contain any parapets and other exterior wall or roof appendages or objects attached to or located on the roof structure or forming the exterior facade of a building that meet both of the following criteria:

- (1) Critical Placement. Where the parapets, exterior wall, roof appendages, or any other external objects have the potential to give way internally or onto lower adjacent buildings (with a minimum height differential of 6 feet) or property, or onto an adjacent exit or public way; and
- (2) Relative Height. Where the parapets and other External Hazards or exterior wall or roof appendages that extend above the lower of either the level of the closest adjacent roof-to-wall anchors or the roof sheathing do not meet the requirements of Sections A113.1 and A113.6 of the ~~1997 UCBC Appendix Chapter 1~~, 2007 California Existing Building Code.

- (b) Examples include nonstructural exterior wall panels such as masonry infill or decorative precast concrete, parapets, masonry chimneys, tile roofing, fire escapes or balconies, tanks and masonry or stone wall veneers and wall ornamentation.
- (c) The owner of a building regulated by this section shall, within 5 years after the Date of Service of an order to comply, provide partial seismic mitigation in the form of the removal, stabilization, or bracing of all the building elements that meet both of the criteria of Section ~~145.0410~~145.3710(a) (1) and (2).
- (d) The removal, stabilization, and bracing process shall include the provision of roof-to-wall anchors around the perimeter of the entire building.
- Existing roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A113.1 of the ~~1997 UCBC Appendix Chapter 1,~~2007 California Existing Building Code, or new anchors meeting the minimum requirements of Section A113.1 shall be installed.
- (e) If the building is an Historical Building, this construction shall comply with the State Historical Building Code and parapet removal may not be used as a method to mitigate External Hazards.
- (f) No further action is required by the owner of a building covered by this section, unless one of the actions covered by Sections ~~145.0407, 145.0408, 145.0409, or 145.0410~~145.3707, 145.3708, 145.3709, or 145.3710 occurs.

§ 145.0411145.3711 **Regulations for Remodels over 50 Percent of Building Value**

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

(1) The buildings or structures are not ~~classified in Occupancy Category I or II of Table 16-k of the 2001 California Building Code~~ Essential or Hazardous Facilities subject to the use limits of Section 145.3705 (f); and

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

(A) The 50 percent value shall exclude the value of any nonstructural tenant improvements made or performed after the date a building owner provides floor-to-wall and roof-to-wall anchors under this section.

(B) The value of the remodel is the valuation of work requiring a permit that is obtained by using the building valuation schedule administered by the building official for tenant improvements, additions, or alterations in effect at the time of permit issuance, or other evidence satisfactory to the Building Official, whichever is less.

- (C) If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.
- (b) The owner of a building regulated by this section shall, within 5 years after the Date of Service of an order to comply, provide floor-to-wall and roof-to-wall anchors around the perimeter of the entire building . Existing floor-to-wall and roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A 113.1 of the ~~1997 UCBC~~ Appendix Chapter 1, 2007 California Existing Building Code, or new anchors meeting those requirements shall be installed.
- (c) If the building is an Historical Building, the installation shall comply with the State Historical Building Code.
- (d) The owner may have a Structural Survey and Engineering Report prepared. Installation will not be required if the owner establishes to the satisfaction of the Building Official, through a Structural Survey and Engineering Report, that the existing anchoring system meets those requirements.

§ 145.0412145.3712 Regulations for Historical Buildings Within the Scope of this Division

- (a) Historical Buildings or structures as defined by Section ~~145.0404~~145.3704 shall comply with the minimum structural provisions of the State Historical Building Code (SHBC), Title 24, Part 8, California Code of

Regulations. Provisions found within the ~~SHBC~~ State Historical Building Code for the seismic strengthening of Historical Buildings may be used to comply with this division.

(b) ~~Allowable stresses for archaic~~ 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 2001~~2007~~ California Building Code or Table No. A-1-E of the UCBC Appendix Chapter 1~~2007 California Existing Building Code~~ may be based on substantiating research data or engineering judgement~~judgment~~, subject to the approval of the Building Official's satisfaction.

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

(d) Demolition of Historical Buildings may not be allowed unless the demolition complies with Chapter 14, Article 3, Division 2 (Historical Resources Regulations) and any other provisions of the Land Development Code relating to historic preservation and the State

Historical Building Code, California Health and Safety Code sections
18950 through 18961.

§ 145.0413145.3713 Authority to Issue an Order to Comply with this Division

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

§ 145.0414145.3714 Service of the Order to Comply

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

~~(b) The date of service of the order shall be either the date that the Building Official served the order in person or the date of deposit of the order in the U.S. mail.~~ The Building Official may at the written request of the owner, order that the building comply with this division before the normal service date for the building.

§ 145.0415145.3715 Contents of Order to Comply

The order shall reference this division which references Sections A103—A113.6 of Chapter ~~1102~~ through A114 of the UCBC2007 California Existing Building Code, which set forth the owner's alternatives and time limits for compliance. The

order shall specify that the Building Official has determined that the building is within the scope of this division and one of the following conditions applies:

- (a) The building is an Essential ~~or Services facility or a~~ Hazardous Facility requiring compliance with Section ~~145.0406~~145.3706;
- (b) The owner is required to provide partial seismic mitigation in the form of External Hazard removal and stabilization or bracing within 5 years after the Date of Service in accordance with Section ~~145.0410~~145.3710;
- (c) The building is within the scope of this division due to the occurrence of the condition listed in Section ~~145.0411~~145.3711 that requires the owner to provide partial seismic mitigation in the form of floor-to-wall and roof-to-wall anchors within a 5-year period after the Date of Service;
- (d) The building is within the scope of this division due to occurrence of one of the conditions listed in Sections ~~145.0407, 145.0408,~~145.3707, 145.3708, and ~~145.0409~~145.3709 that requires the owner to submit a complete Structural Survey and Engineering Report to the Building Official within 120 calendar days and, if applicable, a Retrofit Guideline Document within 240 calendar days after the Date of Service.

§ 145.0416145.3716 Appeal from Order to Comply

- (a) The owner or person in charge or control of the building may appeal the Building Official's initial determination that the building is within the scope of this division or request an extension of time to a Hearing Officer

appointed by the City Manager pursuant to administrative hearing regulations promulgated by the City Manager.

- (b) Any appeal in accordance with this section shall be filed with the Building Official within 90 calendar days after the Date of Service of the Order to Comply. The appeal shall be made in writing upon appropriate forms provided by the Building Official and the grounds for the appeal shall be stated clearly and concisely.
- (c) Any appeal in accordance with this section shall be decided by the Hearing Officer no later than 60 calendar days after the date that the appeal is filed unless extended for good cause and, in that case, as soon as reasonably possible thereafter. If the appeal is decided adversely to the owner, the owner shall then comply with the Building Official's order, either as provided for in the Hearing Officer's order or as specified in the original order with due allowance for the time the appeal was processed.
- (d) Other appeals or requests for determination of alternate equivalency to, minor deviations from, or interpretations of the provisions of this division shall be made in accordance with the procedures established in Section 129.0104.

§ 145.0417145.3717 Enforcement of an Order to Comply

If the owner or other person in charge or control of the subject building fails to comply with any order issued by the Building Official pursuant to this division within any of the time limits of this section, or following an appeal pursuant to

Section ~~145.0416~~145.3716, the Building Official may pursue any administrative or judicial remedies provided for in Municipal Code Chapters 1 or 12. This may include an order that the entire building be vacated and remain vacated until the order has been complied with. If compliance with the order has not been accomplished within 90 calendar days after the date the building has been ordered vacated or such additional time as may have otherwise been granted, the Building Official may order its demolition in accordance with the provisions of Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous or Substandard Structures), or by court order pursuant to the provisions of Municipal Code Chapter 1.

§ 145.0418145.3718 Preparation and Content of a Structural Survey and Engineering Report

- (a) The purpose of a Structural Survey and Engineering Report is to investigate and evaluate, in a thorough and unambiguous fashion, a building's structural systems that resist the forces imposed by earthquakes and to determine if any individual portion or combination of these systems is inadequate to prevent a structural failure (collapse or partial collapse).
- (b) ~~A Structural Survey and Engineering Report shall mean the investigation and subsequent preparation of a report which addresses the existence nature and extent of structural deficiencies that could result in collapse or partial collapse of a building and the existence, nature, and extent of deficiencies in the anchoring of External Hazards. When required, a~~

Structural Survey and Engineering Report shall be submitted to the Building Official within 120 calendar days after the Date of Service.

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

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

~~§ 145.0419 Who May Prepare a Structural Survey and Engineering Report~~

~~A Structural Survey and Engineering Report shall be prepared by a civil or structural engineer or architect licensed by the State of California.~~

§ 145.0420-145.3719 Level of Investigation

Some buildings will require extensive testing and field investigation to uncover potential structural deficiencies, while others will allow the same level of overall evaluation by a less complicated process due to simplicity of design or the availability of original or subsequent alteration design and construction documents. The level of investigation must be sufficient to produce a report that is complete and can serve as a sound basis for a conclusion on the collapse or partial collapse hazard a building may present.

§ 145.0421~~145.3720~~ **Format of Report**

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

- (a) General Information. A description of the building including:
 - (1) Street address.
 - (2) Character of use or occupancy with plans indicating the square footage of each use.
 - (3) Plans and elevations showing the location, type, and extent of lateral force-resisting elements in the building, both horizontal and vertical.
 - (4) A description of the construction materials used in the structural elements and information regarding their present condition.
 - (5) The date of original construction, if known, and the date of any subsequent additions or substantial structural alterations, if known.
 - (6) The name and address of the original designer and contractor, if known, and the name and address of the designer and contractor for any subsequent additions or structural alterations, if known.
- (b) Investigation and Evaluation of Structural Systems. All items to be investigated and the methods of investigation for each type of building under consideration.

- (c) Test Reports. All field and laboratory test results . Evaluation of the significance of these test results shall be made with regard to each structural system or typical connection being evaluated . This evaluation may be limited to a statement of the adequacy or inadequacy of the system or connection based on the lateral load demand it would be required to resist by calculation. If tests reveal inadequacy, a conceptual solution must be included in the report.
- (d) Conclusions. Based on the demand/capacity ratio and the specific evaluation items, a statement shall be provided explaining the overall significance of the deficiencies found to exist in the building's lateral force-resisting system regarding potential collapse or partial collapse failure.
- (e) Recommendations. An appropriate solution that could be used to strengthen the structure to alleviate any collapse or partial collapse threat shall be specified.

§ 145.0422145.3721 Exceptions and Alternatives to Content of Report

Exceptions to the specific items required to be included in the Structural Survey and Engineering Report may be granted by the Building Official upon review of a written request from the engineer or architect preparing the report. The request shall provide evidence that adequate information concerning the required items can be determined by alternate means or that a conclusion can be made about the item without following the solution called for in this division. The purpose of

granting exceptions shall be to reduce the costs of disruption that would result from taking required actions when it can be shown that they are unnecessary to provide information available by equivalent means. In no case will an exception be granted that would result in an item not being completely evaluated.

§ 145.0423145.3722 **Review and Availability of Structural Survey and Engineering Report**

- (a) The Building Official will review the submitted Structural Survey and Engineering Report for compliance with the requirements of this division.
- (b) The cost of this review shall be covered by a fee assessed from the building owner based on the time required for review. This amount shall be credited to the plan checking fee collected for any future mitigation of structural inadequacies specified in the Structural Survey and Engineering Report.
- (c) Copies of the Structural Survey and Engineering Report shall be made available to the public for a standard fee or may be reviewed at the Development Services Department.

§ 145.0424145.3723 **Retrofit Guideline Document**

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

§ 145.0425145.3724 **Regulations for Buildings of Archaic Unreinforced Masonry**

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

- (b) A qualified Historical Building may comply with the State 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) ~~Exterior bearing walls~~ Walls of unreinforced unburned clay adobe, or stone masonry shall not exceed the height or length-to-thickness or length to thickness ratio, and exterior walls of unreinforced adobe masonry shall not exceed the length to thickness ratio, ratio specified in ~~Table No. A-1-B of the UCBC Appendix Chapter 1.~~ Exterior walls of unreinforced adobe masonry shall not exceed a height to thickness ratio of 6 to 1 for Seismic Zone No. 3, or a ratio of 5 to 1 for Seismic Zone No. 4.1-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.
- Exterior bearing walls shall have a minimum wall thickness of 18 ~~inches in Seismic Zone Nos. 3 and 4.~~ Inches. Interior adobe partitions shall be a minimum of 10 inches in thickness. No adobe

or stone structure may exceed one story in height unless the historic evidence, satisfactory to the Building Official, indicates a two-story height. ~~In such cases, the height to thickness ratio shall be as above for the first floor based on the total two-story height and the second floor wall thickness shall not exceed a ratio of 6 to 1.~~ Bond beams shall be provided at the roof and second floor levels.

- (2) Foundations shall be reinforced concrete under newly reconstructed walls and shall be 50 percent wider than the wall above, soil conditions permitting, except that the foundation wall may be 4 inches less in width than the wall if a rock, burned brick, or stabilized adobe facing is necessary to provide authenticity.
- (3) New or existing unstabilized brick and adobe brick masonry shall test to 75 percent of the compressive strength required of new materials by the ~~2001~~2007 California Building Code, ~~as adopted by the City.~~ Unstabilized brick shall only be used where existing brick is unstabilized and where the building is not susceptible to flooding conditions or direct exposure. Adobe may be allowed a maximum value of 39 pounds per square inch for shear ~~with no increase of lateral forces unless higher values are justified by test.~~
- (4) Mortar for repointing may be of the same soil composition and stabilization as the brick, in lieu of cement mortar, ~~if cement~~

~~mortar is required for new materials under the 2001 California Building Code.~~

~~(5) Nominal tension forces due to seismic forces that are normal to the wall may be neglected if the wall meets thickness requirements and shear values allowed by this Section.~~

~~(5) (d) Allowable stresses for archaic~~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 2001~~2007 California Building Code, as adopted by the City or in this division~~or Table No. A1-E of the 2007 California Existing Building Code shall be based on substantiating research data or engineering judgement~~judgment, with the approval of the Building Official.~~

§145.0426~~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 ~~2001~~2007 California Building Code, as adopted by the City, except as modified by this division.

- (b) Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with the provisions of Section 129.0109.
- (c) The proposed materials, designs, or methods of construction must comply with the purposes of this division and be, for the use intended, at least the equivalent of that prescribed in this division in suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation.
- (d) The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of an alternate.

§ 145.0427/145.3726 **Table of Hazard Categories and Classifications**

Table 145-0526A

Hazard Categories and Classifications

Relative Hazard	Occupancy – Use Categories
1 (Highest Hazard)	A, E, I B (Drinking and dining establishments with a total occupant load in all drinking and dining establishments in the building of 50 or more)
2	R-1, R-2, R-4, R3.1
3	H, S-2 open parking garages S-2 Aircraft hangars F-2 With noncombustible materials S-2 Low hazard storage
4	M Gas stations S-2 parking garages S-1 Repair garages

	S-1 Moderate hazard storage B, F-1, F-2, S-1, M
5 (Lowest Hazard)	R-3, U

Article 5: Building Regulations

**Division 538: Additional Building Standards for Buildings
Located Adjacent to Hazardous Areas of Native or Naturalized
Vegetation.**

§ 145.0501145.3801 Purpose

The purpose of this division is to promote public safety and welfare by reducing the impact of fire hazards to *structures* located in areas adjacent to flammable vegetation. Certain areas of native or naturalized vegetation are determined hazardous by the Fire Chief and pose a fire risk to adjacent *structures*. The building standards contained in this division are intended to prevent the ignition of or otherwise reduce the spread of fire on developed properties by controlling the use of materials and methods of construction. The building standards in this division impose requirements additional to any other applicable building and fire regulations, including brush management regulations.

§ 145.0502145.3802 When this Division Applies

Unless otherwise specified, the regulations of this division apply to all new construction within 300 feet, in any direction, of the boundary between brush management Zones 1 and 2 as defined in Section 142.0412.

§ 145.0503~~145.3803~~ Exemptions

~~This~~The regulations of this division do not apply to the following:

- (a) *Accessory buildings* such as detached garages, storage buildings or sheds, and similar buildings not exceeding 120 square feet in floor area.
- (b) Agricultural buildings at least 50 feet from *structures* containing habitable spaces.
- (c) Modifications or alterations to the interior or exterior of a building that do not increase the existing *gross floor area* by more than 50 percent.
- (d) *Accessory structures* such as fences, playhouses, decks, attached or detached patio covers and solariums, gazebos, and palapas located outside of brush management zones.
- (e) Newly constructed buildings where only the attached *accessory structures* fall within the 300 feet distance described in Section ~~145.0502-~~145.3802.

§ 145.0504~~145.3804~~ General Regulations and Building Standards

- (a) Roofs. For roof coverings where the profile allows a space between the roof covering and *roof decking*, the space shall be solidly blocked with non-combustible or fire-retardant materials. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.

(b) Exterior Wall Construction.

- (1) Exterior walls of *structures* shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved non-combustible materials.

Exception: Wood exterior wall coverings of at least 3/8-inch plywood or 3/4-inch drop siding with an underlayment of 1/2-inch fire-rated gypsum sheathing, that is tightly butted or taped and mudded.

- (2) Fire resistive wall construction shall extend from the top of the foundation to the underside of the protected eave or to the underside of roof sheathing when heavy timber construction is used at eaves.

Exception: Fire resistive wall construction may terminate at the top plate if solid blocking (a minimum of two 2-inch nominal solid blocks) are between framing members and if all joints between the blocking and adjacent combustible roof elements are protected with approved fire-rated or intumescent caulking materials.

- (c) Glazing Materials. Exterior windows, window walls, glazed doors, and windows within exterior doors shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than

20 minutes. 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) Eave Construction.

- (1) Eaves constructed with constructive materials shall be protected. Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistive construction.
- (2) Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch nominal dimension lumber.
- (3) In lieu of fire resistive protection, eaves complying with the construction requirements of the adopted building code may be constructed of Type IV heavy timber construction subject to the following:
 - (A) Roof framing members shall have a minimum depth of 5 ½ inches and a minimum width of 3 ½ inches. The required depth may be reduced to 2 1/2 inches to accommodate architectural notching when located within the exterior 12 inches of the span.

- (B) Facia boards shall not be permitted unless they are partial depth and non-combustible, or have a 2-inch nominal thickness.
- (C) Exposed roof sheathing under eaves shall be of planks, splined or tongue and groove, of not less than 2-inch nominal thickness, or 1 1/8-inch tongue-and-groove wood structural panels with exterior glue, or of a double thickness of 1-inch boards with tongue-and-groove joints.

(e) Ventilation Openings.

- (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 1/4-inch.
- (3) Ventilation openings on structures located immediately adjacent to brush management Zone 1 shall not be directed toward hazardous areas of native or naturalized vegetation.
- (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 1/4-inch, noncombustible, corrosion-resistant metal mesh, or other approved material that offers equivalent protection. Turbine attic vents shall

be equipped to allow, one-way direction rotation only; they shall not free spin in both directions.

(5) Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.

(f) Spark Arrester. All *structures* having any chimney, flue, or stovepipe attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment and devices, shall be equipped with an approved spark arrester.

(g) Skylights. Glazing materials used in skylights, roofs, and sloped walls shall be tempered glass or multilayered glass.

(h) Roof Gutters and Downspouts. All roof gutters and downspouts shall be constructed of non-combustible material.

(i) Garage Doors. Garage doors shall be constructed of non-combustible materials or shall be constructed of wood members not less than 1 1/2 inches nominal thickness.

§ 145.0505 145.3805 Alternate Materials, Designs, and Methods of Construction.

(a) Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with Section 129.0109.

- (b) The proposed materials, designs, or methods of construction must comply with the purposes of this division and be, for the use intended, at least the equivalent of that prescribed in this division in suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation.
- (c) The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of an alternate.
- (d) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the most current edition of the California Building Code, as adopted by the City, except as modified by this division.

RL:pev
02/06/08
02/12/08 COR.COPY
Or.Dept:DSD
O-2008-06
MMS #5831

OLD LANGUAGE: ~~STRIKEOUT~~
NEW LANGUAGE: DOUBLE-UNDERSCORE

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 12, ARTICLE 9, DIVISION 3, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 129.0303; BY AMENDING CHAPTER 14, ARTICLE 6, DIVISION 1, BY AMENDING SECTIONS 146.0103, 146.0104, 146.0105, AND 146.0106; BY AMENDING CHAPTER 14, ARTICLE 6, DIVISION 2, BY AMENDING SECTIONS 146.0202, 146.0204, AND 146.0207; AND ADOPTING THE 2007 CALIFORNIA ELECTRICAL CODE AND ASSOCIATED MUNICIPAL CODE AMENDMENTS.

§ 129.0303 Exemptions from an Electrical Permit

An Electrical Permit is not required for the following work:

(a) ~~Minor~~ work such as replacing fuses, replacing or repairing switches, circuit breakers, lampholders, luminaires, ballasts, or receptacles where the replacement is the same size and general type as the original equipment and the work is done in accordance with the provisions of this article;

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

~~(d) Installation made by a public service corporation acting as permitted in the 2004 California Electrical Code, Section 90.2;~~

(d) ~~(e)~~ Installation of remote-control switching devices on privately owned

appliances when the devices are installed by the San Diego Gas and Electric Company or its authorized agents as part of the Peak-Shift energy conservation program, provided that specifications for the installations are approved in writing by the Building Official; or

- (e) ~~(f)~~ Work done by employees of the City on City-owned or leased buildings.

§ 146.0103 Interpretation of the Electrical Regulations

- (a) The language used in this article and in the ~~2004~~2007 California Electrical Code which is made a part of this article by reference, is intended to convey ~~the common~~the common and accepted meaning familiar to the electrical industry.
- (b) [No change in text.]

§ 146.0104 Adoption of the ~~2004~~2007 California Electrical Code

- (a) The ~~2004~~2007 California Electrical Code published and amended by the California Building Standards Commission (BSC) and as amended by the California Department of Housing and Community Development [HCD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Planning and Development [OSHPD3]; and the State Fire Marshal [SFM] (~~2004 California Electrical Code~~) 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 ~~2004~~2007 California Electrical Code is on file in the office of the City Clerk as Document No. ~~00-19392-00-~~_____.

(b) When reference is made to the 2007 California Electrical Code, it shall be the 2007 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 of the ~~2004~~ ~~edition of the~~2007 California Electrical Code. The Building Official shall only enforce those amendments made by the following state agencies:

- (1) California Building Standards Commission.
- (2) ~~(1)~~ The Department of Housing and Community Development (HCD, HCD 1/AC).
- (3) ~~(2)~~ Division of the State Architect, Access Compliance (DSA/AC).
- (4) ~~(3)~~ Office of the State Fire Marshal (SFM).
- (5) ~~(4)~~ Office of Statewide Health, Planning and Developmentdevelopment (OSHPD3).

~~(6)~~ ~~(5)~~ California Energy Commission (CEC).

~~(6)~~ Department of Water Resources (DWR).

§ 146.0105 Portions of the ~~2004~~2007 California Electrical Code Not Adopted

The following sections or sub-sections of the ~~2004~~2007 California Electrical Code are not adopted by the City of San Diego.

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

§ 146.0106 ~~Sub-Sections~~sections of the ~~2001~~2007 California Electrical Code That Have Been Adopted with Modifications

[No change in text.]

§ 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) and (2) [No change in text.]

(3) Where the electrical system is upgraded at the owners initiative and the wall covering is not removed, the receptacle spacing requirements of the ~~2004~~2007 California Electrical Code, Article 210, section 52, ~~need~~shall not apply.

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

§ 146.0204 Circuit Cards

A complete schedule of circuits, showing the number and arrangement of outlets on each circuit, shall be ~~posted~~available at the ~~service equipment location~~ prior to ~~request for~~time of rough wiring inspection. Circuit cards furnished by the Development Services Department shall be used for this purpose. In lieu of a circuit card, an approved wiring plan may be used.

§ 146.0207 Limitation of Residential Current Utilization Outlets

(a) The number of current consuming outlets on one circuit shall not exceed the following:

- (1) Four on an appliance circuit.
- (2) Fifteen on a lighting circuit. In lieu of the maximum 15 outlets, when a circuit supplies only permanent luminaires, additional luminaires will be allowed when a calculation based on actual wattages is provided.

RL:pev
02/07/08
Or.Dept:DSD
O-2008-97
MMS #5831

OLD LANGUAGE: ~~STRIKEOUT~~
NEW LANGUAGE: DOUBLE UNDERSCORED

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 5, ARTICLE 5, OF THE SAN DIEGO MUNICIPAL CODE, BY AMENDING DIVISION 1 BY AMENDING SECTION 55.0101, BY ADDING SECTION 55.0102, AMENDING SECTION 55.0103, AND ADDING SECTION 55.0104; BY ADDING A NEW DIVISION 2, SECTION 55.0201; BY ADDING A NEW DIVISION 3, SECTION 55.0301, AND 55.0304; BY ADDING A NEW DIVISION 4, SECTION 55.0401, INCORPORATING CURRENT SECTION 55.2501, SUBSECTION 2501.18; BY ADDING A NEW DIVISION 5, SECTION 55.0501, INCORPORATING CURRENT SECTION 55.0901, SUBSECTION 901.4.3, AND CURRENT SECTION 55.0903, SUBSECTION 903.2; BY ADDING A NEW DIVISION 6, SECTION 55.0601; BY ADDING A NEW DIVISION 7, SECTION 55.0701, BY ADDING A NEW DIVISION 8, SECTION 55.0801; BY AMENDING DIVISION 9, BY AMENDING SECTION 55.0901, BY REPEALING SECTION 55.0902, AND AMENDING SECTION 55.0903, INCORPORATING CURRENT SECTION 1003, SUBSECTIONS 1003.2.11, 1003.2.11.1, 1003.2.11.2, 1003.2.11.3, 1003.2.11.4, 1003.2.11.5, 1003.2.11.6, 1003.2.11.7, AND 1003.2.11.8; BY AMENDING DIVISION 10, BY AMENDING SECTION 55.1001; BY ADDING A NEW DIVISION 11, SECTION 55.1101; BY ADDING A NEW DIVISION 12, SECTION 55.1201; BY ADDING A NEW DIVISION 13, SECTION 55.1301; BY ADDING A NEW DIVISION 14, SECTION 55.1401, BY ADDING A NEW DIVISION 15, SECTION 55.1501; BY ADDING A NEW DIVISION 16, SECTION 55.1601; BY ADDING A NEW DIVISION 17, SECTION 55.1701; BY ADDING A NEW DIVISION 18, SECTION 55.1801; BY ADDING A NEW DIVISION 19, SECTION 55.1901; BY ADDING A NEW DIVISION 20, SECTION 55.2001; BY ADDING A NEW DIVISION 21, SECTION 55.2101; BY ADDING A NEW DIVISION 22, SECTION 55.2201; BY ADDING A NEW DIVISION 23, SECTION 55.2301; BY ADDING A NEW DIVISION 24, SECTION 55.2401; BY AMENDING DIVISION 25 BY AMENDING SECTION 55.2501; BY ADDING A NEW

DIVISION 26, SECTION 55.2601; BY ADDING A NEW DIVISION 27, SECTION 55.2701, INCORPORATING CURRENT SECTIONS 55.9102, 55.9103, 55.9104 AND 55.9105; BY ADDING A NEW DIVISION 28, SECTION 55.2801; BY ADDING A NEW DIVISION 29, SECTION 55.2901; BY ADDING A NEW DIVISION 30, SECTION 55.3001; BY ADDING A NEW DIVISION 31, SECTION 55.3101; BY ADDING A NEW DIVISION 32, SECTION 55.3201; BY ADDING A NEW DIVISION 33, SECTION 55.3301, INCORPORATING CURRENT SECTIONS 7701.1, 7701.2.3, 7701.4, AND 7701.5; BY ADDING A NEW DIVISION 34, SECTION 55.3401; BY ADDING A NEW DIVISION 35, SECTION 55.3501; BY ADDING A NEW DIVISION 36, SECTION 55.3601; BY ADDING A NEW DIVISION 37, SECTION 55.3701; BY ADDING A NEW DIVISION 38, SECTION 55.3801; BY ADDING A NEW DIVISION 39, SECTION 55.3901; BY ADDING A NEW DIVISION 40, SECTION 55.4001; BY ADDING A NEW DIVISION 41, SECTION 55.4101; BY ADDING A NEW DIVISION 42, SECTION 55.4201; BY ADDING A NEW DIVISION 43, SECTION 55.4301; BY ADDING A NEW DIVISION 44, SECTION 55.4401; BY ADDING A NEW DIVISION 45, SECTION 55.4501; BY ADDING A NEW DIVISION 46, SECTION 55.4601; BY ADDING A NEW DIVISION 47, SECTION 55.4701; BY ADDING A NEW DIVISION 48, SECTIONS 55.4801, AND 55.4808; BY ADDING A NEW DIVISION 49, SECTION 55.4901; AND REPEALING DIVISIONS 77, 78, 81, 91, AND 92; AND ADOPTING THE 2007 CALIFORNIA FIRE CODE AND ASSOCIATED MUNICIPAL CODE AMENDMENTS.

Article 5: Fire Protection and Prevention

Division 1: Adoption of the 2007 California Fire Code ~~(2001 Edition)~~

§ 55.0101 Adoption of the 2007 California Fire Code ~~(2001 Edition)~~ Purpose and Intent, and Administrative Provisions

- (a) Portions of the California Fire Code ~~(2001)~~2007 Edition) adopted. Except as otherwise provided in this Article, the California Fire Code ~~(2001)~~2007 Edition), which incorporates and amends the International Fire Code

(2006 Edition), including adopted appendices, is hereby adopted. A copy of the California Fire Code (~~2001~~2007 Edition), is on file in the office of the City Clerk as Document No. OO-769841-_____. The California Fire Code (~~2001~~2007 Edition), is referred to in this Article as "C.F.C. (2007 Edition)." ~~The California Fire Code Standards (2001 Edition), is hereby adopted and is to be used in conjunction with the C.F.C. (2001 Edition). A copy of the California Fire Code Standards (2001 Edition), is on file in the office of the City Clerk as Document No. OO-18659, and may be cited in this Article as "C.F.C. Standards (2001 Edition)." the 2007 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 ~~C.F.C. (2001 Edition)~~, 2007 California Fire Code adopted by the City in section 55.0101 with changes as specified in this Article.

~~(2) C.F.C. Standards (2001 Edition).~~

~~(2)~~ (3) Sections 55.0101 through ~~55.9105~~55.4901 of Chapter 5, Article 5, of the San Diego Municipal Code.

~~(3)~~ (4) Applicable sections of the California Code of Regulations.

(c) Relationship of the San Diego Municipal Code section numbers to ~~C.F.C. (2001 Edition)~~the 2007 California Fire Code section numbers. Sections

within the ~~C.F.C. (2001 Edition)~~2007 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 ~~C.F.C. (2001 Edition)~~2007 California Fire Code will be cited as "~~C.F.C. 901 (2001 Edition)~~"the 2007 California Fire Code section 901 within the text of the San Diego Municipal Code.

Where a section of the ~~C.F.C. (2001 Edition)~~2007 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 ~~C.F.C. (2001 Edition)~~2007 California Fire Code numbering system. For example, section 901 of the ~~C.F.C. (2001 Edition)~~2007 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 ~~C.F.C. (2001 Edition)~~2007 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 ~~C.F.C. (2001 Edition)~~the 2007 California Fire Code is less than four digits.

The Municipal Code numbering system reflects the numbering system of the ~~C.F.C. (2001 Edition)~~2007 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 ~~55.9105~~55.4701 corresponds with the numbering system change in the ~~C.F.C. (2001 Edition)~~2007 California Fire Code.

- (d) Definitions. Whenever the following terms appear within the text of the ~~C.F.C. (2001 Edition)~~2007 California Fire Code, they shall have the following definitions:

~~Chief means the Fire Chief.~~

~~Chief of the Fire Prevention Bureau~~Code Official means the Fire Marshal of ~~The~~the City of San Diego.

~~Corporation Counsel~~ means ~~the~~ City Attorney.

~~Municipality or jurisdiction~~ means ~~The~~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 ~~C.F.C. section 102 (2001 Edition)~~the 2007 California Fire Code, Appendix Chapter 1, Section 102.

- (f) Effective Date. Unless otherwise stated in a specific San Diego Municipal Code section or ~~C.F.C. (2001 Edition)~~2007 California Fire Code section

adopted by the City, the effective date of the ~~San Diego~~ 2007 California
Fire Code shall be ~~August 19, 1999~~ January 1, 2008.

(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
~~IX~~14 of the San Diego Municipal Code.

(h) Portions of the ~~C.F.C. (2001 Edition)~~ 2007 California Fire Code not
adopted. The following sections of the ~~C.F.C. (2001 Edition)~~ are not
~~adopted:~~ 2007 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

APPENDIX I-A

APPENDIX I-B

APPENDIX II E

~~APPENDIX VI C~~

~~103.1.4~~

~~901.4.3~~

~~902.2.2.1~~

~~903.2~~

~~2501.10.4~~

~~2501.18~~

~~7701.4~~

~~7802.4.3~~

~~7802.4.4.2~~

~~Table 81 A~~

~~Table 81 B~~

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

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

- (a) Chapter 3, Section 304.1.2, Vegetation.
- (b) Appendix Chapter 1, Section 108, Board of Appeals.
- (c) Chapter 5, Section 508.5.1, Where required.

- (d) Chapter 9, Section 901.7, Systems out of service.

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

~~103.1.1 Technical Assistance through 103.1.3 Practical Difficulties. Sections
103.1.1 through 103.1.3 of the C.F.C. (2001 Edition)~~

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

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

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

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

~~103.1.4 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 Chief, the Fire Chief may request the Board of Appeals and Advisors to investigate such matters under the procedures established in section 91.0204 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.~~

~~103.1.5 Appendix through 103.4.6 Appeals. Sections 103.1.5 through 103.4.6 of the C.F.C. (2001 Edition) have been adopted without change pursuant to section 55.0101(a).~~

Article 5: Fire Protection and Prevention

Division 2:

§ 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).

Article 5: Fire Protection and Prevention

Division 3:

§ 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).

§ 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 the *City of San Diego Land Development Code*.

- (b) 304.1.3 Space underneath seats through 315.3.2 Height, Sections 301.1.3 through 315.3.2 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:

§ 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 California Fire Code have been adopted without change pursuant to section 55.0101(a).

§ 55.0403 Standby Fire Department Personnel

- (a) 403.1.2 2501.18 Standby Fire Department Personnel. When, in the opinion of the Fire ~~Chief~~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 ~~Chief~~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 ~~Chief~~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.

Article 5: Fire Protection and Prevention

Division 5:

§ 55.0501 Fire Service Features

- (a) 501.1 Scope through 508.5.6 Physical Protection. Sections 501.1 through 508.5.6 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).
- (b) 508.5.7. 901.4.3 Fire Protection equipment and fire hydrants Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the Fire ~~Chief~~Code Official to prevent obstruction by parking and other obstructions. When required by the Fire ~~Chief~~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.
- (c) 903.2508.5.1 Where Required Water Supply for Fire Protection. 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 (91440 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 Chief ~~Code Official. See C.F.C. (2001 Edition) section 903.4.~~

Article 5: Fire Protection and Prevention

Division 6:

§55.0601 Building Services and Systems

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

Article 5: Fire Protection and Prevention

Division 7:

§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).

Article 5: Fire Protection and Prevention

Division 8:

§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).

Article 5: Fire Protection and Prevention

Division 9: Fire Department Access and Water Supply

§ 55.0901 ~~Fire Department Access and Water Supply~~ Protection Systems

- (a) 901.1 Scope through 901.4.2 Fire apparatus access roads. Sections 901.6.2.1 Records information, 901.1 through 901.4.2 901.6.2.1 through 903.6.1 of the C.F.C. (2001 Edition) 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

~~901.4.3 Fire Protection equipment and fire hydrants. Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the Fire Chief to prevent obstruction by parking and other obstructions. When required by the Fire Chief, hydrant locations shall be identified by the installation of reflective blue-colored markers. Such markers shall be affixed to the roadway surface, approximately centered between curbs, and at a right angle to the hydrant.~~

- (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) ~~901.4.4 Premises identification through 901.6 Fire Protection in Recreational Vehicle, Mobile Home and Manufactured Housing Parks, Sales Lots and Storage Lots. Sections 901.4.4 through 901.6 of the C.F.C. (2001 Edition)~~901.7.1 Impairment coordinator through 903.6.1 Pyroxylin Plastics. Sections 901.7.1 through 903.6.1 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

§ 55.0903 Automatic Sprinkler Systems – Existing High Rise Buildings

- (a) [Reserved.]
- (b) [Reserved.]
- (c) ~~1003.2.11 Existing Highrise Buildings. 1003.2.11.1~~903.6.2.1 Purpose and intent**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 ~~Title 24, the 2007 California Code of Regulations section Appendix 3413~~ Building Code Section 3412 are exempt.

(d) ~~1003.2.11.2~~ 903.6.2.2 **Definitions.** For purposes of Section ~~55.1003.55.0903~~, 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~~ 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
Chief Code Official.

- (E) Any buildings or structures owned by any government agency other than the City of San Diego.
- (F) R-1 occupancies as defined in this San Diego Fire 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 Chief 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) ~~1003.2.11.3~~ **903.6.2.3 Applicability.** Except as provided in this section ~~55.1003.2.11.2,~~ the provisions of section ~~55.1003.155.0903~~ relating to

installation of automatic fire sprinkler systems are hereby made applicable to all existing high-rise buildings, as defined in section

~~55.1003.2.11.2(1)~~55.0903(d).

(f) ~~1003.2.11.4~~903.6.2.4 **Fire Sprinkler System.** Automatic fire sprinkler systems required under section ~~1003.2.11~~ 903.6.2 of the 2007 California Fire Code shall be installed in accordance with ~~California Building Code Standard No. 9.1, 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) ~~1003.2.11.5~~903.6.2.5 **Schedule of Implementation.** Each owner of a high-rise building, as defined in section ~~55.1003.2.11.2(1)~~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 ~~Chief~~Code Official for approval. The work plan shall include technical sprinkler drawings and a time table for complete installation in accordance with section ~~1003.2.11.5~~ 903.6.2.5 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 ~~Chief~~Code Official is authorized to modify the schedule in this section ~~55.1003.2.9.5~~ 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 ~~55.1003.9.2~~, 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 ~~55.1003.2.11.5~~, 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 ~~55.1003.2.11.5~~, 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 ~~55.1003.2.11.5~~.

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) ~~1003.2.11.6~~**903.6.2.6 Waiver of Other Provisions.** The Fire ~~Chief~~Code ~~Official~~ or Building Official is authorized to waive or modify any or all of the following provisions of the ~~C.F.C.~~ 2007 California Fire Code or the California Building Code as adopted by the City in ~~Chapter IX~~ of the San Diego Municipal Code when requiring the retrofitting ~~of~~ of existing high-rise buildings with automatic fire sprinkler systems pursuant to this section ~~55.1003.2.11.5~~: (1) 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) ~~1003.2.11.7~~**903.6.2.7 Appeal and Modification provisions.** The owner of a high-rise building covered under this section ~~55.1003.2.11~~ may appeal a decision made by the Fire ~~Chief~~Code Official under this section ~~55.1003.2.11~~. 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 ~~55.1003.2.11.70~~. For these purposes, the Board of Appeals may (1) recommend a variance from any provisions of this section ~~1003.2.11~~; (2) the suitability of alternate materials and methods of sprinkler installation; and (3) may provide reasonable interpretations of this section ~~55.1003.2.11~~, so long as such interpretations do not conflict with the purpose, intent and general objective of this section ~~55.1003.2.11~~ nor extend the time for compliance established in this section ~~55.1003.2.11.5~~.

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.

(i) ~~1003.2.11.8~~ **903.6.2.8 Violations.**

(1) ~~(a)~~ 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 ~~55.1003.2.11~~ except where: (1) the Fire ~~Chief~~ 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 ~~55.1003.2.11.5~~; 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) ~~(b)~~ 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 1, ~~2008, 2009~~, where occupancy has been authorized pursuant to this section ~~55.1003.2.11.8(a)(4)~~, 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.

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

Article 5: Fire Protection and Prevention

Division 10: Fire Protection Systems and Equipment

§ 55.1001 General Means of Egress

~~1001.5.3.1 Problematic Systems and Systems Out of Service. In the event that a fire protection system fails, is out of service for any reason, or experiences an excessive number of accidental activations, the chief is authorized to require the building owner or occupant to provide fire watch personnel until the system is repaired or restored.~~

~~Such individuals shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.~~

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

Article 5: Fire Protection and Prevention

Division 11:

§ 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).

Article 5: Fire Protection and Prevention

Division 12:

§ 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).

Article 5: Fire Protection and Prevention

Division 13:

§ 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).

Article 5: Fire Protection and Prevention

Division 14:

§ 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).

Article 5: Fire Protection and Prevention

Division 15:

§ 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).

Article 5: Fire Protection and Prevention

Division 16:

§ 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).

Article 5: Fire Protection and Prevention

Division 17:

§ 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).

Article 5: Fire Protection and Prevention

Division 18:

§ 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).

Article 5: Fire Protection and Prevention

Division 19:

§ 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).

Article 5: Fire Protection and Prevention

Division 20:

§ 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).

Article 5: Fire Protection and Prevention

Division 21:

§ 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).

Article 5: Fire Protection and Prevention

Division 22:

§ 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).

Article 5: Fire Protection and Prevention

Division 23:

§ 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).

Article 5: Fire Protection and Prevention

Division 24:

§ 55.2401 Tents, Canopies and Other Membrane Structures

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

Article 5: Fire Protection and Prevention

Division 25: ~~Places of Assembly~~

§ 55.2501 ~~Places of Assembly~~ Tire Rebuilding and Tire Storage

- (a) 2501.1 Scope through ~~2501.10.3 Bleacher seats and grandstands~~2509.1 Pile Dimensions. Sections 2501.1 through ~~2501.10.3~~2509.1 of the ~~C.F.C. (2001 Edition)~~2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

~~2501.10.4 Festival seating. Seating without aisles, rows, or reserved spacing is allowed only when approved by the Fire Chief. The Fire Chief shall consider such factors as event crowd behavior, egress capacity, and event location when making this determination.~~

~~2501.11 Use of Exit Ways through 2501.17. Candles and other open flame devices. Sections 2501.11 through 2501.17 of the C.F.C. (2001 Edition) have been adopted without change pursuant to section 55.0101(a).~~

Article 5: Fire Protection and Prevention

Division 26:

§ 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).

Article 5: Fire Protection and Prevention

Division 91: Combustible, 27:

§ 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

~~§ 55.9101~~—Legislative Declaration and Findings

- (1) ~~(a)~~ 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 ~~increased~~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) ~~(b)~~ 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 ~~Chief~~Code Official and such assistance as he may designate, under the authority and provisions of the Uniform Fire Code, as hereinbefore adopted.

(3) ~~(e)~~ 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 ~~Administrative 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 ~~Article 9 of the~~ 2007 California Fire Code, (2001 Edition), as herein adopted and amended.

(c) ~~§ 55.9102~~ — **Purpose of CEDMAT Program**

The purpose of the CEDMAT Inspection Program is to:

- (1) ~~(a)~~ 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) ~~(b)~~ 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) ~~(e)~~ Compile and analyze information relative to such materials and occupancies in fulfillment of the purposes set forth in subparagraphs (a) and (b) herein.

(d) ~~§55.9103~~ **CEDMAT Inspections**

The Fire ~~Chief~~ 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 ~~78004.52701.2~~ 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 ~~Chief~~ Code Official or his authorized representative when presented with a legally issued inspection warrant after notice is provided as required by law.

(e) ~~§ 55.9104~~ — **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 ~~Chief~~ 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) ~~§ 55.9105~~ — **Non-public Record Status and Disclosure Requirements Concerning CEDMAT Inspections**

(1) ~~(a)~~ Records of inspection, inventories, information and action plans developed in connection with the CEDMAT Inspection Program are for the exclusive use of the Fire ~~Chief~~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) ~~(b)~~ If a request or other action is made seeking the release of information collected under the CEDMAT Inspection Program, the Fire ~~Chief~~Code Official or his designee shall, to the extent

practicable, notify the owner, operator or manager of any occupancy which supplied such information.

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).

Article 5: Fire Protection and Prevention

Division 28:

§ 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).

Article 5: Fire Protection and Prevention

Division 29:

§ 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).

Article 5: Fire Protection and Prevention

Division 30:

§ 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).

Article 5: Fire Protection and Prevention

Division 31:

§ 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).

Article 5: Fire Protection and Prevention

Division 32:

§ 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).

Article 5: Fire Protection and Prevention

Division 33

§ 55.3301 Explosives and Fireworks

- (a) ~~7701.1~~3301.1 Scope through ~~7701.3.2~~ Unsafe material or practice~~3301.2.3~~
Permit restrictions. Sections ~~7701.1~~3301.1 through ~~7701.3.2~~3301.2.3 of
the ~~C.F.C. (2001 Edition)~~2007 California Fire Code have been adopted
without change pursuant to section 55.0101(a).
- (b) ~~7701.4~~3301.2.4 Financial responsibility. Before a permit is issued
pursuant to ~~San Diego Municipal Code~~ this section, ~~55.7701, subsection~~
~~7701.3~~, 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 ~~Chief~~Code Official
may specify a greater or lesser amount when, in the Fire ~~Chief~~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.
- (c) ~~7701.5~~ Notice of New Storage and Manufacturing Sites through ~~7701.8~~
Seizure of Explosive Materials~~3301.3~~ Prohibited explosives through

3308.10 Disposal. Sections 7701.53301.3 through 7701.83308.10 of the C.F.C. (2001 Edition)-2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 34:

§ 55.3401 Flammable and Combustible Liquids

- (a) 3401.1 Scope 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).

Article 5: Fire Protection and Prevention

Division 35:

§ 55.3501 Flammable Gases

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

Article 5: Fire Protection and Prevention

Division 36:

§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).

Article 5: Fire Protection and Prevention

Division 37:

§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).

Article 5: Fire Protection and Prevention

Division 38:

§ 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).

Article 5: Fire Protection and Prevention

Division 39:

§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).

Article 5: Fire Protection and Prevention

Division 40:

§ 55.4001 Oxidizers

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

Article 5: Fire Protection and Prevention

Division 41:

§ 55.4101 Pyrophoric Materials

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

Article 5: Fire Protection and Prevention

Division 42:

§ 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).

Article 5: Fire Protection and Prevention

Division 43:

§ 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).

Article 5: Fire Protection and Prevention

Division 44:

§ 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).

Article 5: Fire Protection and Prevention

Division 45:

§ 55.4501 Referenced Standards

- (a) Chapter 45 Referenced Standards. Chapter 45 of the 2007 California Fire Code has been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 46:

§ 55.4601 Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities, and Production Locations

- (a) 4601.1 Scope through 4611.15 Buildings Without Fire Protection Systems, Sections 4601.1 through 4611.15 of the 2007 California Fire Code have been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 47:

§ 55.4701 Requirements for Wildland-Urban Interface Fire Areas

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

Article 5: Fire Protection and Prevention

Division 48:

§ 55.4801 Administration

- (a) 101.2 Scope through 107.6 Overcrowding. Sections 101.2 through 107.6 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.

Article 5: Fire Protection and Prevention

Division 49:

§ 55.4901 Special Detailed Requirements Based on Used and Occupancy

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

~~Article 5: Fire Protection and Prevention~~

~~Division 77: Explosive Materials~~

~~§ 55.7701 General~~

~~Article 5: Fire Protection and Prevention~~

~~Division 78: Fireworks and Pyrotechnic Special Effects Material~~

~~§ 55.7802 Fireworks~~

~~7802.1 General through 7802.4.2 Pyrotechnic operator. Sections 7802.1 through 7802.4.2 of the C.F.C. (2001 Edition) have been adopted without change pursuant to section 55.0101(a).~~

~~7802.4.3 Bond. Before a fireworks' permit is issued, the applicant shall file with the City a one million dollar (\$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 Chief may specify a greater or lesser amount when, in the Fire Chief's opinion, application of recognized risk management standards and conditions at the location of use requires it. Public agencies shall be exempt from the requirement of issuing an insurance policy naming The City of San Diego as an additional insured.~~

~~7802.4.4. Mortars for aerial shell displays and 7802.4.4.1 Site criteria. Sections 7802.4.4 through 7802.4.4.1 of the C.F.C. (2001 Edition) have been adopted without change pursuant to section 55.0101(a).~~

~~7802.4.4.2 Construction. Mortars shall be approved for use with the aerial shells to be fired. Mortars shall be constructed of heavy cardboard, paper, high density polyethylene, or metal other than cast iron.~~

~~7802.4.4.3 Inspection through 7802.4.9.8.10 Record. Sections 7802.4.4.3 through 7802.4.9.8.10 of the C.F.C. (2001 Edition) have been adopted without change pursuant to section 55.0101(a).~~

Article 5: Fire Protection and Prevention

Division 81: High-Piled Combustible Storage

~~§55.8102 General Fire Protection and Life Safety Features~~

~~8102.1 General through 8102.7 Curtain Boards. Sections 8102.1 through 8102.7 of the C.F.C. (2001 Edition) have been adopted without change pursuant to section 55.0101(a).~~

~~8102.7.1. General through 8102.11 Portable Fire Extinguishers. Sections 8102.7.1 through 8102.11 of the C.F.C. (2001 Edition) have been adopted without change pursuant to section 55.0101(a).~~

~~TABLE 81 A "GENERAL FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS"~~

~~TO SAN DIEGO MUNICIPAL CODE SECTION 55.8102 and footnotes and~~

~~TABLE 81 B with footnotes~~

~~Article 5: Fire Protection and Prevention~~

~~Division 91: Combustible, Explosive and Dangerous Materials — CEDMAT Program~~

RL:pev
01/29/08
02/25/08 COR.COPY
Or.Dept:DSD
O-2008-98
MMS #5831

NEW LANGUAGE: DOUBLE UNDERSCORED

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 14 OF THE SAN DIEGO MUNICIPAL CODE BY ADDING A NEW ARTICLE 8, DIVISION 1, SECTIONS 148.0101, 148.0102, 148.0103, 148.0104, AND 148.0105, AND NEW DIVISION 2, SECTION 148.0201; AND ADOPTING THE 2007 CALIFORNIA MECHANICAL CODE AND ASSOCIATED MUNICIPAL CODE AMENDMENTS.

Article 8: Mechanical Regulations

Division 1: Adoption and Applicability of the Mechanical Regulations

§ 148.0101 Purpose of the Mechanical Regulations

The purpose of these regulations is to reduce hazards to life and property from the use of heating, ventilation, air conditioning and refrigeration systems and appliances.

Consistent with the above safeguards, it is intended and encouraged that these systems and appliances, together with their installation, quality, materials, maintenance, repair, assembly, and manufacture, provide a high degree of comfort, convenience, and service to the users and at the same time reduce the cost of housing for the people of the City of San Diego.

§148.0102 When the Mechanical Regulations Apply

- (a) The requirements of this article apply to all privately owned mechanical installations except installations in hospital buildings as defined in California Health and Safety Code Section 129725.
- (b) Administration and enforcement of the Mechanical Regulations are regulated by the applicable provisions of Chapters 11 and 12.

§148.0103 Adoption of the 2007 California Mechanical Code

- (a) Except as provided in Section 148.0104, the 2007 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-_____ , is adopted by reference.
- (b) When reference is made to the California Mechanical Code, it shall be the 2007 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 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 of the 2007 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 California Mechanical Code Adopted by the City of San Diego

The following sections or sub-sections have been added to the 2007 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:
- (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 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 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 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 California Mechanical Code or other laws or ordinances of the City of San Diego.

§ 148.0106 Adoption of Appendices to 2007 California Mechanical Code

- (a) The following Appendix Chapters of the 2007 California Mechanical Code not adopted by a State agency as identified in Section 148.0103 and the adoption matrices of the 2007 California Mechanical Code are adopted by the City of San Diego:

(1) None.

- (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 California Mechanical Code are adopted by the City of San Diego:

(1) Appendix A - Uniform Mechanical Code Standard Nos. 2-2, 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.

Article 8: Mechanical Regulations

**Division 2: Text of Local Modifications and Additions to the
2007 California Mechanical Code**

**§ 148.0201 Local Modifications and Additions to Chapter 4 “Ventilation Air Supply” of
the California Mechanical Code.**

- (a) Chapter 4 of the 2007 California Mechanical Code has been adopted
without change pursuant to Section 148.0104 of the Land Development
Code.

RL:pev
02/07/08
Or.Dept:DSD
O-2008-99
MMS #5831

OLD LANGUAGE: ~~STRIKEOUT~~
NEW LANGUAGE: DOUBLE UNGERSCORED

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 12, ARTICLE 9, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 129.0403, BY AMENDING CHAPTER 14, ARTICLE 7, DIVISION 1, BY RETITLING ARTICLE AND DIVISION AND AMENDING SECTIONS 147.0101, 147.0102, AND 147.0103, BY ADDING NEW SECTIONS 147.0104, 147.0105, 147.0106, AND BY RENUMBERING AND AMENDING SECTION 145.0104 TO 147.0107; BY AMENDING CHAPTER 14, ARTICLE 7, DIVISION 2, BY ADDING SECTION 147.0204; AND ADOPTING THE 2007 CALIFORNIA PLUMBING CODE AND ASSOCIATED MUNICIPAL CODE AMENDMENTS.

§ 129.0403 Exemptions from a Plumbing/~~Mechanical~~ Permit for Plumbing Work

A Plumbing/~~Mechanical~~ Permit is not required for the following plumbing ~~repair~~ work:

- (a) Stopping of leaks in drains, soil, waste, or vent pipe. However, this exemption does not apply for the replacement of any drain pipe, soil, waste, or vent pipe with new material in any part as part of the repair.
- (b) Clearing of stoppages, or the repair of leaks in soil, waste, or vent pipes, valves, fixtures, or replacement of exposed traps in existing plumbing systems serving lavatories, sinks, laundry trays, or similar fixtures.
- (c) Replacement in kind of plumbing fixtures in any single dwelling unit, or in any multiple dwelling unit building with 8 or fewer units.

Article 7: Plumbing and Mechanical Regulations

**Division 1: Adoption and Applicability of the
Plumbing and Mechanical Regulations**

§ 147.0101 Purpose of the Plumbing and Mechanical Regulations

The purpose of these regulations is to reduce hazards to life and property from the use of plumbing, heating, ventilation, air conditioning and refrigeration systems and appliances.

Consistent with the above safeguards, it is intended and encouraged that these systems and appliances, together with their installation, quality, materials, maintenance, repair, assembly, and manufacture, provide a high degree of comfort, convenience, and service to the users and at the same time reduce the cost of housing for the people of the City of San Diego.

§ 147.0102 When the Plumbing and Mechanical Regulations Apply

- (a) The requirements of this article apply to all privately owned plumbing and mechanical installations except installations in hospital buildings as defined in California Health and Safety Code Section 129725.
- (b) Administration and enforcement of the Plumbing and Mechanical Regulations are regulated by the applicable provisions of Chapters 11 and 12.

§ 147.0103 Adoption of the 2001~~2007~~ California Plumbing Code

- (a) Except as provided in Section ~~147.0104~~, 147.0104 through 147.107, the 2001~~2007~~ 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 [~~HUD~~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.

~~769838~~, OO-_____, is adopted by reference.

(b) When reference is made to the 2007 California Plumbing Code, it shall be the 2007 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) ~~(b)~~ Application. The amendments made by the state agencies to the model code and incorporated into the 2007 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 ~~401.4~~101.3, 102, 108, 109.1, 110.3 and 113 of the ~~2001~~2007 edition of the California Plumbing Code. The Building Official shall only enforce those amendments made by the following state agencies:

(1) California Building Standards Commission.

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

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

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

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

- (6) ~~(5)~~ California Energy Commission (CEC).

- (7) ~~(6)~~ Department of Water Resources (DWR).

§ 147.0104 Modifications to the 2007 California Plumbing Code Adopted by the City of San Diego

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

- (a) Chapter 4, Plumbing Fixtures and Fixture Fittings, Section 412 "Minimum Number of Required Fixtures."

§147.0105 Additions to the 2007 California Plumbing Code Adopted by the City of San Diego

- (a) None.

§ 147.0106 Adoption of Appendices to 2007 California Plumbing Code

(a) The following Appendix Chapters of the 2007 California Plumbing Code adopted by a State agency as identified in Section 147.0103 and the adoption matrices of the 2007 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 California Plumbing Code not adopted by a State agency as identified in Section 147.0103 and the adoption matrices of the 2007 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 ~~2001~~2007 California Plumbing Code Not Adopted

The following portions of the ~~2001~~2007 California Plumbing Code are not adopted:

(a) Chapter 1 - ~~Administration~~General Code Provisions.

(b) Chapter 13 - Health Care Facilities and Medical Gas and Vacuum Systems.

~~§ 147.0105~~ ~~Adoption of the 2001~~147.0204 Local modifications to 412 "Minimum Number of Required Fixtures" of the 2007 California Mechanical Plumbing Code.

~~(a) Except as provided in Section 147.0105, the 2001 California Mechanical Code, published by the California Building Standards Commission and as amended by the California Department of Housing and Community Development [HUD]; 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. 769839, is adopted by reference.~~

~~(b) Application. The amendments made by the state agencies to the model code and incorporated into the California Mechanical Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section 103.0 of the 2001 edition of the California Mechanical Code. The Building Official shall only enforce those amendments made by the following state agencies:~~

~~(1) The Department of Housing and Community Development (HCD).~~

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

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

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

~~(5) California Energy Commission (CEC).~~

~~(6) Department of Water Resources (DWR).~~

~~§ 147.0106 Portions of the 2001 California Mechanical Code Not Adopted~~

~~Appendix A, B, C and D of the 2001 California Mechanical Code are not adopted.~~

~~§ 147.0107 Exemptions from a Plumbing and Mechanical Permit~~

~~A plumbing and mechanical permit is not required for the following structures or activities:~~

- ~~(a) Structures placed in public streets, alleys and sidewalks, except those regulated by Chapter 32 of the California Building Code. Modify Section 412.1 as follows.~~
- ~~(b) Work done by employees of the City on City owned or leased buildings.~~

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.

RL:pev
02/07/08
Or.Dept:DSD
O-2008-100
MMS #5831

