

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



November 7, 2012

Ali M. Fattah, P.E., Senior Research Engineer
Development Services, Division of Building & Safety
City of San Diego
1222 First Avenue, MS 401
San Diego, CA 92101-4154

Dear Ali Fattah:

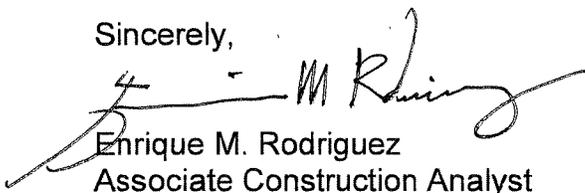
This letter is to acknowledge receipt on September 7, 2012 of the City of San Diego submittal pertaining to Ordinance Nos. O-20186 through O-20188 with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code §17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the findings and the modifications or changes have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing. As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published.

In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [Health and Safety Code Section 13869.7(c)], ATTENTION: State Housing Law Program Manager, rather than the Commission. Likewise, ordinances containing energy efficiency standards may require approval from the California Energy Commission pursuant to Public Resources Code Section 25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,


Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



THE CITY OF SAN DIEGO

August 30, 2012

Mr. Jim McGowan
Executive Director
California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

REF: ADOPTION OF LOCAL AMENDMENTS TO THE 2010 CALIFORNIA
BUILDING STANDARDS CODE.

Dear Mr. McGowan:

Pursuant to Health and Safety Code Sections 17958.7 and 18941.5, we are enclosing for the California Building Standards Commission (CBSC) a certified copy of recently adopted ordinances that revise the Building, Residential, Electrical, Mechanical, Plumbing, Fire and Green Building Regulations published in the San Diego Municipal Code.

The adopted regulations have been amended in response to recent adoption by the State of the 2010 California Building Standards Code and are necessary due to San Diego's local climatic, geological, or topographical conditions. Ordinance number O-20187 N.S. (Building, Electrical, Plumbing, Mechanical, Residential and Green Building) and ordinance number O-20188 N.S. (Fire) were approved by the City Council on September 24, 2012 and will be effective on August 31, 2012. Ordinance O-20186 was also approved on the same day and amends the outdoor lighting regulations in the California Green Building Standards Code and will be effective on August 31, 2012.

Please feel free to contact me at (619) 446-5406 should you have any questions or should you find a need to discuss this matter further.

Sincerely yours,

ALI M. FATTAH, P.E.
Senior Research Engineer

CC:

Kelly Broughton, Development Services Director, Correspondence File
Afsaneh Ahmadi, P.E. Chief Building Official
Douglas Perry, Deputy Chief, Fire Marshal
Keith Bauerle, City Attorney's Office

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CITY OF SAN DIEGO
BUILDING DEPARTMENT



Division of Building and Safety • Development Services

1222 First Avenue, MS 401 • San Diego, CA 92101-4154
Tel (619) 446-5400



**Issue Matrix – 2010 California Building Standards Code Adoption/Amendments
October 1, 2011**

Following is a summary of the amendments to the Municipal Code necessary to adopt and implement 2010 edition of the California Fire Code (CFC), California Building Code (CBC), California Electrical Code (CEC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Residential Code (CRC) and the California Green Building Standards Code. The changes proposed are intended for the Municipal Code to comply with state law, clarify State regulations, remove inconsistencies, and to add regulations that correlate between State standards not coordinated by the State. The amendments are organized sequentially by code section with administrative regulations followed by technical building standards. Within each category the individual amendments are listed in order of the associated code sections that would be amended. Each amendment is further analyzed and described in the report to Board of Building Appeals and Advisors.

| No. | PURPOSE | CODE SECTION | AMENDMENT DESCRIPTION |
|--|---------------|--------------|---|
| <p>Fire Protection and Prevention Amendments: The following amendments are proposed to implement the technical standards in the 2010 edition of the California Fire Code. New regulations are proposed to clarify and implement uncorrelated codes such as the Residential Code, the Fire Code and the Building Code and the International Wildland Urban Interface Code.</p> | | | |
| <p>Fire Protection and Prevention – Fire Code</p> | | | |
| 1. | Clarification | §55.0104 | <ul style="list-style-type: none"> • Appendix Chapter 1 was relocated by the State and combined with Chapter 1 in the 2010 CFC. Chapter title and Section numbers were updated to coordinate with the numbering system in the 2010 CFC. • The existing Board of Appeals amendment was relocated from the 2007 CFC Appendix Chapter 1. |
| 2. | Clarification | §55.0304 | <ul style="list-style-type: none"> • Editorial. The words, "Chapter 49" were inadvertently deleted in the previous ordinance. • The proposed provisions previously existed in the 2001 CFC, Appendix II-A and were adopted in O-19103. These provisions were relocated from the 2007 CFC to the International Wildland Urban Interface Code (IWUIC) and were inadvertently excluded in the adoption process of O-19728. This proposed code change reinstates the provisions which were extracted from the 2009 IWUIC. |
| 3. | Clarification | §55.0307 | <ul style="list-style-type: none"> • Added exception for clarity to eliminate conflict between existing SDMC and the Fire Code. |
| 4. | Clarification | §55.0403 | <ul style="list-style-type: none"> • §55.0401(b) is unchanged and was relocated for consistency. |
| 5. | Clarification | §55.0505 | <ul style="list-style-type: none"> • This code change is necessary for consistency with Section 501.2 of the 2010 CBC, Section 505.1 of the 2010 CFC and existing provisions of SDMC Sec. 95.0209(a). |

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| No. | PURPOSE | CODE SECTION | AMENDMENT DESCRIPTION |
|-----|---------------|--|--|
| 6. | Clarification | §55.0507 §55.0901 §55.0903 §55.1001 | <ul style="list-style-type: none"> • Renumbered for consistency with the 2010 California Fire Code. |
| 7. | Clarification | §55.2401 | <ul style="list-style-type: none"> • Title was revised for consistency with the 2010 California Fire Code. |
| 8. | Clarification | §55.3310 | <ul style="list-style-type: none"> • Renumbered and reformatted for consistency with the 2010 California Fire Code. |
| 9. | Clarification | §55.4001 | <ul style="list-style-type: none"> • Title and section numbers were updated for consistency with the 2010 California Fire Code. |
| 10. | Clarification | §55.4101 | <ul style="list-style-type: none"> • Renumbered for consistency with the 2010 California Fire Code. |
| 11. | Clarification | §55.4501 | <ul style="list-style-type: none"> • Retitled and renumbered for consistency with the 2010 California Fire Code. • “Referenced Standards” were relocated to Division (Chapter) 47. |
| 12. | Clarification | §55.4601 | <ul style="list-style-type: none"> • Retitled and renumbered for consistency with the 2010 California Fire Code. • “Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations” was relocated to Division (Chapter) 48. • Section 4606.23, “Egress Path Markings,” was specifically not adopted. |
| 13. | Clarification | §55.4701 | <ul style="list-style-type: none"> • Retitled and renumbered for consistency with the 2010 California Fire Code. • “Requirements for Wildland Urban Interface Fire Area” was relocated to Division (Chapter) 49. |
| 14. | Clarification | §55.4801 §55.4808 | <ul style="list-style-type: none"> • Renumbered and retitled for consistency with the 2010 California Fire Code. • Division (Chapter) 48 was relocated for Division (Chapter) 1. |
| 15. | Clarification | §55.4901 | <ul style="list-style-type: none"> • Renumbered and retitled for consistency with the 2010 California Fire Code. • “Special Detailed Requirements Based on Use and Occupancy” was relocated to Appendix Chapter 4. |

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| No. | PURPOSE | CODE SECTION | AMENDMENT DESCRIPTION |
|---|---|-------------------------------------|--|
| 16. | Clarification | §55.0104 | <ul style="list-style-type: none"> • Appendix Chapter 1 was relocated by the State and combined with Chapter 1 in the 2010 CFC. Chapter title and Section numbers were updated to coordinate with the numbering system in the 2010 CFC. • The existing Board of Appeals amendment was relocated from the 2007 CFC Appendix Chapter 1. |
| 17. | Clarification | §55.0304 | <ul style="list-style-type: none"> • Editorial. The words, "Chapter 49" were inadvertently deleted in the previous ordinance. • The proposed provisions previously existed in the 2001 CFC, Appendix II-A and were adopted in O-19103. These provisions were relocated from the 2007 CFC to the International Wildland Urban Interface Code (IWUIC) and were inadvertently excluded in the adoption process of O-19728. This proposed code change reinstates the provisions which were extracted from the 2009 IWUIC. |
| 18. | Clarification | §55.0307 | <ul style="list-style-type: none"> • Added exception for clarity to eliminate conflict between existing SDMC and the Fire Code. |
| <p>Construction Permit Authorities: The following amendments to the Municipal Code update the requirements for consistency with Ch 1 Part II of the California Building Code that is not adopted. The amendments also include editorial changes to make the regulations more clear and consistent.</p> | | | |
| 19. | Comply with State Law/ Clarification | §129.0104 §129.0109 §129.0110 | <ul style="list-style-type: none"> • Modify the Scope of the Construction Permit Authorities to include the Residential Building Regulations and the Green Building Regulations due to new State regulations that are enforced by the City of San Diego. • Modify the Building Official's scope of authority to allow for the inspections of structures in the right of way; for example, electrical installations at bus stops, where the City Engineer does not have the technical expertise to perform reviews and inspections based on the 2010 California Building Standards Code. • Section 129.0104 (a)(13) was added to identify that the Building Official shall classify the occupancy of a building since the Building Official reviews the building code requirements and issues a Certificate of Occupancy. The 2001 CBC and prior codes were clearer on this issue. |

**Issue Matrix – 2010 California Building Standards Code Adoption/Amendments
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| No. | PURPOSE | CODE SECTION | AMENDMENT DESCRIPTION |
|-----|---|------------------------|--|
| 20. | Clarification | §129.0111 §129.0112 | <ul style="list-style-type: none"> • This change is necessary since the definition of construction Permit in Chapter 11 of the SDMC is broad and includes, for example, right of way permits that are under the authority of the City Engineer. • The term “permittee” is not defined and has been replaced with “permit holder” as defined in Chapter 11 of the SDMC. • Modification necessary to include the Residential Building Regulations and the Green Building Regulations due to new State regulations that are enforced by the City of San Diego. • Subsection 129.0111(h) was added to authorize the Building Official to accept product approval reports that are published by approved third party agencies for various building materials, products and systems. |
| 21. | Comply with State Law/ Clarification | §129.0113 | <ul style="list-style-type: none"> • Updates necessary to reflect the current practice of issuing a certificate of occupancy when a tenant space changes occupancy; for example, changing from an office to a restaurant. • Make changes to be consistent with the new 2010 CRC. |
| 22. | Clarification | §129.0114 | <ul style="list-style-type: none"> • Update to clarify what should appear on the certificate of occupancy. |
| 23. | Clarification | §129.0115 | <ul style="list-style-type: none"> • Sets a time limit under which a building can be occupied with a temporary certificate of occupancy. • Allows the issuance of a temporary certificate of occupancy for a portion of a structure when a remodel to a tenant space requires a certificate of occupancy. |

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| No. | PURPOSE | CODE SECTION | AMENDMENT DESCRIPTION |
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| 24. | Comply with State Law/ Clarification | §129.0203 | <p><u>Building Permit Exemptions:</u></p> <ul style="list-style-type: none"> • Exemption # 12 is modified for consistency with the 2010 CRC, which requires the addition of Carbon Monoxide alarms and Smoke Alarms to existing dwellings when exterior work is performed on a building. • Exemption #17 clarifies that the replacement of roof coverings is exempt from a building permit when no alteration is required of the roof structure, typically due to an increase in weight, when the code limitations on the number of existing roof layers are permitted during a recovering project. • Exemption # 22 has been updated to be consistent with the 2010 CRC and CBC. Condition D has been added at the request of the Historical Resources staff. • Exemption # 23 was added for consistency with Section 142.0402 and Table 142.0402, item # 3, to exempt from a building permit new parking lots having less than 4 four spaces. Table 142.0402, item # 3 and Section 142.0402 trigger a building permit for certain new parking lots having four or more spaces. The table is in the landscape requirements and results in an accessibility review, drainage and grading review and landscape review. |
| 25. | Clarification | §129.0207 | <ul style="list-style-type: none"> • Editorial change and authorizes the Building Official to require a registered design professional. |
| 26. | Clarification | §129.0209 §129.0211 | <ul style="list-style-type: none"> • Editorial changes consistent with definitions in Chapter 11 of the SDMC. |
| 27. | Comply with State Law | §129.0214 | <ul style="list-style-type: none"> • Clarifies that plans shall be retained for the life of a building, except as required by sections 19850 and 19851 of the Health and Safety Code. |

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| 28. | Clarification | §129.0216 §129.0217 §129.0218 §129.0219 | <p><u>Building Permit Utilization, Extensions and Expiration:</u></p> <ul style="list-style-type: none"> • Updates the requirements for consistency with current practices. • Requires utilization of a building permit to prevent the building permit from becoming void. Building permit utilization shall be validated with an inspection; initial utilization requires substantial work to be performed. • Clarifies that a building permit expires after either two or four years, depending on the project type, and that it cannot be extended beyond these time frames. • Clarifies the rules for an additional and final extension under the conditions in §129.0219 (d) and adds a time limit for the extension of time. • New Section §129.0219 (e) addresses abandoned projects and resumption/completion of work. |
| 29. | Clarification | §129.0303 | <ul style="list-style-type: none"> • Clarifies when replacement of hard wired electrical equipment requires an electrical permit and, therefore, an inspection. This is to prevent overload of a circuit. |
| 30. | Clarification | §129.0307 | <ul style="list-style-type: none"> • Clarifies when plans are required for electrical permits. |
| 31. | Clarification | §129.0310 §129.0311 §129.0312 §129.0313 §129.0314 §129.0315 | <ul style="list-style-type: none"> • Updates the electrical permit utilization, extension and expiration process to be similar to that for the building permit process, and eliminates redundant language. • An electrical permit expires with a building permit when a building permit is required based on the scope of work. • The Land Development Manual section on inspection was never published; therefore, an Information Bulletin will be created to address required inspections across the board for all construction permits under the authority of the Building Official. • Updates electrical permit requirements for temporary electrical installations, such as for carnivals and special events. |

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|--|---|---|---|
| 32. | Regulatory Reform/Comply with State Law/ Clarification | §129.0660 §129.0670 §142.0130 §142.0133 §142.0148 | <p><u>Grading Requirements:</u></p> <ul style="list-style-type: none"> • Authorizes the Building Official to review grading permits and inspect grading for projects on residential lots where the grading does involve the public right-of-way. • Modifies the grading standards in Chapter 14 to be consistent with Appendix Chapter J of the 2010 CBC. • Requires residential projects to also comply with the grading regulations in the CBC. |
| 33. | Comply with State Law | §142.0740 | <ul style="list-style-type: none"> • Updates the reference to State lighting regulations to include the California Green building Standards Code. • No change in the Outdoor Lighting regulations is proposed. |
| <p>Construction Regulation Amendments: The following amendments are proposed to implement the technical standards in the 2010 edition of the CFC, CBC, CEC, CPC, CMC, CRC and the California Green Building Standards Code. Some of the regulations are necessary due to local climatic, topographic or geological conditions. New regulations are proposed as a result of stakeholder input or to clarify and implement uncorrelated codes such as the CRC, the CMC and the CBC.</p> | | | |
| <p>Building Regulations</p> | | | |
| 34. | Clarification/ Comply with State Law | §145.0101 §145.0102 §145.0103 §145.0104 §145.0105 §145.0106 §145.0107 §145.0108 §145.0109 | <ul style="list-style-type: none"> • Adopts by reference the 2010 CBC. • Section 145.0109 clarifies previously conforming rights from the standpoint of the building regulations. |

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| No. | PURPOSE | CODE SECTION | AMENDMENT DESCRIPTION |
|-----|--|--|--|
| 35. | Clarification/ Comply with State Law | §145.0201 §145.0201 | <ul style="list-style-type: none"> • Amend the SDMC to include new definitions to be added to the CBC. • Live/Work is a new use in the CBC and the term is similar to a separate definition for joint live/work quarters. |
| 36. | Clarification/ Comply with State Law | §145.0701 through §145.0711 | <p><u>CH 7A Amendments – Very High Fire Hazard Severity Zone:</u></p> <ul style="list-style-type: none"> • Update the SDMC to be consistent with newly formatted Ch 7A in the 2010 CBC. • No change in regulations is proposed. • Where the 2010 CBC now addresses an issue, redundant language is removed from the SDMC. • Necessary due to local climatic and topographic conditions. |
| 37. | Clarification | §145.1001 §145.1017 | <ul style="list-style-type: none"> • The means of egress requirements in the 2010 CBC were amended to include code changes successfully adopted into the 2012 International Building Code that the State will adopt into the 2013 CBC. • Addresses an inadvertent omission in the model code for aisle widths in occupancies other than public assembly, business or mercantile. |
| 38. | Clarification/ Regulatory Reform | §145.1201 §145.1203 | <p><u>Attic Ventilation</u></p> <ul style="list-style-type: none"> • The attic ventilation requirements in the 2010 CBC were amended to include code changes successfully adopted into the 2012 International Building Code that the State will adopt into the 2013 CBC. • Necessary due to local climatic and topographic conditions. |
| 39. | Clarification/ Comply with State Law | §145.1501 §145.1505 §145.1507 §145.1510 | <ul style="list-style-type: none"> • Updates local roofing requirements to be consistent with the 2010 CBC. • Necessary due to local climatic and topographic conditions. |
| 40. | Clarification/ Comply with State Law | §145.1601 §145.1613 | <ul style="list-style-type: none"> • Adopts seismic design standards that were omitted in the 2010 CBC and its referenced standard ASCE 7-05 “Minimum Design Loads for Buildings and other Structures”. • Repeals regulations for minimum base shear, and minimum building separation that are now adopted by the 2010 CBC in supplement # 2 of ASCE 7-05. |

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| No. | PURPOSE | CODE SECTION | AMENDMENT DESCRIPTION |
|-----|---|--|---|
| 41. | Clarification/ Comply with State Law | §145.1705 | <ul style="list-style-type: none"> • Editorial change due to renumbering in 2010 CBC Chapter 17 for special inspections. • No change proposed in regulations. |
| 42. | Clarification/ Regulatory Reform/ Comply with State Law | 145.1801 145.1803 Table 145.1803 | <p><u>Geotechnical Reports and Investigations:</u></p> <ul style="list-style-type: none"> • This change radically restructures the geotechnical regulations to be consistent with the 2010 CBC. • Table 145.1803 has been restructured to reduce the number of footnotes and to allow the preceding sections to provide a road map to navigate through the table. • The table has been restructured to comply with the City’s “Guidelines for Geotechnical Reports. • Generally, the modifications do not propose changes in requirements. • Will trigger geotechnical investigations for all projects located in zones 53 or 54 (Variable Stability/Unfavorable Geologic Structure with Sloping Topography) with slope greater than or equal to 4:1 or 25%. • Section 145.1803 (e)(1)(A) implements an exception to geotechnical investigations for foundation walls and retaining walls that is adopted into the supplement to the 2010 CBC. The City of San Diego submitted code changes to the State and to the International Code Council which will be adopted into the 2012 International Building Code and the 2013 CBC. • Co-ordinates the requirements with projects designed to comply with the 2010 CRC where a structural design is not required but where the site is underlain by geotechnical hazards addressed in the SDMC. • Necessary due to local geological conditions. |
| 43. | Clarification/ Regulatory Reform/ Comply with State Law | §145.1901 §145.1908 | <ul style="list-style-type: none"> • The concrete design requirements in ACI 318-08, an adopted standard for the design of concrete structures and adopted in the 2010 CBC, now includes regulations that are being repealed from the Municipal Code. • Section 145.1908 (a) adopts regulations for the design of anchor bolts attaching wood sills/tracks to concrete in light framed steel or wood construction. The proposed regulations have been adopted into the 2012 International Building Code and will be published in the 2013 CBC. This change addresses stakeholder feedback from the structural engineering community due to the design of anchor bolts placed in concrete. |

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| No. | PURPOSE | CODE SECTION | AMENDMENT DESCRIPTION |
|-------------------------------|--|-------------------------------------|--|
| 44. | Clarification | §145.3301 §145.3303 | <ul style="list-style-type: none"> • Construction safety requirements editorially changed. • No change in regulatory effect. |
| 45. | Clarification/ Comply with State Law | §145.3401 | <ul style="list-style-type: none"> • Repeals redundant code language that exists in 2010 CBC. • No change in regulatory effect. |
| 46. | Clarification/ Comply with State Law | §145.3601 §145.3602 §145.3603 | <p><u>Adoption of Appendix J Grading Regulations:</u></p> <ul style="list-style-type: none"> • This section adopts CBC Appendix Chapter J and explains applicability. • Correlates with other grading regulations in SDMC. • Modifies liquefaction study requirements to authorize the City Engineer to exempt projects from a liquefaction study. The CBC addresses the Building Official only. |
| 47. | Clarification | §145.3704 through §145.3724 | <ul style="list-style-type: none"> • Updates the City regulations for Unreinforced Masonry Buildings. • No new regulations proposed and no change in regulatory effect. |
| Electrical Regulations | | | |
| 48. | Clarification/ Comply with State Law | §146.0103 §146.0106 | <ul style="list-style-type: none"> • Adopts the 2010 CEC. • Repeals Section §146.0106 which includes a legacy regulation due to SDG&E issues. SDG&E has confirmed that this change recommended by the Board of Building and Advisors has no effect. |

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| No. | PURPOSE | CODE SECTION | AMENDMENT DESCRIPTION |
|-------------------------------|--|-------------------------------|---|
| Plumbing Regulations | | | |
| 49. | Clarification/ New Regulation | §147.0103 through 147.0212 | <ul style="list-style-type: none"> • Adopts the 2010 CPC. • Section 147.0204 repealed since the 2010 CBC and CPC are better correlated. • Section 147.0206 limits the use of metal piping beneath concrete slabs where piping frequently fails. • Section 147.0212 authorizes the Building Official to approve the location where gas pressure reducing valves can be installed; for example, they would be prohibited from one-hour fire rated corridors or in vertical exit enclosures. • Section 147.0305 has been revised to be consistent with new water efficiency standards in the 2010 CPC. • Necessary due to local climatic, geological and topographic conditions. |
| Mechanical Regulations | | | |
| 50. | Clarification/ Comply with State Law | §148.0103 through 148.0106 | <ul style="list-style-type: none"> • Adopts the 2010 CMC. • Editorial changes with no significant regulatory effect. |

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| No. | PURPOSE | CODE SECTION | AMENDMENT DESCRIPTION |
|---|---|--|--|
| Residential Building Regulations | | | |
| 51. | Comply with State Law/New Regulations/Clarification | §149.0101 §149.0102 §149.0103 §149.0104 §149.0105 §149.0106 §149.0107 §149.0108 | <ul style="list-style-type: none"> • Portions of the Residential Building Regulations were previously contained in the 2007 CBC, as adopted and amended pursuant to SDMC Chapter 14 Article 5. The 2010 CRC is a parallel code to the 2010 CBC. • Adopts by reference the 2010 CRC, California Code of Regulations Title 24, Part 2.5, as published by the California Building Standards Commission. • Section 149.0102 defines when the Residential Building Regulations apply. • Deletes the provisions of Chapter 1, Division II, which are superseded by Chapter 1, Division I. These regulations are included in Chapter 12, Article 9, Divisions 1 and 2. • Section 149.0107 specifically adopts Appendix Chapter H, Patio Covers, for consistency with State requirements. • Proposes administrative standards that address existing buildings. Section 149.0108 defines the applicability of the 2010 CBC to existing buildings and structures regulated by the 2010 CRC and addresses previously conforming rights. |
| 52. | Comply with State Law/New Regulations/Clarification | §149.0201 §149.0202 §149.0203 | <ul style="list-style-type: none"> • Section 149.0202 adds the definition of LIVE WORK UNIT to the 2010 CRC. • Clarifies the applicability of definitions found in sections 113.0103 and 149.0202. |
| 53. | Comply with State Law/New Regulations/Clarification | §149.0317 | <ul style="list-style-type: none"> • Adds an additional exception to the CRC based on a similar exception in the CBC that allows the use of non-galvanized fasteners of any type in borate treated wood in weather protected spaces. |
| 54. | Clarification | §149.0319 | <ul style="list-style-type: none"> • Adopts Section R319.1 with an amendment to adopt SDMC §95.0209 for consistency in building addressing. |

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| 55. | Clarification | §149.0320 | <ul style="list-style-type: none"> • Adds section R320.2, allowing projects subject to the CRC to be eligible for the incentives under the Voluntary Accessibility Program, SDMC Chapter 15 Article 5 Division 40. |
| 56. | Comply with State Law/ Clarification | §149.0327 | <p><u>Very High Fire Hazard Severity Zone:</u></p> <ul style="list-style-type: none"> • Amends section 149.0327 to be consistent with the amendments to SDMC Chapter 14, Article 5, Division 7. • Necessary due to local climatic and topographic conditions. |
| 57. | Comply with State Law/ Clarification | §149.0329 | <ul style="list-style-type: none"> • The CRC does not include standards for special inspections. Section 149.0329 adopts the special inspection and testing requirements in Chapter 17 of the CBC where methods of construction require special inspection as required in Chapter 17. |
| 58. | Comply with State Law/ Clarification | §149.0330 | <ul style="list-style-type: none"> • The CRC does not include regulations for swimming pool safety. The amendment adds Section R330, which references the pool safety requirements in CBC Chapter 31 and SDMC Chapter 14, Article 5, Division 31. |
| 59. | Comply with State Law/ Clarification | §149.0331 | <ul style="list-style-type: none"> • The CRC does not include standards limiting encroachments into the right of way as exists in the CBC and predecessor legacy codes. The amendment adds Section R331, which adopts by reference the requirements of SDMC Section 145.3203. |
| 60. | Comply with State Law/ Clarification | §149.0332 | <ul style="list-style-type: none"> • The CRC does not include standards on safeguards during construction and for the protection of adjacent properties due to excavations. The amendment adds Section R332, which adopts by reference the requirements of SDMC Section 145.3303. |

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| 61. | Comply with State Law/ Clarification | §149.0333 | <ul style="list-style-type: none"> The CRC does not include regulations for sound transmission control between attached dwelling units. The amendment adds Section R333, which adopts by reference the requirements of SDMC Section 145.3303. |
| 62. | New Regulations/ Clarification | §149.0402 | <ul style="list-style-type: none"> Deletes the regulations in § 145.1803 (e). The CRC prescriptive foundation wall design does not require the determination of lateral earth pressure for foundation walls. This section would conflict with the Residential Building Regulations unless a structural design is required and the Building Regulations apply. |
| 63. | New Regulations/ Clarification | §149.0602 | <ul style="list-style-type: none"> Requires rafters and roof trusses to be connected to the top plates of braced wall panels with blocking over the full length of the braced wall line. Deletion of Figures R602.10.6.2(1) and R602.10.6.2(3). The amendments are necessary due to the conflict with the requirement of Section R301.1 to provide a complete load path that meets all requirements for the transfer of all loads from point of origin through the load-resisting elements to the foundation. |
| 64. | Clarification/ Regulatory Reform | §149.0806 | <p><u>Attic Ventilation:</u></p> <ul style="list-style-type: none"> Adds an exception to allow the Building Official to exempt attic ventilation due to climatic conditions and is consistent with the amendments adopted into the 2012 International Building Code. Necessary due to local climatic and topographic conditions. |
| 65. | Clarification | §149.0902 §149.0905 §149.0907 | <p><u>Roof Covering:</u></p> <ul style="list-style-type: none"> Amends the Residential Building Regulations roofing standards to require minimum fire-retardant roof coverings for newly constructed roofs, building additions and reroofs; restricts the use of wood shakes and shingles. No new regulations proposed. Same as CBC amendments in Chapter 14, Article 5, Division 15. Necessary due to local climatic and topographic conditions. |

**Issue Matrix – 2010 California Building Standards Code Adoption/Amendments
October 1, 2011**

| No. | PURPOSE | CODE SECTION | AMENDMENT DESCRIPTION |
|-----------------------------------|---|--|---|
| 66. | Comply with State Law/ Clarification | §149.4501 §149.4502 §149.4503 §149.4504 | <p><u>Grading Regulations:</u></p> <ul style="list-style-type: none"> The CRC does not include grading regulations. Chapter 45 adopts regulations for residential lot grading not including the public right-of-way, pursuant to SDMC sections 145.3601 through 145.3603; adopts regulations for mass grading including the public right-of-way, pursuant to SDMC section 142.0101. |
| Green Building Regulations | | | |
| 67. | Comply with State Law/New Regulations | §1410.0101 through §1410.0108 | <ul style="list-style-type: none"> Adopts by reference the 2010 California Green Building Standards Code, California Code of Regulations Title 24, Part 11, as published by the California Building Standards Commission. No new regulations proposed. |

ORDINANCE NUMBER O- 20186 (NEW SERIES)

DATE OF FINAL PASSAGE JUL 31 2012

AN ORDINANCE AMENDING CHAPTER 14, ARTICLE 2, DIVISION 7 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 142.0740; BY AMENDING CHAPTER 14, ARTICLE 10, DIVISION 1 BY AMENDING SECTIONS 1410.0104, 1410.0105, AND 1410.0106; BY AMENDING CHAPTER 14, ARTICLE 10, BY ADDING A NEW DIVISION 4 TITLED LOCAL ADDITIONS AND MODIFICATIONS TO THE 2010 CALIFORNIA GREEN BUILDING REGULATIONS – RESIDENTIAL, AND BY ADDING NEW SECTION 1410.0401; BY AMENDING CHAPTER 14, ARTICLE 10, BY ADDING A NEW DIVISION 5 TITLED LOCAL ADDITIONS AND MODIFICATIONS TO THE 2010 CALIFORNIA GREEN BUILDING REGULATIONS – NON RESIDENTIAL, AND BY ADDING NEW SECTION 1410.0501, ALL RELATING TO OUTDOOR LIGHTING.

WHEREAS, the State adopted the 2010 California Green Building Standards Code, published and amended by the California Building Standards Commission, and amended by the State Department of Housing and Community Development; and

WHEREAS, the City adopted the 2010 California Green Building Standards Code by reference as the Green Building Regulations in Land Development Code Chapter 14, Article 10, except as otherwise provided; and

WHEREAS, Section 101.7 of the 2010 California Green Building Standards Code states that it is the intent of the California Building Standards Commission to set minimum Green Building Standards that may, at the discretion of any local government entity, be applied; and it is further the intent that local government entities retain their discretion to exceed the minimum standards established by the 2010 California Green Building Standards Code; and

WHEREAS, the City of San Diego is the second largest City in California, and in order to preserve the quality of life for its residents, it is the intent of the City to adopt outdoor lighting amendments including additions and modifications to the requirements of the 2010 California Green Building Standards Code to allow for greater local limitations on outdoor lighting than the minimum required by the State for the amount of up-light and light trespass based on climatic and topographic findings; and

WHEREAS, climate change is a growing concern for the City and the City regularly experiences periods of dense fog, which can increase the effects of light pollution; and

WHEREAS, in accordance with adopted General Plan policies, the outdoor lighting amendments can help to reduce climate change by facilitating use of energy efficient outdoor light fixtures that last longer and thereby help reduce use of materials and reduce greenhouse gas emissions associated with the process of manufacturing, distribution, and consumption; and

WHEREAS, in order to minimize the potential for light pollution associated with the brighter energy efficient lights, the City is proposing to require fully shielded outdoor lighting fixtures with full cutoff lenses for most outdoor lighting because the State's minimum requirements for cutoff fixtures, which apply only to non-residential buildings, would allow greater up-light and would not meet the City's goals to minimize light pollution; and

WHEREAS, the City's topography covers 342.5 square miles and stretches nearly 40 miles from north to south with elevations that typically range from sea level to 600 feet, and include Mount Soledad and Cowles Mountain (nearly 1600 feet high); and

WHEREAS, the City is in proximity to two major astronomical observatories (Palomar and Mount Laguna) that are impacted by the amount of light emitted from the City and it is the

desire of the City to avoid negatively impacting the local observatories through measures that are consistent with the City's General Plan; and

WHEREAS, there are over 900 linear miles of wild land urban interface within the City where development is typically situated along mesas and valleys adjacent to canyons with sensitive biological resources; and

WHEREAS, the City will continue to require that light be directed away from sensitive biological resource areas; and

WHEREAS, the City is proposing to require fully shielded, full cutoff lenses and restrict direct beam illumination to the premises for all types of development because the State's limit on light trespass only applies to certain non-residential buildings, and would otherwise allow excess light to trespass onto surrounding properties in a majority of the City counter to the City's General Plan goals to minimize light pollution and protect the public health, safety, and welfare; and

WHEREAS, the Council of the City of San Diego expressly finds and declares in accordance with the 2010 California Green Building Standards Code section 101.7.1 that the amendments are reasonably necessary because of the aforementioned local climatic and topographical conditions; and

WHEREAS, to facilitate implementation of outdoor lighting regulations, the effective date of the amendments to the 2010 California Green Building Standards Code filed pursuant to Building Standards Code section 101.8.1 shall be the effective date of this ordinance instead of the date on which this ordinance is filed with the California Building Standards Commission; and

WHEREAS, the amendments comply with Health and Safety Code section 18941.5(b) for Building Standards Law, Health and Safety Code section 17958.5 for State Housing Law, or Health and Safety Code section 13869.7 for Fire Protection Districts; NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 14, Article 2, Division 7 of the San Diego Municipal Code is amended by amending section 142.0740 to read as follows:

§142.0740 Outdoor Lighting Regulations

(a) Purpose and Intent

- (1) Outdoor lighting fixtures shall be installed in a manner that minimizes negative impacts from light pollution including light trespass, glare, and urban sky glow in order to preserve enjoyment of the night sky and minimize conflict caused by unnecessary illumination.
- (2) Regulation of outdoor lighting is also intended to promote lighting design that provides for public safety and conserves electrical energy.
- (3) It is the intent that, in addition to the regulations set forth in Section 142.0740, outdoor lighting fixtures shall be installed and operated in compliance with the following regulations, to the extent applicable:
 - (A) California Energy Code, California Code of Regulations, Title 24, Part 6;
 - (B) Green Building Regulations (Chapter 14, Article 10); and
 - (C) Electrical Regulations (Chapter 14, Article 6).

(b) Applicability

All new outdoor lighting fixtures, including the replacement of *previously conforming* outdoor lighting fixtures, shall comply with Section 142.0740.

Maintenance, repair, and replacement of parts within a *previously conforming* outdoor lighting fixture shall be exempt if the new parts are of generally the same type and size as those that comprise the existing outdoor lighting fixture.

(c) General regulations that apply to all outdoor lighting:

(1) Outdoor lighting shall comply with the applicable California Energy Code lighting power requirement for the lighting zones identified on Map C-948 filed in the office of the City Clerk.

(2) Shields and flat lenses shall be required to control and direct the light below an imaginary horizontal plane passing through the lowest point of the fixture, except for:

- (A) Residential entrance lights installed in accordance with the California Building Code and Electric Code requirements;
- (B) Outdoor lighting fixtures less than 4,050 lumens including landscape lighting and decorative lighting;
- (C) Outdoor lighting installed to meet Federal Aviation Administration requirements;
- (D) A *designated historical resource*;
- (E) Lighting for sports and athletic fields;
- (F) Outdoor illuminated *signs*; and

- (G) Maintenance to existing outdoor lighting when the following applies:
- (i) The work does not involve the installation of a new light standard, a new lighting fixture or new wiring;
 - (ii) The work does not result in an increase in electrical load; and
 - (iii) Where applicable, the spacing of existing *previously conforming* light standards is greater than six times the mounting height of the existing outdoor lighting.
- (3) New outdoor lighting fixtures shall minimize light trespass in accordance with the Green Building Regulations where applicable, or otherwise shall direct, shield, and control light to keep it from falling onto surrounding properties. Zero direct-beam illumination shall leave the *premises*.
- (4) Outdoor lighting shall not exceed nominal 4000 Kelvin Color Correlated Temperature (CCT).
- (5) All outdoor lighting, including search lights, shall be turned off between 11:00 P.M. and 6:00 A.M. except:
- (A) Outdoor lighting may remain lighted for commercial and industrial uses that continue to be fully operational after 11:00 P.M. such as sales, assembly, and repair; and for security purposes or to illuminate walkways, roadways, equipment yards, and parking lots subject to the following:

- (i) Adequate lighting for public safety shall be maintained.
Outdoor lighting shall otherwise be reduced after 11:00 P.M. where practicable.
 - (ii) Within 30 miles of the Palomar and Mount Laguna observatories, outdoor lighting after 11:00 P.M. shall be limited to a maximum of 4,050 lumens per fixture or a maximum of 2500 Kelvin CCT.
- (B) Outdoor lighting for the following is permitted to remain lighted after 11:00 P.M. and is exempt from the maximum Kelvin CCT and maximum lumen requirements specified in Section 142.0740(c)(4) and (c)(5)(A):
- (i) Outdoor lighting used to illuminate recreational activities that are not in a residential zone may continue after 11:00 P.M. only when equipped with automatic timing devices and shielded to minimize light pollution.
 - (ii) Illuminated on-premises *signs* for businesses that are open to the public after 11:00 P.M. may remain lighted during business operating hours only. Illuminated off-premises *advertising display signs* shall not be lighted after 11:00 P.M. *Signs* located both on-and off-premises shall be equipped with automatic timing devices.
 - (iii) Outdoor lighting for automated teller machines and associated parking lot facilities and access areas shall be

provided during hours of darkness in accordance with
California Financial Code Sections 13040-13041.

- (C) Outdoor lighting for illumination of the flag of the United States of America.
- (6) On properties which are adjacent to or contain *sensitive biological resources*, any exterior lighting shall be limited to low-level lights and shields to minimize the amount of light entering any identified *sensitive biological resource* areas.
- (7) Prior to installation of an outdoor light fixture, an Electrical Permit shall be obtained when required in accordance with Section 129.0302. When an Electrical Permit is required, the *applicant* shall identify the proposed light fixture schedule to the satisfaction of the Building Official including the number of lumens and the backlight, up light, and glare rating for each fixture to demonstrate compliance with Section 142.0740.
- (d) Outdoor lighting within the Centre City Planned District, Gaslamp Quarter Planned District, and Marina Planned District is exempt from the flat lens, color temperature, and curfew requirements identified in Section 142.0740(c)(2), (4), and (5) in order to meet the unique needs of downtown including active night time commercial and entertainment uses, high pedestrian activity, and enhancement of the City's downtown skyline in accordance with the Downtown Community Plan.
- (e) Temporary outdoor lighting (including lighting for temporary uses, special events, and seasonal holiday lighting) is exempt from Section 142.0740(c)(2), (4), and (5)

where the lighting does not exceed 60 consecutive days or more than 120 days during any one year period.

- (f) Deviations from Section 142.0740 may be requested with a Process Four Planned Development Permit in accordance with Section 126.0602(b)(1).
- (g) Outdoor lighting on facilities or lands owned, operated, controlled or protected by the United States Government, State of California, County of San Diego, City of San Diego, or other public entity or public agency not subject to City of San Diego ordinances is exempt from the requirements of this division. Voluntary compliance with the intent of Section 142.0740 is encouraged.

Section 2. That Chapter 14, Article 10, Division 1 of the San Diego Municipal Code is amended by amending sections 1410.0104, 1410.0105, and 1410.0106, to read as follows:

§1410.0104 Portions of the 2010 California Green Building Standards Code Not Adopted by the City of San Diego

- (a) Section 5.106.8.1 Effective date.
- (b) "Reserved."

§1410.0105 Modifications to the 2010 California Green Building Standards Code Adopted by the City of San Diego

- (a) Section 5.106.8 Light pollution reduction non-residential buildings.
- (b) "Reserved."

§1410.0106 Additions to the 2010 California Green Building Standards Code Adopted by the City of San Diego

- (a) Section 4.106.8 Light pollution reduction residential buildings.
- (b) "Reserved."

Section 3. That Chapter 14, Article 10 of the San Diego Municipal Code is amended by adding a new Division 4, titled Local Additions and Modifications to the 2010 California Green Building Regulations – Residential, and by adding new section 1410.0401, to read as follows:

§1410.0401 Light Pollution Reduction for Residential Buildings.

(a) Section 4.106.8 is added to the California Green Building Standards Code pursuant to Section 1410.0106 of the San Diego Municipal Code in accordance with Section 1410.0401(b).

(b) 4.106.8 Light pollution reduction.

Outdoor lighting systems installed on residential buildings shall comply with the following requirements:

- (1) The requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code and identified on the City's adopted Map C-948 filed in the office of the City Clerk;
- (2) Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11 for Lighting Zones referenced in Section 1410.0401(b)(1) shall not exceed those shown in Table 5.106.8 of the California Green Building Standards Code; and
- (3) City of San Diego Outdoor Lighting Regulations in Section 142.0740 of the Land Development Code, including local requirements in Section 142.0740(c)(2) for shields and flat lenses and requirements in Section 142.0740(c)(3) to minimize light

trespass that are more restrictive than the California Green Building Standards Code.

- (4) Exceptions to Section 1410.0401:
 - (A) Luminaires that qualify as exceptions in Section 147 of the California Energy Code
 - (B) Emergency lighting

Section 4. That Chapter 14, Article 10 of the San Diego Municipal Code is amended by adding a new Division 5, titled Local Additions and Modifications to the 2010 California Green Building Regulations – Non Residential, and by adding new section 1410.0501, to read as follows:

§1410.0501 Light Pollution Reduction for Non-Residential Buildings.

- (a) Section 5.106.8 of the California Green Building Standards Code is adopted as modified pursuant to Section 1410.0105 of the San Diego Municipal Code in accordance with Section 1410.0501(b).
- (b) 5.106.8 Light pollution reduction.

Outdoor lighting systems installed on non-residential buildings shall comply with the following requirements:

 - (1) The requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code and identified on the City's adopted Map C-948 filed in the office of the City Clerk;
 - (2) Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11 for Lighting Zones referenced in Section

1410.0501(b)(1) shall not exceed those shown in Table 5.106.8 of the California Green Building Standards Code; and

- (3) City of San Diego Outdoor Lighting Regulations in Section 142.0740 of the Land Development Code, including local requirements in Section 142.0740(c)(2) for shields and flat lenses and requirements in Section 142.0740(c)(3) to minimize light trespass that are more restrictive than the California Green Building Standards Code.

- (c) Section 5.106.8.1 of the California Green Building Standards Code is not adopted by the City of San Diego, pursuant to Section 1410.0104 of the San Diego Municipal Code.

Section 5. That Map C-948, on file in the office of the City Clerk is hereby adopted.

Section 6. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 7. That prior to becoming effective, this ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination.

Section 8. That if the SDCRAA finds this ordinance consistent with the Airport Land Use Compatibility Plans (ALUCP) for San Diego International Airport (Lindberg Field), Marine Corps Air Station (MCAS) Miramar, Gillespie Field, Montgomery Field, and Brown Field Airports, this ordinance shall take effect and be in force on the thirtieth day from and after the finding of consistency, except that the provisions of this ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego

Local Coastal Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

Section 9. That if the SDCRAA determines that this ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCPs for San Diego International Airport (Lindberg Field), MCAS Miramar, Gillespie Field, Montgomery Field, or Brown Field Airports, the ordinance shall be submitted to the City Council for reconsideration.

Section 10. That if the SDCRAA determines that this ordinance is conditionally consistent with the ALUCPs for San Diego International Airport (Lindberg Field), MCAS Miramar, Gillespie Field, Montgomery Field, or Brown Field Airports, but that consistency is subject to proposed modifications, the City Council may amend this ordinance to accept the proposed modifications, and this ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this ordinance as amended inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

Section 11. That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote; the proposed decision and findings shall be forwarded to the SDCRAA, California Department of Transportation, Division of Aeronautics, and the airport operators for the MCAS Miramar, Gillespie Field, Montgomery Field, or Brown Field Airports; and the City Council shall hold a second hearing not less than 45 days from the date the proposed decision

and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

Section 12. That if the City Council makes a final decision to overrule a determination of inconsistency, this ordinance shall take effect and be in force on the thirtieth day from and after that final decision, except that the provisions of this ordinance inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

APPROVED: JAN I. GOLDSMITH, City Attorney

By Shannon Thomas
Shannon M. Thomas
Deputy City Attorney

SMT:als
6/26/2012
7/24/2012 Cor.Copy
Or.Dept:DSD
Doc. No. 351971_2

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of JUL 24 2012.

ELIZABETH S. MALAND
City Clerk

By *[Signature]*
Deputy City Clerk

Approved: 7.31.12
(date)

[Signature]
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

(A) 52
(O-2012-123) 7/24

ORDINANCE NUMBER O- 20187 (NEW SERIES)

DATE OF FINAL PASSAGE JUL 31 2012

AN ORDINANCE AMENDING CHAPTER 9, ARTICLE 5, DIVISION 2 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 95.0209; AMENDING CHAPTER 11, ARTICLE 1, DIVISION 2 BY AMENDING SECTION 111.0207; AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1 BY AMENDING SECTION 113.0103; AMENDING CHAPTER 12, ARTICLE 1, DIVISION 4 BY AMENDING SECTIONS 121.0403, 121.0404, AND 121.0418; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 1 BY AMENDING SECTIONS 129.0104, 129.0109, 129.0110, 129.0111, 129.0112, 129.0113, 129.0114, 129.0115, AND 129.0119; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 2 BY AMENDING SECTIONS 129.0203, 129.0207, 129.0208, 129.0209, 129.0211, 129.0214, 129.0215, 129.0216, 129.0217, 129.0218, 129.0219, AND 129.0220; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 3 BY AMENDING SECTIONS 129.0303, 129.0307, 129.0310, 129.0311, 129.0312, 129.0313, 129.0314, AND 129.0315, AND DELETING SECTIONS 129.0316 AND 129.0317; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 6 BY AMENDING SECTIONS 129.0660 AND 129.0670; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 1 BY AMENDING SECTIONS 142.0130, 142.0133, AND 142.0148; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 4 BY AMENDING SECTION 142.0412; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 1 BY AMENDING SECTIONS 145.0101, 145.0103, 145.0104, 145.0105, 145.0106, 145.0107, AND 145.0108; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 2 BY AMENDING SECTIONS 145.0201 AND 145.0202; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 3 BY AMENDING SECTION 145.0301; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 4 BY AMENDING SECTION 145.0401 AND ADDING NEW SECTION 145.0419; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 5 BY AMENDING SECTION 145.0501; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 6 BY AMENDING SECTION 145.0601; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 7 BY AMENDING SECTIONS 145.0701, 145.0702, AND 145.0703, DELETING SECTION 145.0704, AMENDING SECTIONS 145.0705 AND 145.0706, AND ADDING NEW SECTIONS 145.0708 AND 145.0711; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 8 BY AMENDING SECTION

145.0801; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 9 BY AMENDING SECTION 145.0901; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 10 BY AMENDING SECTION 145.1001 AND ADDING NEW SECTION 145.1017; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 11 BY AMENDING SECTION 145.1101; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 12 BY AMENDING SECTION 145.1201 AND ADDING NEW SECTION 145.1203; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 13 BY AMENDING SECTION 145.1301; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 14 BY AMENDING SECTION 145.1401; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 15 BY AMENDING SECTIONS 145.1501, 145.1505, 145.1507, AND 145.1510; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 16 BY AMENDING SECTIONS 145.1601 AND 145.1613; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 17 BY AMENDING SECTIONS 145.1701 AND 145.1705; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 18 BY AMENDING SECTION 145.1801, DELETING SECTION 145.1802, ADDING NEW SECTION 145.1803, AND DELETING SECTION 145.1805; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 19 BY AMENDING SECTIONS 145.1901 AND 145.1908; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 20 BY AMENDING SECTION 145.2001; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 21 BY AMENDING SECTION 145.2101; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 22 BY AMENDING SECTION 145.2201; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 23 BY AMENDING SECTION 145.2301; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 24 BY AMENDING SECTION 145.2401; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 25 BY AMENDING SECTION 145.2501; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 26 BY AMENDING SECTION 145.2601; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 27 BY AMENDING SECTION 145.2701; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 28 BY AMENDING SECTION 145.2801; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 29 BY AMENDING SECTION 145.2901; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 30 BY AMENDING SECTION 145.3001; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 31 BY AMENDING SECTIONS 145.3101 AND 145.3109; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 32 BY AMENDING SECTIONS 145.3201 AND 145.3203; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 33 BY AMENDING SECTIONS 145.3301 AND 145.3303; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 34 BY

AMENDING SECTION 145.3401 AND DELETING SECTION 145.3403; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 35 BY AMENDING SECTION 145.3501; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 36 BY AMENDING SECTION 145.3601 AND ADDING NEW SECTIONS 145.3602 AND 145.3603; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 37 BY AMENDING SECTIONS 145.3704, 145.3705, 145.3706, 145.3707, 145.3708, 145.3709, 145.3710, 145.3711, 145.3712, 145.3715, 145.3724, AND 145.3725; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 1 BY AMENDING SECTIONS 146.0103, 146.0104, AND 146.0105 AND DELETING SECTION 146.0106; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 2 BY AMENDING SECTION 146.0202; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 1 BY AMENDING SECTIONS 147.0103, 147.0104, 147.0105, 147.0106, AND 147.0107; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 2 BY DELETING SECTION 147.0204 AND ADDING NEW SECTIONS 147.0206 AND 147.0212; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 3 BY AMENDING SECTION 147.0305; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 1 BY AMENDING SECTIONS 148.0103, 148.0104, 148.0105, AND 148.0106; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 9, DIVISION 1 AND BY ADDING NEW SECTIONS 149.0101, 149.0102, 149.0103, 149.0104, 149.0105, 149.0106, 149.0107, AND 149.0108; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 9, DIVISION 2 AND BY ADDING NEW SECTIONS 149.0201, 149.0202, AND 149.0203; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 9, DIVISION 3, AND BY ADDING NEW SECTIONS 149.0301, 149.0317, 149.0319, 149.0320, 149.0327, 149.0329, 149.0330, 149.0331, 149.0332, AND 149.0333; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 9, DIVISION 4, AND BY ADDING NEW SECTIONS 149.0401 AND 149.0402; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 9, DIVISION 6, AND BY ADDING NEW SECTIONS 149.0601 AND 149.0602; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 9, DIVISION 8, AND BY ADDING NEW SECTIONS 149.0801 AND 149.0806; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 9, DIVISION 9, AND BY ADDING NEW SECTIONS 149.0901, 149.0902, 149.0905, AND 149.0907; AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 9, DIVISION 45, AND BY ADDING NEW SECTIONS 149.4501, 149.4502, 149.4503, AND 149.4504; AND AMENDING CHAPTER 14 BY ADDING NEW ARTICLE 10, DIVISION 1, AND BY ADDING NEW SECTIONS 1410.0101, 1410.0102, 1410.0103, 1410.0104,

1410.0105, 1410.0106, 1410.0107, AND 1410.0108, ALL
RELATING TO THE ADOPTION AND LOCAL AMENDMENT
OF THE 2010 CALIFORNIA STATE BUILDING,
RESIDENTIAL BUILDING, ELECTRICAL, PLUMBING,
MECHANICAL AND GREEN BUILDING CODES.

WHEREAS, the California Building Standards Code, 2010 Edition, was published by the California Building Standards Commission, and amended by the State Department of Housing and Community Development, the Division of the State Architect/Access Compliance, the State Office of Statewide Health Planning and Development and the State Fire Marshal; and

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

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

WHEREAS, certain amendments have been recommended by the City of San Diego Board of Building Appeals and Advisors as changes or modifications in the requirements of the California Building Code which are reasonably necessary because of local climatic, geological or topographical conditions; NOW, THEREFORE,

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

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

1. Climatic Conditions

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

2. Geological Conditions

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

3. Topographical Conditions

The City of San Diego has over 900 linear miles of wildland urban interface, where back yards of homes meet the natural vegetation, including coastal sage scrub and chaparral. Access to this natural vegetation for purposes of firefighting is made difficult by

topographical features of the City that include hills, mountains and canyons. These topographical features create significant difficulties for emergency personnel attempting to extinguish fires in these areas.

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

§95.0209 Obtaining and Posting of Number

- (a) Address numbers allotted by the Building Official, Development Services Department shall be placed on buildings on the transom over the principal entrance or on some other place on the front of the building where the number may be visible from the street. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters.
 - (1) For buildings used exclusively for residential purposes, such numbers shall be at least four (4) inches in height with a minimum stroke width of 0.5 inch.
 - (2) For buildings used exclusively or in part for commercial, industrial or institutional purposes, such numbers shall be a minimum of six (6) inches in height with a minimum stroke width of 0.5 inch.
- (b) In addition to address numbers required in Section 95.0209(a), address numbers shall be permanently added to the side of the curb or on a public sidewalk located immediately in front of the main building on a site. The address number shall be placed in a manner to the satisfaction of the Building Official.

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

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

§111.0207 Board of Building Appeals and Advisors

- (a) [No change in text.]
- (b) Appointment and Terms
 - (1) and (2) [No change in text.]
 - (3) The Building Official, the Chief of the Fire Department, and the City Attorney shall be ex officio members of the Board. The Director of Development Services shall be an ex officio member of the Board in matters pertaining to *Historical Buildings*.
- (c) [No change in text.]
- (d) Powers and Duties. The powers and duties of the Board of Building Appeals and Advisors are as follows:
 - (1) [No change in text.]
 - (2) The Board of Building Appeals and Advisors shall recommend reasonable interpretations of the Fire, Building, Residential Building, Electrical, Plumbing, Mechanical, and Green Building Regulations, the provisions of Title 24 of the California Code of

Regulations and other matters that may be referred to the Board by the Building Official. The Board shall have no authority to recommend interpretations of other provisions of the Land Development Code.

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

- (A) [No change in text.]
- (B) When for the purpose intended, the alternate materials or type of construction proposed is at least equivalent to the requirements of the applicable Fire, Building, Residential Building, Electrical, Plumbing, Mechanical, or Green Building Regulations in quality, strength, effectiveness, fire resistance, and durability, and is equivalent in providing for the public health and safety.

- (4) [No change in text.]

Section 4. That Chapter 11, Article 3, Division 1 of the San Diego Municipal Code is amended by amending section 113.0103 to read as follows:

§113.0103 Definitions

Abutting property through Condominium conversion [No change in text.]

Construction permit means a permit issued pursuant to Land Development Code Chapter 12, Article 9. Construction permits include the following: Building

Permits, Electrical Permits, Plumbing/Mechanical Permits, Demolition/Removal Permits, Grading Permits, Public Right-of-Way Permits, Fire Permits, and Sign Permits.

Court, interior through Yard [No change in text.]

Section 5. That Chapter 12, Article 1, Division 4 of the San Diego Municipal Code is amended by amending sections 121.0403, 121.0404, and 121.0418 to read as follows:

§121.0403 Criteria for Determining That a Structure Is Unsafe

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

- (a) The building contains one or more structural components that cannot withstand 100 percent of the vertical design standards as required by the prevailing edition of the California Building Code; or
- (b) The building contains one or more structural components of the lateral load resisting system that cannot withstand 25 percent of the wind or earthquake forces as required by the prevailing edition of the California Building Code; or
- (c) The building contains parapet walls or other building appendages that are not capable of resisting the wind or earthquake forces as required by the prevailing edition of the California Building Code.

§121.0404 Criteria for Determining That a Structure Is Dangerous

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

- (a) through (h) [No change in text.]
- (i) The exits of the *structure* or the means to exit do not conform to the applicable provisions of the Building Regulations or Residential Building Regulations of the Municipal Code regarding the number of exits, their width, or any other features that may cause a hazard to the life or safety of the occupants or the general public;
- (j) [No change in text.]
- (k) The existing use or occupancy violates the California Health and Safety Code or Building, Electrical, Plumbing, Mechanical or Residential Building Regulations of the Municipal Code.

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

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

Section 6. That Chapter 12, Article 9, Division 1 of the San Diego Municipal Code is amended by amending sections 129.0104, 129.0109, 129.0110, 129.0111, 129.0112, 129.0113, 129.0114, 129.0115, and 129.0119 to read as follows:

§129.0104 **Construction Permit Authorities**

- (a) The powers and duties of the Building Official are as follows:
- (1) To administer and enforce the Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building Regulations of the San Diego Municipal Code.
 - (2) To review applications for Building Permits, Electrical Permits, Plumbing Permits, Demolition/Removal Permits, Fire Permits and Mechanical Permits including plans, specifications, and other data.
 - (3) To determine if proposed work is in compliance with the Building, Electrical, Plumbing, Mechanical, Residential Building, and Green Building Regulations, and the Fire Protection and Prevention provisions, of the San Diego Municipal Code, and other applicable provisions of the Municipal Code and to make the decision to approve and issue the appropriate *construction permit*.
 - (4) To inspect construction activity not located in *public rights-of-way* to determine if the construction activity is in compliance with the issued *construction permit*, the Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building Regulations, and all other applicable provisions of the San Diego Municipal Code.
 - (5) To make interpretations of, and develop policies and procedures for, the Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building Regulations of the San Diego

Municipal Code. The interpretations, rules, and regulations shall be in conformance with the intent and purposes of the Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building Regulations of the San Diego Municipal Code.

- (6) To grant modifications for individual cases when there are practical difficulties involved in carrying out the provisions of the Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building Regulations of the San Diego Municipal Code.

The Building Official shall find the following:

- (A) That a special individual reason makes the strict application of the Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building Regulations of the San Diego Municipal Code impractical,
- (B) That the modification is in conformance with the purpose and intent of the Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building Regulations of the San Diego Municipal Code, and
- (C) That the modification does not lessen any fire protection requirements or any degree of structural integrity.

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

- (7) To request an interpretation of any provisions of Chapter 12, Article 9 or the Building, Electrical, Plumbing, and Mechanical,

Residential Building and Green Building Regulations of the San Diego Municipal Code, or the suitability of any alternate material, design, or construction method from the Board of Building Appeals and Advisors.

- (8) through (10) [No change in text.]
 - (11) To require plans, computations, and specifications to be prepared and designed by an engineer or architect licensed by the State of California.
 - (12) To classify the occupancy of a building, or a portion of a building, based on the occupancies and uses in Chapter 3 of the California Building Code.
 - (13) To determine the type, frequency and number of inspections necessary to inspect construction for compliance with the Fire, Building, Electrical, Plumbing, and Mechanical, Residential Building and Green Building Regulations of the San Diego Municipal Code.
 - (14) To review applications for Grading Permits on residential lots that do not include *public rights of way*, as well as associated plans, specifications, and other data to determine if an application is in compliance with the grading regulations in the California Building Code, other adopted City standards, and engineering standards of practice.
- (b) [No change in text.]

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

- (a) The provisions of the Fire, Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building Regulations of the San Diego Municipal Code are not intended to prevent the use of any alternate material, design, or construction method not specifically prescribed by the Fire, Building, Electrical, Plumbing, Mechanical, Residential Building or Green Building Regulations, provided the Building Official approves of their use.
- (b) The Building Official may approve the use of any alternate material, design, or construction method if the Building Official determines the following:
 - (1) That the proposed alternate material, design, or construction method would comply with the Fire, Building, Electrical, Plumbing, Mechanical, and Residential Building and Green Building Regulations of the San Diego Municipal Code;
 - (2) and (3) [No change in text.]
- (c) [No change in text.]

§129.0110 Testing of Materials, Designs, or Construction Methods

- (a) Whenever the Building Official determines that the evidence submitted is insufficient to establish compliance with the applicable provisions of the Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building Regulations of the San Diego Municipal Code, the

Building Official may require tests to prove compliance. These tests shall be made at no expense to the City.

- (b) Test methods shall be as specified by the applicable provisions of the Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building Regulations of the San Diego Municipal Code, or by other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the applicant shall propose test procedures to the satisfaction of the Building Official.
- (c) [No change in text.]
- (d) The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability as established by the Building Official.

§129.0111 General Rules for Construction Permit Inspections

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

- (a) The *permit holder* shall be informed of the inspections and the sequence of inspections required.
- (b) [No change in text]

- (c) No portion of any work shall be concealed until inspected and approved.
- (d) After making the requested inspections, the Building Official shall either indicate that the inspected portion of the construction is satisfactory as completed or shall notify the *permit holder* or an agent of the *permit holder* that the inspected portion fails to comply with the Building, Electrical, Plumbing, Mechanical, Residential Building or Green Building Regulations of the San Diego Municipal Code, or with other applicable regulations of the Municipal Code.
- (e) through (g) [No change in text.]

§129.0112 Responsibilities of Permit Holder or Authorized Agent Regarding Inspections

- (a) Requesting an Inspection. It shall be the responsibility of the *permit holder* or the person doing the work authorized by a *construction permit* to notify the Building Official when work is ready for inspection. The request shall be in accordance with procedures established by the City Manager. The Building Official may require that every request for inspection be filed at least one *business day* before the inspection is desired.
- (b) Providing Access for Inspections. The person requesting any inspection required by the Building, Electrical, Plumbing, Mechanical, Residential Building or Green Building Regulations of the San Diego Municipal Code or any other provision of the San Diego Municipal Code shall be responsible for providing access to, and means for inspection of, the work to be inspected. Neither the Building Official nor the City shall be liable

for expense entailed in the removal or replacement of any material required to allow inspection.

- (c) [No change in text.]
- (d) Maintaining Inspection Record Card. Before beginning any permitted work the *permit holder* shall post an inspection record card on the site or the card shall be otherwise conveniently accessible to the Building Official or City Engineer. The card shall be kept accessible by the *permit holder* until final inspection approval has been granted by the Building Official or City Engineer.
- (e) [No change in text.]

§129.0113 When a Certificate of Occupancy Is Required

- (a) No *structure* or portion of a *structure* shall be used or occupied, and no change in the existing use or occupancy classification of a *structure* or portion of a *structure* shall be made until the Building Official has issued a Certificate of Occupancy approving that use or occupancy. A Certificate of Occupancy is not required for existing or new detached one and two family dwellings or townhouses as defined in the California Residential Code, and their *accessory structures*.
- (b) Changes in the use or occupancy of a *structure* or portion of a *structure* shall not be made except as specified in the 2010 California Building Code Section 3408.

§129.0114 Issuance of a Certificate of Occupancy

- (a) The Building Official shall inspect the *structure* and if the Building Official finds no violations of the San Diego Municipal Code or other regulations that are enforced by the City's designated Code Enforcement Officials, the Building Official shall issue a Certificate of Occupancy. All work for which a Building Permit was issued must be complete and have had a final inspection before issuance of a Certificate of Occupancy, except in accordance with Section 129.0115. The Certificate of Occupancy must be signed by the Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of any of the provisions of the San Diego Municipal Code or any other local, state or federal law or regulation.
- (b) A Certificate of Occupancy shall contain the following information:
- (1) The approval number;
 - (2) The address of the *structure*;
 - (3) The name and address of the *permit holder*;
 - (4) A description of that portion of the *structure* for which the certificate is issued;
 - (5) A statement that the described portion of the *structure* has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified;
 - (6) The signature of the Building Official or designated official;

- (7) The edition of the California Building Code under which the permit was issued;
- (8) The use and occupancy, in accordance with the provisions of the California Building Code;
- (9) The type of construction as defined in the California Building Code;
- (10) The design occupant load in rooms used for public assembly and classified in Occupancy Group A;
- (11) Whether an automatic sprinkler system is provided and, if so, the reason that the automatic sprinkler system is provided; and
- (12) Any special stipulations and conditions of the Building Permit.

§129.0115 Issuance of a Temporary Certificate of Occupancy

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

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

- (a) [No change in text.]

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

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

Section 7. That Chapter 12, Article 9, Division 2 of the San Diego Municipal Code is amended by amending sections 129.0203, 129.0207, 129.0208, 129.0209, 129.0211, 129.0214, 129.0215, 129.0216, 129.0217, 129.0218, 129.0219, and 129.0220 to read as follows:

§129.0203 Exemptions from a Building Permit

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

(1) through (16) [No change in text.]

- (17) Renewal of roof coverings on any building permitted by the California Building Code and the California Residential Code, where the existing roof structure, including roof diaphragm, is not altered.
- (18) [No change in text.]
- (19) Structures placed in public streets, alleys and sidewalks, except those regulated by Chapter 32 of the California Building Code.
- (20) Work done by employees of the City on City-owned or leased buildings.
- (21) A temporary shed, office or storage building and other *structure* incidental to and for work authorized by a valid Grading or Building Permit. Such *structures* must be removed upon expiration of the permit or completion of work covered by the Grading or Building Permit.
- (22) Installing replacement windows in existing window openings where all of the following conditions apply:
 - (A) The windows are replaced in detached one and two-family dwellings or townhouses as defined in the California Residential Code.
 - (B) The proposed window replacement shall not require any modifications to the weather resistive exterior wall envelope protecting the structure or the interior of the structure.

(C) The existing windows to be replaced are not required to be fire resistive.

(D) The proposed work shall not require modifications to the existing rough openings.

(23) New permanent parking and vehicular use areas for less than four vehicles, including access to the spaces, but excluding parking for *single dwelling unit* uses on a single lot in Residential-Single Unit Zones.

(24) [No change in text.]

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

§129.0207 Preparation of Plans, Reports, Calculations and other Documents by Licensed and Registered Design Professionals

(a) When the preparation of plans, reports, calculations and other documents by a registered design professional is required by state law, or the Building Official, they shall be prepared by an architect licensed by the State of California or an engineer registered by the State of California in the relevant discipline of engineering.

(b) The architect or engineer of record shall be designated on the plans in the manner required by state law.

§129.0208 Coordination Responsibilities of Architect or Engineer of Record

(a) The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents, including documents for partial

building permits and deferred submittal items, prepared by others for compatibility with the design of the building.

(b) [No change in text].

§129.0209 Change of Architect or Engineer of Record

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

§129.0211 Closing of Building Permit Application

- (a) If one year has elapsed since the date a Building Permit application is deemed complete and the *applicant* has not requested that a Building Permit be issued, the application file shall be closed. Plans and other data submitted for review may be returned to the *applicant* or destroyed by the Building Official. To reapply, the *applicant* shall submit a new Building Permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is filed.
- (b) The application file for City projects shall be closed after two years have elapsed since the date the Building Permit application is deemed complete.
- (c) and (d) [No change in text.]

§129.0214 Requirements for Approved Plans

- (a) [No change in text.]
- (b) Except as required by Sections 19850 and 19851 of the Health and Safety Code, the Building Official shall retain one set of approved plans, specification and computations for the life of the building for which a Building Permit has been issued. Copies shall be retained as a part of the permanent files of the Development Services Department.

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

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

§129.0216 Initial Utilization of a Building Permit

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

§129.0217 Maintaining Utilization of a Building Permit

A Building Permit shall become void if, after initial utilization of a permit pursuant to Section 129.0216, work authorized by the permit is suspended or the *structure* is abandoned for a period of 180 calendar days, unless an extension has been granted per Section 129.0219.

§129.0218 Expiration of a Building Permit

- (a) A Building Permit for detached one-and two-family dwellings or townhouses, as defined in the California Residential Code, and their *accessory structures*, and for the relocation of *structures* shall expire two years after the date of permit issuance. A Building Permit for all other projects shall expire four years after the date of permit issuance.
- (b) If the building or work authorized by a Building Permit has not received final inspection approval by the permit expiration date, all work shall stop until a new permit is issued. All Electrical, Plumbing, or Mechanical Permits associated with a Building Permit shall expire concurrently with the Building Permit.

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

- (a) Except for relocation of *structures*, a *permit holder* may submit to the Building Official an application for an extension of time to utilize the Building Permit. The application shall be filed no later than one month in advance of the end of the 180 day utilization period. The Building Official may extend the time in which the *permit holder* may utilize the Building Permit one time, for a period not exceeding 180 calendar days, if the

Building Official determines that circumstances beyond the control of the *permit holder* prevented completion of the work. All Electrical, Plumbing, or Mechanical Permits associated with a Building Permit shall be extended concurrently with the utilization period of the Building Permit.

- (b) If an application for an extension of time has been filed for the utilization of a Building Permit in accordance with Section 129.0219(a), the existing Building Permit shall automatically be extended until the Building Official has made a decision on the application for an extension of the utilization period.
- (c) If the Building Permit has expired before an application is submitted for an extension of time for the utilization of a Building Permit, no extension shall be granted. If the previous *permit holder* or any other *applicant* wants to proceed with the same *development*, a new application is required and the application is treated in all respects as a new application.
- (d) If an extension of time for the utilization of a Building Permit has been previously approved in accordance with Section 129.0219(a), the Building Official may extend the time for the utilization of the Building Permit one additional time, for a period not exceeding 180 calendar days, if the Building Official finds the following:
 - (1) through (3) [No change in text.]
- (e) If no extension is granted, and the Building Permit has become void pursuant to Section 129.0217, the property owner, *permit holder* or *applicant* shall, within 90 calendar days from the date of a written notice

from the City, obtain a new Building Permit to complete the work and diligently pursue the work to completion, or remove or demolish the building or *structure* within 180 calendar days from the date of the written notice. A violation of Section 129.0219 may be prosecuted administratively or judicially pursuant to San Diego Municipal Code Section 121.0311. This Section in no way limits any separate enforcement authority of the City under California Health and Safety Code Section 17980.9 to impose stricter rehabilitation time frames for vacant single family dwellings.

§129.0220 Issuance of a Building Permit for Relocation of a Structure

- (a) [No change in text].
- (b) If the performance of the work is secured by a surety bond, the bond shall be conditioned as follows:
 - (1) through (3) [No change in text]
 - (4) The *permit holder*, owner, and surety shall hold harmless the City, its officers, employees, agents, and contractors from any liability in connection with the proposed work or the abatement of the *structure* and any related work;
 - (5) The bond shall obligate the *permit holder*, owner, and surety to repair damage occurring on the *public right-of-way* as a result of removing, transporting, or relocating a *structure*; and
 - (6) [No change in text]

Section 8. That Chapter 12, Article 9, Division 3 of the San Diego Municipal Code is amended by amending sections 129.0303, 129.0307, 129.0310, 129.0311, 129.0312, 129.0313, 129.0314, and 129.0315, and deleting sections 129.0316 and 129.0317, to read as follows:

§129.0303 Exemptions from an Electrical Permit

An Electrical Permit is not required for the following work:

- (a) through (c) [No change in text].
- (d) 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) [No change in text].
- (f) Repair or replacement of hardwired appliances such as dishwashers, garbage disposals, cooking appliances and similar fixed appliances located within *dwelling units* shall not impose additional electrical load to the existing circuit impacted by the work.

§129.0307 How to Apply for an Electrical Permit

- (a) through (b) [No change in text.]
- (c) Submittal documents including plans, specifications, and schedules are required to determine whether the installation as described will be in compliance with the requirements of this article.
 - (1) Electrical plans are not required for electrical wiring in one and two family dwellings or townhouses, as defined in the California

Residential Code, and their *accessory structures*, unless they are connected to on-site alternative power production.

- (2) Electrical plans are not required when the Building Official determines that the scope of work and compliance with the California Electrical Code can be verified through an inspection.
- (d) The Electrical Permit shall be issued for the work proposed to be installed as described in the permit application and no deviation from the work proposed to be installed shall be made without the written approval of the Building Official.
- (e) All submitted plans shall show a single line diagram of service, feeders, conduit, and wire sizes. Electrical calculations shall accompany all submitted plans. A signed Certification of Compliance with the California Energy Code, Title 24, Part 6, shall appear on the plans.
- (f) All submitted plans shall be signed as required by Chapter 7, Article 3 of the California Business and Professions Code.
- (g) All plans required for hospitals and electrical installations operating in excess of 600 volts shall be signed by a California Licensed Electrical Engineer.

§129.0310 Initial Utilization of an Electrical Permit

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

§129.0311 Maintaining Utilization of an Electrical Permit

An Electrical Permit shall become void if, after initial utilization of a permit pursuant to Section 129.0310, work authorized by the permit is suspended or the *structure* is abandoned for a continuous period of 180 calendar days.

§129.0312 Expiration of an Electrical Permit

An Electrical Permit shall expire 2 years after the date of permit issuance. If the work authorized by the Electrical Permit has not received final inspection approval by the permit expiration date, all work shall stop until a new permit is issued. Any Electrical Permit associated with a Building Permit shall expire concurrently with the Building Permit.

§129.0313 No Extension of Time for an Electrical Permit

- (a) [No change in text.]
- (b) A new Electrical Permit is required to finish any work that was not finished because of the expiration of the permit; however, unfinished work may be removed without a permit.

§129.0314 Required Inspections for an Electrical Permit

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

§129.0315 Electrical Permits for Temporary Installations

- (a) The Building Official may issue a Temporary Electrical Permit for the following types of temporary electrical installations:
 - (1) Temporary power during the time construction is in progress;

- (2) Temporary power for carnivals, conventions, festivals, fairs, and similar events. during the time the event is in progress, not to exceed 90 calendar days; and
 - (3) Temporary power for the testing of any permanent system of wiring prior to the final approval of that system during the time required for testing, not to exceed 30 calendar days.
- (b) A Temporary Electrical Permit shall be issued only if the Building Official determines that the safety of life and property will not be jeopardized by the temporary electrical installation.
 - (c) All temporary installations shall conform as nearly as practicable with the requirements of the Electrical Regulations of the San Diego Municipal Code for permanent installations. Deviations from the Electrical Regulations of the San Diego Municipal Code may be permitted if the Building Official determines that the deviations will not cause hazard to life or property.
 - (d) If the Building Official determines that the electrical installation is a hazard to life or property, the Building Official may immediately disconnect or order disconnection of all energy to the electrical installation and initiate proceedings to rescind or cancel the temporary permit covering the installation.
 - (e) Upon expiration of the time designated in the Temporary Electrical Permit, the Building Official may disconnect or order disconnection of all electrical energy authorized by the temporary permit.

Section 9. That Chapter 12, Article 9, Division 6 of the San Diego Municipal Code is amended by amending sections 129.0660 and 129.0670, to read as follows:

§129.0660 Inspection of Grading

All *grading* operations authorized by a Grading Permit shall be inspected by the City Engineer or the Building Official pursuant to Section 129.0104(a)(15).

Professional inspection of *grading* operations shall be provided by the Engineer of Record as designated by the *permit holder*.

§129.0670 Completion of Grading

The *permit holder* shall notify the City Engineer, or the Building Official pursuant to Section 129.0104(a)(15), when the *grading* operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protection devices, and all erosion control measures have been completed in accordance with the final approved *grading* plan and the *As-Graded Reports* have been submitted and approved by the City Engineer, or the Building Official pursuant to Section 129.0104(a)(15), in accordance with standards established by the City Engineer or Building Official. If the *grading* is for creating building pads, a Building Permit shall not be issued until the *grading* is completed by the *permit holder* and approved by the City.

Section 10. That Chapter 14, Article 2, Division 1 of the San Diego Municipal Code is amended by amending sections 142.0130, 142.0133 and 142.0148, to read as follows:

§142.0130 Development Standards for Grading

- (a) All *grading* shall be designed and performed in conformance with applicable City Council policies and the standards established in the Land Development Manual.

- (b) Grading for projects, including residential buildings subject to the authority of the California Department of Housing and Community Development (HCD), shall be designed to comply with the standards established in Appendix J of the California Building Code as adopted and amended by the City of San Diego.

§142.0133 Slope Gradient

- (a) [No change in text.]
- (b) Cut and *fill* slopes not greater than 8 feet in height shall not exceed a gradient of 66 percent (1-½ horizontal feet to 1 vertical foot).
- (c) Cut and *fill* slopes greater than 8 feet in height shall not exceed a gradient of 50 percent (2 horizontal feet to 1 vertical foot).
- (d) Where extraordinary conditions exist to the extent that compliance with the standards of this Section would be infeasible, the City Engineer, or the Building Official pursuant to Section 129.0104(a)(15), may authorize cut and *fill* slopes on property not owned, controlled or maintained by the City to be steeper than those specified in Section 142.0133(b) and (c). All such slopes within or adjacent to a public right-of-way must be approved by the City Engineer. A determination that such steeper slopes are warranted shall be based upon the required *geotechnical report* that clearly demonstrates that the steeper slope will be stable and not endanger the public health, safety, and welfare. Such slopes shall be revegetated in accordance with a plan prepared by a landscape architect authorized to prepare landscape plans by the California Business and Profession Code.

§142.0148

Protection of Adjacent Properties and Public Rights-of-Way

(a) During *grading*, the property owner and *permit holder* shall take all necessary measures to protect adjacent property and *public rights-of-way* from damage that may result from the work. The property owner shall provide *fences* or barricades needed to eliminate any hazard to the public in their normal use of the property or *public right-of-way* as follows:

(1) Where a temporary *excavation* is adjacent to an existing developed public right-of-way or other public property and the slope gradient is 50 percent (2 horizontal feet to 1 vertical foot) or steeper or the height of the *excavation* is more than 6 feet, temporary *fences* or barricades shall be provided adjacent to the *excavation* satisfactory to the City Engineer. The *fences* or barricades shall be constructed and maintained as long as the hazard resulting from the *excavation* exists.

(2) Where a permanent *excavation* is adjacent to an existing developed *public right-of-way* or other public property and the slope gradient is 50 percent (2 horizontal feet to 1 vertical foot) or steeper, the height of the *excavation* is more than 6 feet, and the top of the slope is within 10 feet of the *public right of-way*, the property owner and permit holder shall construct a permanent, 4-foot-high

fence adjacent to the *public right-of-way*, satisfactory to the City Engineer.

- (3) The City Engineer may modify the requirements of this Section where it is evident that the *grading* work will present no hazard to the adjacent property or *public rights-of-way*.
- (b) Cut and *fill* slopes shall be set back from the property lines in accordance with Section 142.0148(b). Setback dimensions shall be measured perpendicular to the property line and shall be as shown in Figure J108.1 in Appendix J of the California Building Code, unless substantiating data is submitted to the City Engineer, or the Building Official pursuant to Section 129.0104(a)(15), justifying reduced setbacks.
 - (1) The setback at the top of a cut slope shall not be less than that shown in Figure J108.1 of Appendix J in the California Building Code, or less than is required to accommodate any required interceptor drains, whichever is greater.
 - (2) Where required to protect adjacent properties at the toe of a slope from adverse effects of the *grading*, additional protection approved by the City Engineer, or the Building Official pursuant to Section 129.0104(a)(15), shall be included. Such protection may include but shall not be limited to:

- (A) Setbacks greater than those required by Figure J108.1 in Appendix J of the California Building Code.
- (B) Retaining walls or similar construction.
- (C) Erosion protection measures for the fill slopes.
- (D) Measures for the control of surface waters.

Section 11. That Chapter 14, Article 2, Division 4 of the San Diego Municipal Code is amended by amending section 142.0412, to read as follows:

§142.0412 Brush Management

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

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

(i) In consideration of the topography, existing and potential fuel load, and other characteristics of the site related to fire protection, the Fire Chief may modify the requirements of Section 142.0412, and where applicable with the approval of the Building Official, may require building features for fire protection in addition to those required in accordance with Chapter 14, Article 5, Division 7 and Chapter 14, Article 9, Division 3 if the following conditions exist:

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

(j) through (o) [No change in text.]

Section 12. That Chapter 14, Article 2, Division 7 of the San Diego Municipal Code is amended by amending section 142.0740, to read as follows:

§142.0740 Outdoor Lighting Regulations

- (a) Outdoor lighting shall minimize impacts from light pollution including light trespass, glare, and urban sky glow to preserve enjoyment of the night sky and minimize conflict caused by unnecessary illumination. Regulation of outdoor lighting is also intended to conserve electrical energy. Outdoor lighting is regulated by the State of California's Energy Efficiency Standards for Residential and Nonresidential Buildings in Title 24, Part 6 of the California Code of Regulations and the California Green Building Standards Code in Title 24, Part 11 of the California Code of Regulations. No light fixtures shall exceed the light emission requirements of Section 142.0740 unless the light emission requirements of Section 142.0740 do not comply with the Energy Efficiency Standards for Residential and Nonresidential Buildings or the California Green Building Standards Code.

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

Section 13. That Chapter 14, Article 5, Division 1 of the San Diego Municipal Code is amended by amending Sections 145.0101, 145.0103, 145.0104, 145.0105, 145.0106, 145.0107, and 145.0108, to read as follows:

§145.0101 Purpose of the Building Regulations

- (a) The purpose of the Building Regulations is to establish minimum standards to safeguard health and safety, property and public welfare and

- (e) The adoption of the 2010 California Building Code shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.
- (f) The Building Official is authorized to enforce only those amendments made by the following state agencies:
 - (1) through (6) [No change in text.]

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

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

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

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

The following Sections or Subsections of the 2010 California Building Code are modified by the City of San Diego:

- (a) Chapter 7A Section 705A.4.
- (b) [No change in text.]
- (c) Chapter 12, Interior environment, Section 1203.2.

- (d) Chapter 18, Soils and Foundations, Section 1803.2, 1803.5 and 1803.6.
- (e) Chapter 19, Concrete, Section 1908.1.9.
- (f) Appendix J, Grading, Section J104.4.

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

The following Sections and Subsections are added to the 2010 California Building Code by the City of San Diego:

- (a) Chapter 2, Definitions, Section 202 Live/Work Dwelling.
- (b) Chapter 4, Special Detailed Requirements Based on Use and Occupancy, Section 419.9.
- (c) Chapter 7A, Sections 710A.3, 701A.6, 702A, 705A.4, 705A.4.1, 703A.6.1, 703A.6.2, 706A.4, 708A.2.2.1, 711A.1 and 711A.2.
- (d) Chapter 10, Means of Egress, Section 1017.5.
- (e) Chapter 12, Interior Environment, Section 1203.2 exception.
- (f) Chapter 15, Roofing and Roof Structures, Subsections 1505.1.5 and 1505.1.6, Sections 1507.16 and Subsections 1510.1.1 through 1510.1.5.
- (g) Chapter 16, Structural Design, Subsections 16138.1 and 16138.2.
- (h) Chapter 17, Structural Tests and Special Inspections, Section 1705.5.
- (i) Chapter 18, Soils and Foundations, Section 1803 Geotechnical Investigations, Subsections 1803.2.1, 1803.2.2, 1803.2.3, 1803.2 exceptions 2 through 4; 1803.5.11.1, 1803.5.11.2, 1803.5.13, 1803.5.13.1, 1803.5.13.2 and Table 145.1803.
- (j) Chapter 19, Concrete, Subsection 1908.1.9.

- (k) Chapter 31, Special Construction, Section 3109 Swimming Pool Enclosures and Safety Devices, Subsections 3109.1.1, 3109.1.2, and 3109.4.1.10.
- (l) Chapter 32, Encroachments into the Public Right-of-Way, Section 3203 Entrance Canopies, Subsections 3203.1 through 3203.6.
- (m) Chapter 33, Safeguards During Construction, Section 3303.7, Demolition and Removal Regulations.
- (n) Chapter 37, Archaic Materials and Methods of Construction.

§145.0107 Adoption of Appendices to the 2010 California Building Code

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

- (a) Appendix chapters specifically adopted by a State agency listed in Section 145.0103 and identified in the adoption matrices of the 2010 California Building Code.
- (b) through (c) [No change in text.]
- (d) Appendix Chapter J, Grading.

§145.0108 Adoption of 2010 California Building Code Chapter 1, “Scope and Administration”

Chapter 1, Division I of the 2010 California Building Code “Scope and Administration,” is adopted pursuant to Section 145.0103 of the San Diego Municipal Code without change.

Section 14. That Chapter 14, Article 5, Division 2 of the San Diego Municipal Code is amended by amending sections 145.0201 and 145.0202, to read as follows:

**Division 2: Additions and Modifications to Chapter 2 of the
2010 California Building Code**

**§145.0201 Local Modifications and Additions to Chapter 2 Definitions of the 2010
California Building Code**

Chapter 2 of the 2010 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.

§145.0202 Other Definitions

- (a) Definitions in Chapter 11, Article 3, Division 1 of the San Diego Municipal Code do not apply to Chapter 14 Article 5 Divisions 3 through 36 of the San Diego Municipal Code where they conflict with the definitions contained in the 2010 California Building Code.
- (b) Definitions in Chapter 14, Article 5, Divisions 16 and 19 of the San Diego Municipal Code only apply where referenced in additions or modifications to the 2010 California Building Code and associated referenced standards.
- (c) Section 202 of the California Building Code is adopted with the addition of the definition of Live/work unit. A Live/work unit means a dwelling unit in which a portion is used for other than living purposes subject to the limitations set forth in Section 419 “live/work units” in the California Building Code. Live/work unit shall not mean live/work quarters as defined and regulated in Section §141.0311 of the San Diego Municipal Code.

Section 15. That Chapter 14, Article 5, Division 3 of the San Diego Municipal Code is amended by amending section 145.0301, to read as follows:

**Division 3: Additions and Modifications to Chapter 3 of the
2010 California Building Code**

**§145.0301 Local Modifications and Additions to Chapter 3 “Use and Occupancy
Classification” of the 2010 California Building Code**

Chapter 3 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 16. That Chapter 14, Article 5, Division 4 of the San Diego Municipal Code is amended by amending section 145.0401 and adding new section 145.0419, to read as follows:

**Division 4: Additions and Modifications to Chapter 4 of the
2010 California Building Code**

**§145.0401 Local Modifications and Additions to Chapter 4 “Special Detailed
Requirements Based on Use and Occupancy” of the 2010 California Building
Code**

Chapter 4 of the 2010 California Building Code is adopted by reference-with additions pursuant to Section 145.0106 of the Land Development Code.

**§145.0419 Local Modifications and Additions to Section 419 “Live/Work Units” of the
2010 California Building Code**

Section 419 of the 2010 California Building Code is adopted with the addition of Section 419.9. 419.9 Plumbing. The applicable requirements of the California Plumbing Code shall apply to each portion of the live/work unit based on the use in each portion.

Section 17. That Chapter 14, Article 5, Division 5 of the San Diego Municipal Code is amended by amending section 145.0501, to read as follows:

**Division 5: Additions and Modifications to Chapter 5 of the
2010 California Building Code**

**§145.0501 Local Modifications and Additions to Chapter 5 “General Building Heights
and Areas” of the 2010 California Building Code**

Chapter 5 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 18. That Chapter 14, Article 5, Division 6 of the San Diego Municipal Code is amended by amending section 145.0601, to read as follows:

**Division 6: Additions and Modifications to Chapter 6 of the
2010 California Building Code**

**§145.0601 Local Modifications and Additions to Chapter 6 “Types of Construction” of
the 2010 California Building Code**

Chapter 6 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 19. That Chapter 14, Article 5, Division 7 of the San Diego Municipal Code is amended by amending sections 145.0701, 145.0702, 145.0703, 145.0704, 145.0705, and 145.0706, to read as follows:

**Division 7: Additions and Modifications to Chapter 7 of the
2010 California Building Code**

**§145.0701 Local Modifications and Additions to Chapter 7 “Fire-Resistance Rated
Construction” of the 2010 California Building Code**

- (a) Chapter 7 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.
- (b) Chapter 7A of the 2010 California Building Code is adopted by reference with modifications pursuant to Section 145.0105 and additions pursuant to Section 145.0106 of the Land Development Code.

§145.0702 Local Additions and Modifications to Section 701A “Scope, Purpose, and Application” of the 2010 California Building Code

Exception 5 “Fences” is added to Section 701A.3 as follows pursuant to-Section 145.0106 of the Land Development Code.

§145.0703 Local Additions and Modifications to Section 702A “Definitions” and Section 703A “Standards of Quality” of the 2010 California Building Code

- (a) Section 702A is adopted by reference with modifications pursuant to Section 145.0105 of the Land Development Code as follows:
 - (1) *Accessory building* and structure shall mean *accessory structure* as defined in Section 113.0103 of the San Diego Municipal Code.
 - (2) Local Agency Very High Fire Hazard Severity Zone shall mean the Very High Fire Hazard Severity Zones as designated on the “Very High Fire Hazard Severity Zone Map – Local Responsibility Areas” adopted pursuant to Section 55.5001 of the San Diego Municipal Code.
- (b) Section 703A.6 is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code as follows:

- (1) 703A.6.1. The Building Official may approve the use of alternative materials, designs or methods of construction pursuant to Section 129.0109 of the San Diego Municipal Code.
- (2) 703A.6.2. The Building Official may modify the provisions of Chapter 7A of the California Building Code for site-specific conditions in accordance with Section 129.0104(a)(5) of the San Diego Municipal Code. When required by the Building Official, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 49.

§145.0705 Local Additions and Modifications to Section 705A “Roofing” of the 2010 California Building Code

Section 705A.4 is adopted by reference with modifications and Subsection 705A.4.1 has been added pursuant to Sections 145.0105 and 145.0106 of the San Diego Municipal Code.

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

§145.0706 Local Additions and Modifications to Section 706A “Vents” of the 2010 California Building Code

Subsection 706A.4 is added as follows pursuant to Section 145.0106 of the Land Development Code.

- (a) 706A.4 Additional exterior wall, roof, and foundation ventilation opening requirements.
- (1) [No change in text].
 - (2) Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the San Diego Municipal Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the San Diego Municipal Code.
 - (3) Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with metal mesh required by Section 706A.2 , or other approved material that offers equivalent protection.
 - (4) Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.
 - (5) Ventilation openings protected with vent openings that resist the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from complying with Section 145.0706(b)(1) and (2).

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

Subsection 708A.2.2.1 is added pursuant to Section 145.0106 of the San Diego Municipal Code. 708A.2.2.1 Vinyl window reinforcing. Glazing frames made of

vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWWDA 101/I.S.2 structural requirements.

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

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

- (a) 711A.1 Spark arrester. All structures having any chimney, flue, or stovepipe shall be equipped with an approved spark arrester if the chimney, flue, or stovepipe is attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment or device.
- (b) 711A.2 Skylights. Glazing materials used in skylights, roofs, and sloped walls shall be tempered glass or multilayered glass on buildings located within 300 feet, in any direction, of the boundary between Brush Management Zones One and Two, as defined in Section 142.0412 of the San Diego Municipal Code.

Section 20. That Chapter 14, Article 5, Division 8 of the San Diego Municipal Code is amended by amending section 145.0801, to read as follows:

**Division 8: Additions and Modifications to Chapter 8 of the
2010 California Building Code**

**§145.0801 Local Modifications and Additions to Chapter 8 “Interior Finishes” of the
2010 California Building Code**

Chapter 8 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 21. That Chapter 14, Article 5, Division 9 of the San Diego Municipal Code is amended by amending section 145.0901, to read as follows:

**Division 9: Additions and Modifications to Chapter 9 of the
2010 California Building Code**

**§145.0901 Local Modifications and Additions to Chapter 9 “Fire Protection Systems” of
the 2010 California Building Code**

Chapter 9 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 22. That Chapter 14, Article 5, Division 10 of the San Diego Municipal Code is amended by amending Sections 145.1001 and 145.1017 to read as follows:

**Division 10: Additions and Modifications to Chapter 10 of the
2010 California Building Code**

**§145.1001 Local Modifications and Additions to Chapter 10 “Means of Egress” of the
2010 California Building Code**

Chapter 10 of the 2010 California Building Code is adopted by reference with local additions-pursuant to Section 145.0106 of the Land Development Code.

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

Section 1017 of the 2010 California Building Code is adopted with additions pursuant to Section 145.0106 of the Land Development Code. 1017.5 Aisles in other than Groups A, B, M and R occupancies. In other than Group A, B, M and

R occupancies, the minimum clear aisle width shall be determined by California Building Code Section 1005.1 for the occupant load served, but shall not be less than 36 inches (914 mm). However, nonpublic aisles serving less than 50 people and not required to be accessible by Chapter 11B of the California Building Code need not exceed 28 inches (711 mm) in width.

Section 23. That Chapter 14, Article 5, Division 11 of the San Diego Municipal Code is amended by amending Section 145.1101, to read as follows:

**Division 11: Additions and Modifications to Chapter 11 of the
2010 California Building Code**

**§145.1101 Local Modifications and Additions to Chapter 11 “Accessibility” of the 2010
California Building Code**

Chapters 11A and 11B of the 2010 California Building Code are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 24. That Chapter 14, Article 5, Division 12 of the San Diego Municipal Code is amended by amending sections 145.1201 and 145.1203, to read as follows:

**Division 12: Additions and Modifications to Chapter 12 of the
2010 California Building Code**

**§145.1201 Local Modifications and Additions to Chapter 12 “Interior Environment” of
the 2010 California Building Code**

Chapter 12 of the 2010 California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

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

Section 1203.2 of the 2010 California Building Code is adopted with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code. Section 1203.2 is modified by adding an exception as follows: Attic ventilation shall not be required when determined not necessary by the Building Official due to atmospheric or climatic conditions.

Section 25. That Chapter 14, Article 5, Division 13 of the San Diego Municipal Code is amended by amending section 145.1301, to read as follows:

**Division 13: Additions and Modifications to Chapter 13 of the
2010 California Building Code**

§145.1301 Local Modifications and Additions to Chapter 13 “Energy Efficiency” of the 2010 California Building Code

Chapter 13 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 26. That Chapter 14, Article 5, Division 14 of the San Diego Municipal Code is amended by amending section 145.1401, to read as follows:

**Division 14: Additions and Modifications to Chapter 14 of the
2010 California Building Code**

§145.1401 Local Modifications and Additions to Chapter 14 “Exterior Walls” of the 2010 California Building Code

Chapter 14 of the-2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 27. That Chapter 14, Article 5, Division 15 of the San Diego Municipal Code is amended by amending sections 145.1501, 145.1505, 145.1507, and 145.1510, to read as follows:

**Division 15: Additions and Modifications to Chapter 15 of the
2010 California Building Code**

§145.1501 Local Modifications and Additions to Chapter 15 “Roof Assemblies and Roof Top Structures” of the 2010 California Building Code

- (a) Chapter 15 of the 2010 California Building Code is 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 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.
- (c) Sections 1505.1, 1507.8 and 1507.9 are adopted by reference with modifications pursuant to Section 145.0105 of the Land Development Code.
- (d) Table 1505.1 is not 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 2010 California Building Code

- (a) Section 1505.1 is adopted by reference and modified as follows pursuant to Section 145.0105 of the Land Development Code.
 - (1) 1505.1 Roof assemblies shall be divided into the classes defined in the California Building Code. Class A, B and C roof assemblies

and roof coverings required to be listed by this Section shall be tested in accordance with ASTM E108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898.

- (2) Skylights and sloped glazing that comply with Chapter 24 or Section 2610 of the 2010 California Building Code are exempt from compliance with Section 145.1505(a)(1).
- (b) Sections 1505.1.5 and 1505.1.6 are 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” roof assembly.
 - (2) 1505.1.6. The entire roof shall be a Class “A” roof assembly where a building addition is more than twenty-five percent of the original floor area of the building.

§145.1507 Local Additions and Modifications to Section 1507 “Requirements for Roof Coverings” of the 2010 California Building Code

- (a) Sections 1507.8 and 1507.9 are 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 California Historical Building Code Section 8-408 and San Diego Municipal Code Section 145.1510.

- (2) 1507.9 Wood shakes. Wood shakes are not permitted, except as provided in California Historical Building Code Section 8-408 and San Diego Municipal Code Section 145.1510.
- (b) Section 1507.16 is added as follows pursuant to Section 145.0106 of the Land Development Code: 1507.16. Roof coverings shall be secured or fastened to the supporting roof construction.

§145.1510 Local Additions and Modifications to Section 1510 “Reroofing” of the 2010 California Building Code

- (a) Section 1510.1 is modified pursuant to Section 145.0105 of the Land Development Code: 1510.1 (General). Materials and methods of application used for covering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the 2010 California Building Code as adopted and amended by the City of San Diego.
- (b) Sections 1510.1.1 through 1510.1.2 are added pursuant to Section 145.0106 of the Land Development Code:
 - (1) 1510.1.1. All replacements, alterations, or repairs shall be a Class “A” roof assembly.
 - (2) 1510.1.2. The entire roof shall be a Class “A” roof assembly where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.
- (c) Sections 1510.1.3 through 1510.1.5 are added pursuant to Section 145.0106 of the Land Development Code:
 - (1) [No change in text.]

- (2) 1510.1.4. Wood shakes and shingles are not permitted, except as provided in California Historical Building Code Section 8-408 and Land Development Code Section 145.1510.
- (3) [No change in text.]

Section 28. That Chapter 14, Article 5, Division 16 of the San Diego Municipal Code is amended by amending sections 145.1601 and 145.1613, to read as follows:

**Division 16: Additions and Modifications to Chapter 16 of the
2010 California Building Code**

**§145.1601 Local Modifications and Additions to Chapter 16 “Structural Design” of the
2010 California Building Code**

- (a) Chapter 16 of the 2010 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1601 through 1613.7, including all figures, are 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 2010 California Building Code**

Subsections 1613.8.1 and 1613.8.2 are added as follows pursuant to Section 145.0106 of the Land Development Code:

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

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

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

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

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

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

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

where

I_A = the importance factor for structure A pursuant to Section 11.5.1 of ASCE 7-05.

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

Section 29. That Chapter 14, Article 5, Division 17 of the San Diego Municipal Code is amended by amending sections 145.1701 and 145.1705, to read as follows:

**Division 17: Additions and Modifications to Chapter 17 of the
2010 California Building Code**

§145.1701 Local Modifications and Additions to Chapter 17 “Structural Tests and Special Inspections” of the 2010 California Building Code

- (a) Chapter 17 of the 2010 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1701 through 1704 and 1706 through 1715 are 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 2010 California Building Code

Section 1705.5 is added pursuant to Section 145.0106 of the Land Development Code. 1705.5. Where structural observation is required by Section 1710 of the 2010 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.

Section 30. That Chapter 14, Article 5, Division 18 of the San Diego Municipal Code is amended by amending sections 145.1801 and 145.1803, to read as follows:

**Division 18: Additions and Modifications to Chapter 18 of the
2010 California Building Code**

§145.1801 Local Modifications and Additions to Chapter 18 “Soils and Foundations” of the 2010 California Building Code

- (a) Chapter 18 of the 2010 California Building Code is adopted by reference with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

- (b) Section 1803 is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.
- (c) Section 1801, Section 1802, and Sections 1804 through 1810 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§ 145.1803 Local Additions and Modifications to Section 1803 “Geotechnical Investigations” of the 2010 California Building Code

- (a) Section 1803.2 is adopted with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.
 - (1) 1803.2.1. A geotechnical investigation shall be conducted when required by Section 1803.2 of the California Building Code, Section 145.1803 (d) of the San Diego Municipal Code, or the Building Official for all new structures, additions to existing structures not exempted by San Diego Municipal Code Section 145.1803(b), or whenever the occupancy classification of a building changes to a higher relative hazard category pursuant to Table 1604.5 of the California Building Code as a result of the proposed work.
 - (2) 1803.2.2. When required, a geotechnical report 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 into

the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geotechnical investigation report establishes that construction of buildings or *structures* would be unsafe because of the geologic hazards. Issuance of a Building Permit does not constitute a representation by the City that the site does not contain geological hazards or that construction is safe.

- (3) 1803.2.3. The Building Official may require that a “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” be executed by the property owner as a condition to the issuance of a Building Permit for any structure to be located over a suspected fault or other geologic hazard. A “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” may also be required when a geologic investigation cannot conclusively establish that buildings or *structures* located on the site would either be safe or unsafe. The form of the “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” shall be as provided by the Building Official. When required by the Building Official, the “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” shall be executed by the property owner and recorded with the San Diego County Recorder, and filed with the City of San Diego.

- (b) Section 1803.2 is modified and exceptions are added pursuant to Sections 145.0105 and 145.0106 of the San Diego Municipal Code.

- (1) The Building Official may waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in California Building Code Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11.
 - (2) The Building Official may waive the requirement for a geotechnical investigation for additions to detached one and two-family dwellings, except when the site is located within Geologic Hazard Category 11 or 21 in Table 145.1803 of the San Diego Municipal Code, or when required by a discretionary review.
 - (3) The Building Official may waive the requirement for a geotechnical investigation for additions where the total floor area of all additions to the same *structure* is less than 500 square feet of floor area in any 12-month period.
 - (4) The Building Official may waive the requirement for a geotechnical investigation for remodels and non-structural tenant improvements to existing *structures*.
 - (5) The Building Official may waive the requirement for a geotechnical investigation for *structures* assigned to occupancy Group U or any other *structure* of a similar nature.
- (c) Section 1803.5 is modified pursuant to Section 145.0106 of the San Diego Municipal Code. 1803.5 (Investigated conditions) Geotechnical

investigations shall be conducted as indicated in California Building Code Sections 1803.5.1 through 1803.5.13.

- (d) Section 1803.5.11 is modified by adding Subsections 1803.5.11.1 and 1803.5.11.2 pursuant to Section 145.0106 of the San Diego Municipal Code.
 - (1) 1803.5.11.1. A geotechnical investigation report shall be submitted pursuant to San Diego Municipal Code Sections 145.1803(d), 145.1803(f) and Table 145.1803 unless exempted pursuant to San Diego Municipal Code Section 145.1803(b).
 - (2) 1803.5.11.2. For structures regulated by the California Residential Code, Section 145.1803(d) shall apply.
- (e) Section 1803.5.12 is modified pursuant to Section 145.0105 of the San Diego Municipal Code. 1803.5.12. (Seismic Design Categories D through F) For structures assigned to Seismic Design Category D, E or F in accordance with Section 1613, the geotechnical investigation report required by Section 1803.5.11, shall also include the determination of lateral earth pressures on foundation walls, and retaining walls supporting more than 6 ft of backfill height, due to earthquake motions.
- (f) Section 1803.5.13 is added pursuant to Section 145.0105 of the San Diego Municipal Code. 1803.5.13. Local Geologic Hazards. A geotechnical investigation report shall be submitted when required by Municipal Code Section 145.1803 and Table 145.1803. Notwithstanding Table 145.1803, the Building Official may require a geotechnical investigation report for

any site if the Building Official has reason to believe that a geologic hazard may exist at the site based on data not mapped on the City of San Diego Seismic Safety Study maps.

(g) The Geologic Hazard Category and the Building, Structure and Facility Class must be determined as follows when using Table 145.1803 to determine whether a geotechnical investigation report is required due to local geological hazards within the City of San Diego.

(1) 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 maps.

(2) City staff shall assign one of four Building, Structure and Facility classes to each building, *structure*, or facility based on their use, type of occupancy, number of occupants, and whether hazardous materials are being used or stored in the building, *structure*, or facility to determine whether a Geotechnical Investigation Report is required.

(A) Class A includes the following:

(i) Buildings or *structures* classified as Essential Facilities in Occupancy Category IV as defined in Table 1604.5 of the 2010 California Building Code.

- (ii) Any building, *structure* or facility where significant generation or storage of toxic, hazardous, or flammable materials will occur.
- (B) Class B includes the following *developments*, occupancy groups, and *structures* provided they are not included in Class A:
 - (i) All *developments* consisting of four or more buildings on the same lot.
 - (ii) All new *structures* requiring deep foundations, such as piers or pilings.
 - (iii) All *structures* over three stories in height.
 - (iv) All *structures* containing the following occupancies pursuant to the 2010 California Building Code, Chapter 3:
 - a. Group A, Divisions 1, 2, 3 and 4;
 - b. Group E, buildings and other *structures* containing elementary school, secondary school or day care facilities with an occupant load greater than 250;
 - c. Group H, Divisions 1, 2, and 3; and
 - d. Group I, Divisions 2 and 3.
 - (v) All *structures* with an occupant load of more than 300 occupants as determined by Table 10-A of the

2010 California Building Code and *structures* used for public assembly assigned to Occupancy Category III in Table 1604.5 of the 2010 California Building Code.

- (vi) Tanks, bins, hoppers, silos, and other storage structures with more than 20,000 gallon capacity intended to store toxic, hazardous, or flammable contents that are not associated with a building, *structure*, or facility in Class A.
 - (vii) Tanks, bins, hoppers, silos, and other storage structures over 35 feet high.
 - (viii) Towers over 35 feet high.
 - (ix) Retaining walls over the heights listed in the following Subsections a. and b. with the height measured from the top of the footing to the top of the wall:
 - a. Retaining walls over 12 feet in height; and
 - 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:

- (i) All *structures* containing the following occupancies pursuant to the 2010 California Building Code, Chapter 3:
 - a. Group A, Divisions 2, 3 and 5 with rooms having less than 300 occupants;
 - b. Group B;
 - c. Group E, buildings and other *structures* containing elementary school, secondary school or day care facilities with an occupant load less than 250;
 - d. Group F, Divisions 1 and 2;
 - e. Group H, Divisions 4 and 5;
 - f. Group I, Division 1;
 - g. Group M;
 - h. Group R, Divisions 1 and 2; and
 - i. Group S, Division 1.

- (ii) Retaining walls over the heights listed in the following Subsections a. and b. with the height measured from the top of the footing to the top of the wall:
 - a. Retaining walls over 6 feet in height; and

- b. Retaining walls of 8 feet or less supporting a surcharge or retaining toxic, hazardous, or flammable contents.
 - (iii) Tanks, bins, hoppers, silos, and other storage structures intended to store toxic, hazardous, or flammable contents;
 - (iv) Tanks, bins, hoppers, silos, and other storage structures over 20 feet high; and
 - (v) Towers over 20 feet high.
- (D) Class D includes the following occupancy groups and *structures* provided they are not included in Classes A, B, or C: All *structures* containing the following occupancies pursuant to the 2010 California Building Code, Chapter 3: Group R, Divisions 3 and 4 and buildings regulated by the 2010 California Residential Code.
- (h) Section 1803.6 is adopted with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the San Diego Municipal Code.
- 1803.6.1. Geotechnical investigations reports prepared pursuant to Section 1803.6 of the 2010 California Building Code and Section 145.1803 (f) of the San Diego Municipal Code shall be required for sites where geologic hazards may exist as determined by the Building Official prior to obtaining a Building Permit. The report shall include all requirements as established by the Building Official. All reports shall be prepared in

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

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

| | | |
|----------------------|---|---------|
| All Other Conditions | 53, 54 (with slope less than 4:1 or 25%) | A, B, C |
| | 51, 52, 55 | A, B, C |

Footnotes:

- (1) See San Diego Municipal Code Section 145.1803 (f) and (g).

Section 31. That Chapter 14, Article 5, Division 19 of the San Diego Municipal Code is amended by amending Sections 145.1901 and 145.1908 to read as follows:

Article 5: Building Regulations

**Division 19: Additions and Modifications to Chapter 19 of the
2010 California Building Code**

§145.1901 Local Modifications and Additions to Chapter 19 “Concrete” of the 2010 California Building Code

- (a) Chapter 19 of the 2010 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1901 through 1907 and 1909 through 1915 are 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 2010 California Building Code

Section 1908.1.9 is modified and exceptions 2 and 3 are added pursuant to Section 145.0106 of the Land Development Code. 1908.1.9 ACI 318, Section D.3.3. Modify ACI 318, Section D3.3.4 by adding exceptions 2 and 3.

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

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

(b) Exception 3. Light-Frame Cold Formed Steel Construction. Section D.3.3.4 does not apply and the design shear strength in accordance with

Section D.6.2.1(c) shall not be computed for anchor bolts attaching cold-formed steel track of bearing or non-bearing walls of light-frame construction to foundations or foundation stem walls provided all of the following are satisfied:

- (1) The maximum anchor nominal diameter is 5/8 inches (16 mm);
 - (2) Anchors are embedded into concrete a minimum of 7 inches (178 mm).
 - (3) Anchors are located a minimum of 1-3/4 inches (45 mm) from the edge of the concrete parallel to the length of the track.
 - (4) Anchors are located a minimum of fifteen anchor diameters from the edge of the concrete perpendicular to the length of the track;
and
 - (5) The track is 33 to 68 mil designation thickness.
- (c) Allowable in-plane shear strength of exempt anchors parallel to the edge of concrete shall be permitted in accordance with AISI S100 Section E3.3.1.

Section 32. That Chapter 14, Article 5, Division 20 of the San Diego Municipal Code is amended by amending section 145.2001, to read as follows:

Article 5: Building Regulations

Division 20: Additions and Modifications to Chapter 20 of the

2010 California Building Code

§145.2001 Local Modifications and Additions to Chapter 20 "Aluminum" of the 2010 California Building Code

Chapter 20 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 33. That Chapter 14, Article 5, Division 21 of the San Diego Municipal Code is amended by amending section 145.2101, to read as follows:

Article 5: Building Regulations

**Division 21: Additions and Modifications to Chapter 21 of the
2010 California Building Code**

**§145.2101 Local Modifications and Additions to Chapter 21 “Masonry” of the 2010
California Building Code**

Chapter 21 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 34. That Chapter 14, Article 5, Division 22 of the San Diego Municipal Code is amended by amending section 145.2201, to read as follows:

Article 5: Building Regulations

**Division 22: Additions and Modifications to Chapter 22 of the
2010 California Building Code**

**§145.2201 Local Modifications and Additions to Chapter 22 “Steel” of the 2010
California Building Code**

Chapter 22 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 35. That Chapter 14, Article 5, Division 23 of the San Diego Municipal Code is amended by amending section 145.2301, to read as follows:

Article 5: Building Regulations

**Division 23: Additions and Modifications to Chapter 23 of the
2010 California Building Code**

**§145.2301 Local Modifications and Additions to Chapter 23 “Wood” of the 2010
California Building Code**

Chapter 23 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 36. That Chapter 14, Article 5, Division 24 of the San Diego Municipal Code is amended by amending section 145.2401, to read as follows:

Article 5: Building Regulations

**Division 24: Additions and Modifications to Chapter 24 of the
California Building Code**

**§145.2401 Local Modifications and Additions to Chapter 24 “Glass and Glazing” of the
2010 California Building Code**

Chapter 24 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 37. That Chapter 14, Article 5, Division 25 of the San Diego Municipal Code is amended by amending section 145.2501, to read as follows:

Article 5: Building Regulations

**Division 25: Additions and Modifications to Chapter 25 of the
2010 California Building Code**

**§145.2501 Local Modifications and Additions to Chapter 25 “Gypsum Board and
Plaster” of the 2010 California Building Code**

Chapter 25 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 38. That Chapter 14, Article 5, Division 26 of the San Diego Municipal Code is amended by amending section 145.2601, to read as follows:

Article 5: Building Regulations

**Division 26: Additions and Modifications to Chapter 26 of the
2010 California Building Code**

**§145.2601 Local Modifications and Additions to Chapter 26 “Plastic” of the 2010
California Building Code**

Chapter 26 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 39. That Chapter 14, Article 5, Division 27 of the San Diego Municipal Code is amended by amending section 145.2701, to read as follows:

Article 5: Building Regulations

**Division 27: Additions and Modifications to Chapter 27 of the
2010 California Building Code**

**§145.2701 Local Modifications and Additions to Chapter 27 “Electrical” of the 2010
California Building Code**

Chapter 27 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 40. That Chapter 14, Article 5, Division 28 of the San Diego Municipal Code is amended by amending section 145.2801, to read as follows:

Article 5: Building Regulations

**Division 28: Additions and Modifications to Chapter 28 of the
2010 California Building Code**

**§145.2801 Local Modifications and Additions to Chapter 28 “Mechanical Systems” of
the 2010 California Building Code**

Chapter 28 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 41. That Chapter 14, Article 5, Division 29 of the San Diego Municipal Code is amended by amending Section 145.2901 to read as follows:

Article 5: Building Regulations

**Division 29: Additions and Modifications to Chapter 29 of the
2010 California Building Code**

**§145.2901 Local Modifications and Additions to Chapter 29 “Plumbing Systems” of the
2010 California Building Code**

- (a) Chapter 29 of the 2010 California Building Code is not adopted by the City of San Diego pursuant to Section 145.0104 of the Land Development Code.
- (b) Chapter 4 of the 2010 California Plumbing Code is adopted by reference pursuant to Section 147.0103 of the Land Development Code and shall be used as the basis for determining the number and location of plumbing fixtures.

Section 42. That Chapter 14, Article 5, Division 30 of the San Diego Municipal Code is amended by amending section 145.3001, to read as follows:

Article 5: Building Regulations

**Division 30: Additions and Modifications to Chapter 30 of the
2010 California Building Code**

**§145.3001 Local Modifications and Additions to Chapter 30 “Elevators and Conveying
Systems” of the 2010 California Building Code**

Chapter 30 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the San Diego Municipal Code.

Section 43. That Chapter 14, Article 5, Division 31 of the San Diego Municipal Code is amended by amending sections 145.3101 and 145.3109, to read as follows:

Article 5: Building Regulations

**Division 31: Additions and Modifications to Chapter 31 of the
2010 California Building Code**

**§145.3101 Local Modifications and Additions to Chapter 31 “Special Construction” of
the 2010 California Building Code**

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

**§145.3109 Local Additions and Modifications to Section 3109 “Swimming Pool
Enclosure and Safety Devices” of the 2010 California Building Code**

Sections 3109.1.1, 3109.1.2 and 3109.4.1.10 of the 2010 California Building Code are added as follows pursuant to Section 145.0106 of the Land Development Code.

- (a) 3109.1.1 Purpose of Building Regulations for Swimming Pools, Spas and Hot Tubs. The purpose of this Section is to establish building regulations for private swimming pools and hot tubs or spas that do not have locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specifications (ASTM F 1346) located on the premises of Group R, Division 3 (Occupancies) units.
- (b) 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 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) 3109.4.1.10 Barrier Heights. When provided as a part of a pool enclosure pursuant to Section 3109.4.4.3 of the 2010 California Building Code, the enclosure barrier shall be designed so that it cannot be readily climbed by small children. The barrier shall comply with the height requirements contained in Section 3109.4.4.3 of the 2010 California Building Code. When located adjacent to a slope, planter or other fixed appendage, the barrier shall comply with Figure 31B-5 of the 2010 California Building Code.

Section 44. That Chapter 14, Article 5, Division 32 of the San Diego Municipal Code is amended by amending section 145.3201, to read as follows:

Article 5: Building Regulations

Division 32: Additions and Modifications to Chapter 32 of the

2010 California Building Code

§145.3201 Local Modifications and Additions to Chapter 32 “Encroachments into the Public Right-of-Way” of the 2010 California Building Code

- (a) Chapter 32 of the 2010 California Building Code is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3201 and 3202 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§145.3203 Local Additions to Chapter 32 “Encroachments Into The Public Right-of-Way”

Section 3203 “Entrance Canopies” is added as follows pursuant to Section 145.0106 of the Land Development Code:

- (a) through (b) [No change in text.]
- (c) 3203.3 Construction. Entrance canopy frames and supporting structural members shall be constructed of corrosion-resistant metal designed and constructed to withstand wind or other lateral loads and live loads as required by Chapter 16 of the 2010 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 2010 California Building Code.

(2) through (4) [No change in text.]

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

Section 45. That Chapter 14, Article 5, Division 33 of the San Diego Municipal Code is amended by amending sections 145.3301 and 145.3303, to read as follows:

Article 5: Building Regulations

**Division 33: Additions and Modifications to Chapter 33 of the
2010 California Building Code**

**§145.3301 Local Modifications and Additions to Chapter 33 “Safeguards During
Construction” of the 2010 California Building Code**

- (a) Chapter 33 of the 2010 California Building Code is adopted by reference with additions and modifications pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3301 through 3302 and 3304 through 3312 are 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 2010
California Building Code**

Section 3303.7 is added pursuant to Section 145.0106 of the Land Development Code. 3303.7 Additional Demolition Regulations. The following regulations apply to the demolition of a *structure* or building, in whole or in part, or the removal of a *structure* from a site:

- (a) All debris, including portions of the building or *structure* and contents, shall be removed from the site within 90 days from the date that the

demolition/removal permit or Building Permit was issued, or 150 days if an extension has been granted in accordance with San Diego Municipal Code Section 129.0512.

- (b) Combustible material shall be removed from the site as demolition proceeds.
- (c) Dry or dusty materials or debris shall be wet down to allay the dust.
- (d) All glass shall be removed from the *structure* before beginning demolition.
- (e) Street drainage, drainage structures, natural drainage, or diversion shall not be obstructed.
- (f) Demolition work shall not be performed on public easements without permission of the grantor of the easement.
- (g) Notwithstanding plumbing code requirements for permits, all sewer, gas, and water connections shall be capped and approval obtained from the Building Official prior to covering such connections. Sewer, gas, and water line capping shall be performed in the manner prescribed by the California Plumbing Code. Such capping shall be located within five feet of the property line.
- (h) Debris or other combustibles shall not be burned on the site.
- (i) Electric or gas welding or gas cutting shall require a permit issued by the City Fire Marshall and shall comply with Chapter 26 of the 2010 California Fire Code.

- (j) Stormwater Best Management Practices shall be in place at all times during the demolition as required by San Diego Municipal Code Section 43.0301.

Section 46. That Chapter 14, Article 5, Division 34 of the San Diego Municipal Code is amended by amending section 145.3401, to read as follows:

Article 5: Building Regulations

**Division 34: Additions and Modifications to Chapter 34 of the
2010 California Building Code**

§145.3401 Local Modifications and Additions to Chapter 34 “Existing Structures” of the 2010 California Building Code.

Chapter 34 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 47. That Chapter 14, Article 5, Division 35 of the San Diego Municipal Code is amended by amending section 145.3501, to read as follows:

Article 5: Building Regulations

**Division 35: Additions and Modifications to Chapter 35 of the
2010 California Building Code**

§145.3501 Local Modifications and Additions to Chapter 35 “Referenced Standards” of the 2010 California Building Code

Chapter 35 of the 2010 California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 48. That Chapter 14, Article 5, Division 36 of the San Diego Municipal Code is amended by amending sections 145.3601, 145.3602, and 145.3603, to read as follows:

Article 5: Building Regulations

Division 36: Additions and Modifications to Chapter 36 of the

2010 California Building Code

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

- (a) Appendix J of the California Building Code is adopted by reference with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) Section J104.4 is adopted by reference with modifications pursuant to Section 145.0105 of the Land Development Code.
- (c) Section J101 and Sections J105 through J111 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.
- (d) Sections J102, J103, J104.1 through J104.3 are not adopted pursuant to Section 145.0104 of the Land Development Code.

§145.3602 Grading Regulations for Non-residential Projects

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

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

Section J104.4 is adopted with modifications pursuant to Section 145.0106 of the Land Development Code. J104.4 Liquefaction study. For sites with mapped

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

Section 49. That Chapter 14, Article 5, Division 37 of the San Diego Municipal Code is amended by amending sections 145.3704, 145.3705, 145.3706, 145.3707, 145.3708, 145.3709, 145.3710, 145.3711, 145.3712, 145.3715, 145.3724 and 145.3725, to read as follows:

Article 5: Building Regulations

Division 37: Additional Building Regulations

for Archaic Materials and Methods of Construction

§145.3704 Definitions for this Division Only

The following definitions apply to this division:

“Building” through “Building Maintenance” [No change in text.]

California Building Code (CBC) shall mean the 2010 California Building Code, California Code of Regulations Title 24, Part 2 as published by the California Building Standards Commission.

California Existing Building Code (CEBC) shall mean the 2010 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” through “Date of Service”

[No change in text.]

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

“External Hazards” through “Hazard Category” [No change in text.]

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

“Historical Building” through “Value of the Building” [No change in text.]

§145.3705 General Regulations for Archaic Materials and Methods of Construction

- (a) When structural seismic upgrading is required or is being voluntarily provided, the building elements regulated by this division shall be those listed in Table No. A1-A of the 2010 California Existing Building Code.
- (b) In addition to the requirements set forth in this division, the provisions of the 2010 California Building Code, Chapter 34, shall also apply to alterations or additions made to buildings within the scope of this division.
- (c) [No change in text.]
- (d) Except as specifically provided for by 2010 California Building Code, Chapter 34, alterations performed solely to achieve compliance with the requirements of this division, or the value of such alterations, or both,

shall not subject the owner to compliance with other provisions of the San Diego Municipal Code, such as Section 142.0610.

- (e) For archaic material design values, refer to Sections A103 through A114 of the 2010 California Existing Building Code, including all tables and figures.
- (f) The technical provisions established by San Diego Municipal Code Section 145.3705(e) shall not apply to the strengthening of buildings or structures classified as Hazardous Facilities in Occupancy Category III when assigned to Seismic Design Category C, D, or E or buildings or structures classified as Essential Facilities in Occupancy Category IV in accordance with Table 1604.5 of the 2010 California Building Code.
- (g) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the 2010 California Building Code and the 2010 California Existing Building Code, except as modified by this division.
- (h) [No change in text.]

§145.3706 Regulations for Essential or Hazardous Facilities

- (a) The following buildings or *structures* shall be strengthened to meet the requirements of the 2010 California Building Code for new buildings or *structures* 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 2010 California Building Code; or

- (2) Essential facilities in Occupancy Category IV in accordance with Table 1604.5 of the 2010 California Building Code.

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

(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the 2010 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official

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

§145.3707 Regulations for Remodels Exceeding 100 Percent of Valuation

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

(d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the 2010 California Building Code for new buildings of the same occupancy category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.

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

§145.3708 Regulations for Change to a Higher Hazard Category

- (a) through (e) [No change in text.]
- (f) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the 2010 California Building Code for new buildings of the same occupancy category, no further action is required. If the report shows otherwise, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official.
- (g) The time schedule shall specify completion dates for each phase of the seismic retrofit with the final date for completion of all items listed in the Structural Survey and Engineering Report to be a maximum of 10 years from the date of change of use or occupancy to a higher hazard category.

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

- (a) through (c) [No change in text.]
- (d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the California Historical Building Code, if applicable, or the 2010 California Building Code for new buildings of the same occupancy category, no further action is required. If the report shows

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

§145.3710 Regulations for Wall Anchorage and Parapet Bracing

- (a) [No change in text.]
 - (1) [No change in text.]
 - (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 2010 California Existing Building Code.
- (b) through (c) [No change in text.]
- (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 2010 California Existing Building Code, or new anchors meeting the minimum requirements of Section A113.1 shall be installed.
- (e) If the building is a Historical Building, the installation shall comply with the requirements of the California Historical Building Code and parapet removal may not be used as a method to mitigate External Hazards.
- (f) [No change in text.]

§145.3711 Regulations for Remodels over 50 Percent of Building Value

- (a) [No change in text.]

- (b) The owner of a building regulated by this Section shall, within 5 years after the Date of Service of an order to comply, provide floor-to-wall and roof-to-wall anchors around the perimeter of the entire building. Existing floor-to-wall and roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A113.1 of the 2010 California Existing Building Code, or new anchors meeting those requirements shall be installed.
- (c) If the building is a Historical Building, the installation shall comply with the requirements of the California Historical Building Code.
- (d) [No change in text.]

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

- (a) Historical Buildings or structures as defined by San Diego Municipal Code Section 145.3704 shall comply with the minimum structural provisions of the California Historical Building Code, Title 24, Part 8, California Code of Regulations. Provisions found within the California Historical Building Code for the seismic strengthening of Historical Buildings may be used to comply with this division.
- (b) Strength Values for existing materials are given in Table A1-D and for new materials in Table A1-E of the 2010 California Existing Building Code. Strength Values for new materials not specified in the 2010 California Building Code or Table No. A1-E of the 2010 California Existing Building Code may be based on substantiating research data or engineering judgment, subject to the approval of the Building Official.

- (c) Alternative materials, design, or methods of construction may be approved by the Building Official in accordance with the provisions of San Diego Municipal Code Section 129.0109. In addition, when a request for an alternative proposed design, material, or method of construction is being considered, the Building Official may file a written request for review to the State Historical Building Safety Board for its consideration, advice, or findings in accordance with the California Historical Building Code.
- (d) Demolition of Historical Buildings may not be allowed unless the demolition complies with Chapter 14, Article 3, Division 2 (Historical Resources Regulations) of the San Diego Municipal Code, any other provisions of the San Diego Municipal Code relating to historic preservation, and the California Historical Building Code.

§145.3715 Contents of Order to Comply

The order shall reference this division which references Sections A102 through A114 of the-2010 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) through (d) [No change in text.]

§145.3724 Regulations for Buildings of Archaic Unreinforced Masonry

- (a) [No change in text.]
- (b) A qualified Historical Building may comply with the California Historical Building Code in order to fulfill the requirements of this Section.

- (c) Existing or re-erected walls of unburned clay, adobe, or stone masonry construction shall conform to the following:
- (1) Walls of unreinforced unburned clay, adobe, or stone masonry shall not exceed the height or length-to-thickness ratio specified in Table No. A1-G of the 2010 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.
 - (2) [No change in text.]
 - (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 2010 California Building Code. Unstabilized brick shall only be used where existing brick is unstabilized and where the building is not susceptible to flooding conditions or direct exposure. Adobe may be allowed a maximum value of 9 pounds per square inch for shear unless higher values are justified by test.
 - (4) [No change in text.]

- (5) Strength values for existing and new materials as specified in the 2010 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 2010 California Existing Building Code. Strength values for new materials not specified in the 2010 California Building Code or Table No. A1-E of the 2010 California Existing Building Code shall be based on substantiating research data or engineering judgment, with the approval of the Building Official.

§145.3725 Alternate Materials, Designs, and Methods of Construction

- (a) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the 2010 California Building Code, except as modified by this division.
- (b) through (d) [No change in text.]

Section 50. That Chapter 14, Article 6, Division 1 of the San Diego Municipal Code is amended by amending Sections 146.0103 through 146.0105 to read as follows:

§146.0103 Interpretation of the Electrical Regulations

- (a) The language used in this article and in the 2010 California Electrical Code which is made a part of this article by reference, is intended to convey the common and accepted meaning familiar to the electrical industry.
- (b) [No change in text.]

§146.0104 Adoption of the 2010 California Electrical Code

- (a) The 2010 California Electrical Code published and amended by the California Building Standards Commission (BSC) and as amended by the California Department of Housing and Community Development [HCD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Planning and Development [OSHPD3]; and the State Fire Marshal [SFM] is adopted by reference and made a part of this article as if fully set forth, except as otherwise provided in this article. The regulations so referenced are the standard for electrical installations regulated by this article. A copy of the 2010 California Electrical Code is on file in the office of the City Clerk as Document No. 0-20187-2
- (b) When reference is made to the 2010 California Electrical Code, it shall be the 2010 California Electrical Code, California Code of Regulations Title 24, Part 3 as published by the California Building Standards Commission.
- (c) The Building Official is authorized to enforce only those amendments made by the following state agencies:
- (1) through (6) [No change in text]

§146.0105 Portions of the 2010 California Electrical Code Not Adopted

The following Sections or Subsections of the 2010 California Electrical Code are not adopted by the City of San Diego.

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

Section 51. That Chapter 14, Article 6, Division 2 of the San Diego Municipal Code is amended by amending section 146.0202, to read as follows:

§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 2010 California Electrical Code, Article 210, Section 52, shall not apply.

(b) and (c) [No change in text]

Section 52. That Chapter 14, Article 7, Division 1 of the San Diego Municipal Code is amended by amending sections 147.0103, 147.0104, 147.0105, 147.0106, and 147.0107, to read as follows:

§147.0103 Adoption of the 2010 California Plumbing Code

(a) Except as provided in Sections 147.0104 through 147.107, the 2010 California Plumbing Code, published and amended by the California Building Standards Commission (BSC) and as amended by the California Department of Housing and Community Development [HCD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning and Development [OSHPD3]; and the State Fire Marshal [SFM], a copy of which is on file in the office of the City Clerk as Document 00-20187-3, is adopted by reference.

- (b) When reference is made to the 2010 California Plumbing Code, it shall be the 2010 California Plumbing Code, California Code of Regulations Title 24, Part 5 as published by the California Building Standards Commission.
- (c) The Building Official is authorized to enforce only those amendments made by the following state agencies:
 - (1) through (7) [No change in text]

§147.0104 Modifications to the 2010 California Plumbing Code Adopted by the City of San Diego

The following Sections or Subsections of the 2010 California Plumbing Code are modified by the City of San Diego: Chapter 6, Section 609, Installation, Testing, Unions and Location, Section 609.3.1.

§147.0105 Additions to the 2010 California Plumbing Code Adopted by the City of San Diego

The following Sections or Subsections of the 2010 California Plumbing Code are added by the City of San Diego:

- (a) Chapter 6, 609.3.2 Exception, Underslab Metallic Piping.
- (b) Chapter 12, Section 1209.7.3.1, Gas Pressure Regulators.

§147.0106 Adoption of Appendices to 2010 California Plumbing Code

(a) The following Appendix Chapters of the 2010 California Plumbing Code adopted by a State agency as identified in San Diego Municipal Code Section 147.0103 and the adoption matrices of the 2010 California Plumbing Code are adopted by the City of San Diego:

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

(b) The following Appendix Chapters of the 2010 California Plumbing Code not adopted by a State agency as identified in San Diego Municipal Code Section 147.0103 and in the adoption matrices of the 2010 California Plumbing Code are adopted by the City of San Diego:

(1) through (4) [No change in text]

§147.0107 Portions of the 2010 California Plumbing Code Not Adopted

The following portions of the 2010 California Plumbing Code are not adopted:

(a) Chapter 1 - Division II, Administration.

(b) [No change in text]

Section 53. That Chapter 14, Article 7, Division 2 of the San Diego Municipal Code is amended by amending sections 147.0206 and 147.0212, to read as follows:

§147.0206 Local Modifications to Section 609 “Installation, Testing, Unions and Location” of the California Plumbing Code.

(a) Section 609.3.of the California Plumbing Code is adopted with additions and modifications pursuant to Sections 147.0104 and 147.0105 of the Land Development Code.

- (b) Section 609.3.1 of the California Plumbing Code is modified as follows:
- Metallic piping shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and shall be restricted to those short sections and fittings necessarily stripped for threading. Zinc coating (galvanizing) shall not be deemed adequate protection for piping or fittings. Approved nonferrous piping shall not be required to be wrapped.
- (c) Section 609.3.2 of the California Plumbing Code is modified as follows:
- (1) Metallic piping providing potable water distribution within dwelling units shall not be permitted to be installed under a concrete floor slab.
 - (2) Exception: Metallic piping serving island fixtures, such as kitchen island sinks and similar plumbing fixtures, and metallic piping serving trap seal primers protecting floor drain traps pursuant to Section 1007.0, shall be installed without joints and the installation shall satisfy the following requirements.
 - (A) The metallic piping shall be installed within a watertight continuous pipe sleeve that prevents direct contact between the metallic piping and underslab soils.
 - (B) During construction the protective pipe sleeve shall be capped at its ends until the metallic piping is installed.
 - (C) Flexible couplings or caulking shall be used to close the gap between the metallic piping and the protective sleeve

and shall prevent water from entering the void created between the metallic piping and the protective sleeve.

- (D) The inner walls of the protective sleeve and the metallic piping shall be free of soil particles and other foreign substances.

§147.0212 Local additions to Section 1209.7 “Gas Pressure Regulators” of the California Plumbing Code.

Section 1209.7.3.1 of the California Plumbing Code is modified as follows:

1209.7.3.1 When used, approved regulators shall be installed in locations approved by the Building Official.

Section 53. That Chapter 14, Article 7, Division 3 of the San Diego Municipal Code is amended by amending section 147.0305, to read as follows:

§147.0305 General Regulations for Low-water Use Plumbing Fixtures

- (a) New non-residential building flow rates for water closets shall not exceed 1.6 gallons of water per flush, urinals and associated flushometer valves if any shall not exceed 1.0 gallons of water per flush, and shower heads shall not exceed a water supply rate of 2.5 gallons per minute measured at 80 psi.
- (b) The use of existing plumbing fixtures with a maximum flush not to exceed 3.5 gallons of water or urinals with a maximum flush exceeding 1.0 gallon of water, may be allowed, when in the opinion of the Building Official, the configuration of the building drainage system requires a greater quantity of water to adequately flush the system.

- (c) Should an existing plumbing fixture be voluntarily replaced with an ultra low-flush water use plumbing fixture, the permit requirements mandated in Section 129.0402 will not apply.

Section 54. That Chapter 14, Article 8, Division 1 of the San Diego Municipal Code is amended by amending sections 147.0103, 147.0104, 147.0105, and 147.0106, to read as follows:

§148.0103 Adoption of the 2010 California Mechanical Code

- (a) Except as provided in San Diego Municipal Code Section 148.0104, the 2010 California Mechanical Code, published and amended by the California Building Standards Commission (BSC) and as amended by the California Department of Housing and Community Development [HCD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning and Development [OSHPD3]; and the State Fire Marshal [SFM], a copy of which is on file in the office of the City Clerk as Document No. 00-20187⁻⁴, is adopted by reference.
- (b) When reference is made to the California Mechanical Code, it shall be the 2010 California Mechanical Code, California Code of Regulations Title 24, Part 4 as published by the California Building Standards Commission.
- (c) The Building Official is authorized to enforce only those amendments made by the following state agencies:
 - (1) through (5) [No change in text]

§ 148.0104 Additions to the 2010 California Mechanical Code Adopted by the City of San Diego

The following Sections or Subsections have been added to the 2010 California Mechanical Code regulations by the City of San Diego: None.

§148.0105 Exemptions from a Mechanical Permit

- (a) A mechanical permit is not required for the following structures or activities:
 - (1) through (3) [No change in text]
 - (4) A closed system of steam, hot, or chilled water piping within heating or cooling equipment regulated by the 2010 California Mechanical Code.
 - (5) Replacement of any component part of assembly of an appliance that does not alter its original approval and complies with other applicable requirements of the 2010 California Mechanical Code.
 - (6) Refrigerating equipment that is a part of the equipment for which a permit has been issued pursuant to the requirements of the 2010 California Mechanical Code.
 - (7) [No change in text]
- (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 2010 California Mechanical Code or other laws or ordinances of the City of San Diego.

§ 148.0106 Adoption of Appendices to 2010 California Mechanical Code

- (a) The following Appendix Chapters of the 2010 California Mechanical Code not adopted by a State agency as identified in Section 148.0103 and the adoption matrices of the 2010 California Mechanical Code are adopted by the City of San Diego: Chapter 1, Part II Administration.
- (b) The following Appendix Chapters of the 2010 California Mechanical Code adopted by a State agency as identified in Section 148.0103 and the adoption matrices of the 2010 California Mechanical Code are adopted by the City of San Diego:
 - (1) Appendix A - Uniform Mechanical Code Standard No. 6-2.
 - (2) through (4) [No change in text]

Section 55. That Chapter 14, Article 9, Division 1 of the San Diego Municipal Code is added by adding sections 149.0101, 149.0102, 149.0103, 149.0104, 149.0105, 149.0106, 149.0107, and 149.0108, to read as follows:

Article 9: Residential Building Regulations

Division 1: Adoption and Applicability of the Residential Building Regulations

§149.0101 Purpose of the Residential Building Regulations

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

- (b) The purpose of this Section is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Section.

§149.0102 When the Residential Building Regulations Apply

- (a) This article shall be known as the Residential Building Regulations of the City of San Diego and regulates the construction, alteration, replacement, repair, maintenance, moving, removal, demolition, occupancy, and use of any privately owned building or *structure* or any appurtenances connected or attached to such building or *structure* within the City of San Diego, except work located primarily in a public right-of-way, public utility towers and poles, mechanical equipment not specifically regulated in the California Residential Code, and hydraulic flood control structures. The Residential Building Regulations shall also apply to City-owned buildings and *structures*.
- (b) Where in any specific case, different Sections of the Residential Building Regulations specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.
- (c) Wherever in the Residential Building Regulations reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted pursuant to San Diego Municipal Code Section 149.0107.

- (d) Administration and enforcement of the Residential Building Regulations of the City of San Diego are regulated by the applicable provisions of Chapters 11 and 12 of the San Diego Municipal Code.

§149.0103 Adoption of the 2010 California Residential Code

- (a) The 2010 California Residential Code, published and amended by the California Building Standards Commission [BSC], as amended by the State Department of Housing and Community Development [HCD 1, HCD 1/AC]; and the State Fire Marshal [SFM] is adopted by reference, except as otherwise provided in this Article of the San Diego Municipal Code, Divisions 2 through 47. A copy of the 2010 California Residential Code is on file in the office of the City Clerk as Document No. ⁰⁰⁻ 20187-5
- (b) When reference is made to the California Residential Code, it shall be the 2010 California Residential Code, California Code of Regulations Title 24, Part 2.5, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the 2010 California Residential Code is made a part of this Article as if fully set forth in this article except as otherwise provided in Divisions 2 through 47.
- (d) Numbering of Sections and Subsections in Divisions 2 through 47 of this Article is cross referenced to Sections in the 2010 California Residential Code.

- (e) The adoption of the 2010 California Residential Code shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.
- (f) The Building Official shall only is authorized to enforce only those amendments made by the following state agencies:
 - (1) The Department of Housing and Community Development for accessibility in privately funded housing and all housing (HCD 1 and HCD 1/AC).
 - (2) Office of the State Fire Marshal (SFM).

§149.0104 Portions of the 2010 California Residential Code Not Adopted by the City of San Diego

The following Sections or Subsections of the 2010 California Residential Code have not been adopted by the City of San Diego:

- (a) Chapter 1, Division II;
- (b) Chapter 6, Figure R602.10.6.2 (1) and Figure R602.10.6.2 (3),
Connections to Roof Framing.

§149.0105 Modifications to the 2010 California Residential Code Adopted by the City of San Diego

The following Sections or Subsections of the 2010 California Residential Code are modified by the City of San Diego:

- (a) Chapter 2, Section R202, Definitions

- (b) Chapter 3, Section R317.3.1, Exception Fasteners in preservative-treated wood; Section R327.1.3 Application date and where required; Section R327.2, Definitions; Section R327.5.4, Roof Gutters and Downspouts; Section R327.6.2, Vents, Requirements; Section R327.8, Exterior Windows and Doors.
- (c) Chapter 6; Section R602.10.6.1 item no 3, item no. 4, Connections to Roof Framing.
- (d) Chapter 8, Section R806.1, Exception.
- (e) Chapter 9, Section 902.1.5 Roof covering materials, Section R902.2.1 Wood shingles, Section R902.2.2, Wood shakes; Section R905.1.1, Roof covering attachment; R907.1.1, Replacement roof covering, Class A; R907.1.2 Replacement Roof Covering, Class A, Additions; R907.1.3, Wood shake, shingles reroof; R907.1.4 Wood shake, Shingles, Historical Buildings; R907.1.5, Reroofing over wood roofs.

§149.0106 Additions to the 2010 California Residential Code Adopted by the City of San Diego

The following Sections and Subsections are added to the 2010 California Residential Code by the City of San Diego:

- (a) Chapter 2, Section R202, Definitions, Live Work Unit.
- (b) Chapter 3, Section R320.2 Voluntary Accessibility program; Section R327.1.3 Exception 5; Section R327.1.3.1 Exception 2.3; Section R327.2, Local Very High Fire Hazard Severity Zone; Section R327.3.6.1 Alternative Materials, designs or methods of construction; Section

R327.3.6.2, Modifications; Section R327.5.4 Roof Gutters and Downspouts; Section R327.5.5 Drip Edge flashing; Section R327.6.2 items 4 through 7; Section R327.8.2.2.1, Vinyl windows; Section R327.11, Spark Arrester; Section R327.12, Glazing materials in skylights; Section R329, Structural Tests and Special Inspections; Section R330, Building Regulations for Swimming Pools; Section R331, Encroachments into the Public right of Way; Section R332, Safeguards During Construction; Section R333 Sound Transmission Control.

- (c) Chapter 4, Section R404.4.2.1, Classification of soil; R401.4.2., Soil Classification; Section 401.5, Geotechnical Investigations; Section R401.6, Geotechnical Reports; Section R401.7, Notice of Geologic Hazards.
- (d) Chapter 8, Section R806.1 exception.
- (e) Chapter 45, Residential Grading Regulations.

§149.0107 Adoption of Appendices to the 2010 California Residential Code

The following Appendix Chapters of the 2010 California Residential Code are adopted by the City of San Diego: Appendix Chapter H, Patio Covers

§149.0108 Applicability of the 2010 California Building Code to existing buildings and structures regulated by the California Residential Code.

- (a) The legal occupancy of any *structure* existing on the date of adoption of the 2010 California Residential Code shall be permitted to continue without change, except as is specifically regulated by Chapter 34 of the 2010 California Building Code, the California Fire Code, or as is deemed

necessary by the Building Official for the general safety and welfare of the occupants and the public.

- (b) Additions, alterations or repairs to any *structure* shall conform to the requirements for a new *structure* without requiring the existing *structure* to comply with all of the requirements of the California Residential Code or, where applicable, the California Building Code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing *structure* to become unsafe or adversely affect the performance of the *structure*.
- (c) Buildings and *structures*, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the 2010 California Building Code shall be maintained in conformance with the code edition under which installed. The owner and the owner's designated agent shall be responsible for the maintenance of buildings and *structures*. To determine compliance with this Subsection, the Building Official shall have the authority to require a building or structure to be re-inspected. The requirements of the Building Regulations shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing *structures*.

Section 56. That Chapter 14, Article 9, Division 2 of the San Diego Municipal Code is added by adding sections 149.0201, 149.0202, 149.0203, to read as follows:

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

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

- (a) Chapter 2 of the California Residential Code is adopted by reference with additions pursuant to Sections 149.0103 and 149.0106 of the San Diego Municipal Code.
- (b) Sections R201 is adopted by reference without change pursuant to Section 145.0103 of the San Diego Municipal Code.
- (c) Section R202 has been adopted with additions pursuant to Section 149.0106 of the San Diego Municipal Code.

§149.0202 Local Modifications and Additions to Chapter 2 “Definitions”

The following definition has been added to the California Residential Code as follows pursuant to Section 149.0106 of the San Diego Municipal Code: IVE WORK UNIT. A unit in which a portion of the unit is used for other than living purposes as defined and subject to the limitations set forth in Section 419 “LIVE/WORK UNITS” in the California Building Code, as adopted and amended by the City of San Diego. Live Work Unit shall not mean Live/Work Quarters as defined and regulated in Section 141.0311 of the San Diego Municipal Code.

§149.0203 Other Definitions

- (a) Definitions in Chapter 11, Article 3, Division 1 of the San Diego Municipal Code do not apply to the regulations in Chapter 14 Article 9 Divisions 1 through 45 of the San Diego Municipal Code where they conflict with the definitions contained in the California Residential Code.

- (b) Definitions in Chapter 14, Article 9, Division 2 only apply where used as a part of additions to the California Residential Code and associated referenced standards.

Section 57. That Chapter 14, Article 9, Division 3 of the San Diego Municipal Code is added by adding sections 149.0301, 149.0317, 149.0319, 149.0320, 149.0327, and 149.0329, 149.0330, 149.0331, 149.0332, and 149.0333, to read as follows:

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

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

- (a) Chapter 3 of the California Residential Code is adopted by reference with additions pursuant to Sections 149.0103 and 149.0106 of the San Diego Municipal Code.
- (b) Sections R301 through R316, R318, R322 through R326, and R328 are adopted by reference without change pursuant to Section 145.0103 of the San Diego Municipal Code.

§149.0317 Local Modifications and Additions to Section R317 “Protection of Wood and Wood Based Products Against Decay” of the California Residential Code

- (a) Section R317 is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Code.
- (b) Exception 3 is added to Section R317.3.1 as follows: Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

§149.0319 Local Modifications to Section R319.1 “Address numbers” of the California Residential Code

Section R319.1 of the California Residential Code Building Code is adopted as amended in San Diego Municipal Code Section 95.0209 for building addressing requirements for the City of San Diego.

§149.0320 Local Additions to Section R320 “Accessibility” of the California Residential Code

Section R320 of the California Residential Code is adopted with additions pursuant to Section 149.0106 of the San Diego Municipal Code. Section R320.2 is added as follows: R320.2 Projects seeking incentives under the Voluntary Accessibility Program shall comply with the building standards in Chapter 14 Article 5 Division 40 of the San Diego Municipal Code as applicable.

§149.0327 Local Additions and Modifications to Section R327 “Definitions” of the California Residential Code

- (a) Section R327 of the California Residential Code is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Code.
- (b) Section R327.1.3 is adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Code. Exception 5 is added as follows: 5. Fences.
- (c) Section R327.2 has been adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Code as follows: Local Agency Very High Fire Hazard

Severity Zones shall mean the Very High Fire Hazard Severity Zones as designated on the Very High Fire Hazard Severity Zone Map – Local Responsibility Areas adopted pursuant to Section 55.5001 of the San Diego Municipal Code.

- (d) Section R327.3.6 has been adopted with additions pursuant to Section 149.0106 of the San Diego Municipal Code. Sections R327.3.6.1 and R327.3.6.2 are added as follows:
 - (1) R327.3.6.1 Alternative materials, designs or methods of construction. The Building Official may approve the use of alternative materials, designs or methods of construction pursuant to Section 129.0109 of the San Diego Municipal Code.
 - (2) R327.3.6.2 Modifications. The Building Official may modify the provisions of Section R327 of the California Residential Code for site specific conditions in accordance with Section 129.0104(a)(5) of the San Diego Municipal Code. When required by the Building Official, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 49.
- (e) Section R327.5 has been adopted with additions pursuant to Section 149.0106 of the San Diego Municipal Code:
 - (1) Section R327.5.4 is modified as follows: R327.5.4 Roof Gutters and Downspouts. Roof gutters shall be constructed to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of noncombustible materials.

- (2) Section R327.5.5 is added as follows: R327.5.5 Drip edge flashing.
When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.
- (f) Section R327.6 has been adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Code. Section R327.6.2 is modified by adding items 4 through 7 as follows:
 - (1) 4. Individual ventilation openings shall not exceed 144 square inches.
 - (2) 5. Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the San Diego Municipal Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the San Diego Municipal Code.
 - (3) 6. Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.
 - (4) 7. Ventilation openings protected with vent openings that resist the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from complying with Section 149.0327 (g)(1)(A) and (B) of the San Diego Municipal Code.
- (g) Section R327.8 has been adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Code. Section R327.8.2.1.1 is added as follows: R327.8.2.1.1 Glazing

frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWWDA 101/I.S.2 structural requirements.

- (h) Section R327.11 has been added pursuant to Section 149.0106 of the San Diego Municipal Code as follows: R327.11 Spark arrester. All structures having any chimney, flue, or stovepipe shall be equipped with an approved spark arrester if the chimney, flue, or stovepipe is attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment or device.
- (i) Section R327.12 has been added pursuant to Section 149.0106 of the San Diego Municipal Code as follows: R327.12 Glazing materials used in skylights, roofs, and sloped walls on buildings located within 300 feet, in any direction, of the boundary between Brush Management Zones One and Two as defined in Section 142.0412 of the San Diego Municipal Code, shall be tempered glass or multilayered glass.

§149.0329 Local Addition of Section R329 “Structural Tests and Special Inspections” to the California Residential Code

Section R329 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the San Diego Municipal Code as follows: R329 Structural Tests and Special Inspections. When structural tests and special inspections are required due to the methods of construction, the tests and inspections shall be performed and documented as is required in Chapter 17 of the California Building Code.

§149.0330 **Local Addition of Section R330 “Building Regulations for Swimming Pools”
to the California Residential Code**

- (a) When Swimming Pool, Spa, and Hot Tub Regulations Apply. The building regulations of this Division apply to any outdoor private swimming pool. An outdoor swimming pool means any structure intended for swimming or recreational bathing that can contain water over 18 inches in depth and is not totally contained within a residence and surrounded on all four sides by walls of the structure. This includes in-ground, aboveground and on-ground swimming pools, hot tubs, and spas.
- (b) Section R330 is added to the California Residential Code pursuant to Section 149.0106 of the San Diego Municipal Code as follows:
- (1) R330.1 The purpose of this Section is to establish building regulations for private swimming pools and hot tubs or spas that do not have locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specifications (ASTM ES 1346-91) located on the premises of dwellings and dwellings units complying with the California Residential Code.
- (2) R330.2 Private swimming pool shall mean is any constructed pool, permanent or portable, which is intended for noncommercial use as a swimming pool by not more than three owner families and their guests.

- (3) R330.4 Barriers for private swimming pools shall comply with Section 3109 of the California Building Code as adopted and amended by the City of San Diego in Section 145.3109(c) of the San Diego Municipal Code.

§149.0331 Local Addition of Section R331 “Encroachments Into The Public Right-Of-Way” to the California Residential Code

- (a) Section R331 is added to the California Residential Code pursuant to Section 149.0106 of the San Diego Municipal Code as follows: R331 Encroachments into the Public Right-Of-Way. Encroachments into the Public Right-of-Way shall comply with the standards in Chapter 32 of the California Building Code as adopted and amended by the city of San Diego in San Diego Municipal Code Section 145.3203. The City Engineer may require a Right-Of-Way permit for the construction of an encroachment in accordance with the authority granted in San Diego Municipal Code Section 129.0710.

§149.0332 Local Addition of Section R332 “Safeguards During Construction” to the California Residential Code

- (a) Section R332 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the San Diego Municipal Code as follows: R332 Safeguards During Construction. Provisions for safety during construction and the protection of adjacent public and private properties shall be governed by the requirements of Chapter 33 of the

California Building Code as adopted and amended by the City of San Diego in San Diego Municipal Code Section 145.3303.

§149.0333 Local Addition of Section R333 “Sound Transmission Control” to the California Residential Code

Section R333 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the San Diego Municipal Code as follows:

- (a) R333 Sound Transmission Control. Wall and floor-ceiling assemblies separating dwelling units from each other and from public or service areas such as interior corridors, garages and mechanical spaces shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies.

Section 58. That Chapter 14, Article 9, Division 4 of the San Diego Municipal Code is added by adding Sections 149.0401 and 149.0402 to read as follows:

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

§149.0401 Local Additions to Chapter 4 “Foundations” of the California Residential Code

- (a) Chapter 4 of the California Residential Code is adopted by reference with additions pursuant to Sections 149.0103 and 149.0106 of the San Diego Municipal Code.
- (b) Sections R402 through R408 have been adopted by reference without change pursuant to Section 145.0103 of the San Diego Municipal Code.

§149.0402 Local Modifications and Additions to Section R401 “General” of the California Residential Code

- (a) Section R401 has been adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Code.
- (b) Sections R401.5 through R401.7 are added to the California Residential Code pursuant to Section 149.0106 of the San Diego Municipal Code as follows:
- (1) R401.5 Geotechnical Reports. A geotechnical report shall be submitted when required by San Diego Municipal Code Section 145.1803 and Table 145.1803, or when required by the Building Official, for all new *structures* and nonexempt additions to existing *structures*.
- (2) R401.6 Preparation of geotechnical reports. When a Geotechnical Report is required the report shall be prepared in conformance with the City of San Diego “Guidelines for Geotechnical Reports” and shall be submitted to the Building Official. When geologic hazards are identified, the report shall contain appropriate recommendations for mitigation of the hazards, and these recommendations shall be incorporated in the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geotechnical investigation establishes that construction of buildings or *structures* would be unsafe because of the geologic hazards. Issuance of a Building Permit does not constitute a representation that the site or construction is safe.

- (3) R401.7 The Building Official may require that a “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” be executed by the property owner as a condition to the issuance of a Building Permit for any *structure* to be located over a suspected fault or other geologic hazard. A “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” may also be required when a geotechnical investigation cannot conclusively establish that buildings or *structures* located on the site would either be safe or unsafe. The form of notice shall be as provided by the Building Official, executed by the owner of the property, recorded with the San Diego County Recorder, and filed with the City of San Diego as a condition to issuance of the Building Permit.

Section 59. That Chapter 14, Article 9, Division 6 of the San Diego Municipal Code is added by adding sections 149.0601 and 149.0602, to read as follows:

Division 6: Additions and Modifications to Chapter 6 of the California Residential Code

§149.0601 Local Deletions, Modifications and Additions to Chapter 6 “Wall Construction” of the California Residential Code

- (a) Chapter 6 of the California Residential Code is adopted by reference with deletions, modifications and additions pursuant to Sections 149.0103, 149.0104, 149.0105 and 149.0106 of the San Diego Municipal Code.
- (b) Sections R601 and R603 through R613 have been adopted by reference without change pursuant to Section 145.0103 of the San Diego Municipal Code.

§149.0602 Local Modifications to Section R602 “Wood Wall Framing” of the California Residential Code

- (a) Section R602 has been adopted by reference with modifications pursuant to Section 149.0105 of the San Diego Municipal Code.
- (b) Section R602.10.6.1 numbers 3 and 4 are modified as follows:
 - (1) 3. For SDC D₀, D₁ and D₂ or wind speeds of 100 miles per hour (45 m/s) or greater, where the distance between the top of rafters or roof trusses and perpendicular top plates is 15 1/4 inches (387 mm) or less, rafters or roof trusses shall be connected to the top plates of braced wall panels with blocking over the full length of the braced wall line and attached in accordance with Table R602.3 (1).
 - (2) 4. For all seismic design categories and wind speeds, where the distance between the top of rafters or roof trusses and perpendicular top plates exceeds 15 1/4 inches (387 mm), perpendicular rafters or roof trusses shall be connected to the top plates over the full length of the braced wall line in accordance with one of the following methods:
 - (i) 4.1. In accordance with Figure R602.10.6.2(2),
 - (ii) 4.2. With full height engineered blocking panels designed for values listed in American Forest and Paper Association (AF&PA) Wood Frame Construction Manual for One- and Two-Family Dwellings (WFCM). Both the roof and floor

sheathing shall be attached to the blocking panels in accordance with Table R602.3 (1).

(iii) 4.3. Designed in accordance with accepted engineering methods.

(c) Figure R602.10.6.2 (1) and Figure R602.10.6.2 (3) are not adopted pursuant to Section 149.0104 of the San Diego Municipal Code.

Section 60. That Chapter 14, Article 9, Division 8 of the San Diego Municipal Code is added by adding sections 149.0801 and 149.0806, to read as follows:

Division 8: Additions and Modifications to Chapter 8 of the California Residential Code

§149.0801 Local Modifications and Additions to Chapter 8 “Roof-Ceiling Construction” of the California Residential Code

(a) Chapter 8 of the California Residential Code is adopted by reference with modifications and additions pursuant to Sections 149.0103, 149.0105 and 149.0106 of the San Diego Municipal Code.

(b) Sections R801 through R805 and Section R807 are adopted by reference without change pursuant to Section 145.0103 of the San Diego Municipal Code.

§149.0806 Local Modifications to Section R806 “Roof Ventilation” of the California Residential Code

(a) Section R806 is adopted by reference with additions and modifications pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Code.

- (b) Section R806.1 is modified by adding an exception. R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and ¼ inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than ¼ inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and ¼ inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Exception: Attic ventilation shall not be required when determined not necessary by the Building Official due to atmospheric or climatic conditions.

Section 61. That Chapter 14, Article 9, Division 9 of the San Diego Municipal Code is added by adding sections 149.0901, 149.0902, 149.0905, and 149.0907, to read as follows:

Division 9: Additions and Modifications to Chapter 9 of the California Residential Code

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

- (a) Chapter 9 of the California Residential Code is adopted by reference with additions and modifications pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Code.

- (b) Sections R901.1, R902.2 through R905.6, and R905.9 through R906 are adopted by reference without change pursuant to Section 149.0103 of the San Diego Municipal Code.
- (c) Sections R902, R905.7, R905.8 and R907 are adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the San Diego Municipal Code.

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

- (a) Section R902.1 is adopted by reference and modified by adding Section R902.1.5 as follows:
 - (1) R902.1.5 Roof covering materials. All newly constructed roofs shall be covered with a fire-retardant roof covering that is at least Class “A” and the roof classification shall be demonstrated based on the requirements in the California Residential Code.
 - (2) R902.1.5.1 The entire roof shall be shall be covered with a fire-retardant roof covering that is at least Class “A” where a building addition is more than twenty-five percent of the original floor area of the building.
- (b) Section R902.2 is adopted by reference and modified by adding Sections R902.2.1 and R902.2.2 as follows:
 - (1) R902.2.1 Wood shingles. Wood shingles are not permitted, except as provided in the California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0907.

- (2) R902.2.2. Wood shakes. Wood shakes are not permitted, except as provided in the California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0907.

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

Section R905 is adopted by reference and modified by adding Section R905.1.1 as follows: R905.1.1 Roof coverings shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

§149.0907 Local Additions and Modifications to Section R907 “Reroofing” of the California Residential Code

- (a) Section R907 is modified as follows: R907.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 9 of the California Residential Code as adopted and amended by the City of San Diego.
- (b) Sections R907.1.1 through R907.1.2 are added as follows:
 - (1) R907.1.1 All replacements, alterations, or repairs shall be with a fire-retardant roof covering that is at least Class “A”.
 - (2) R907.1.2 The entire roof shall be a Class “A” roof assembly where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.
- (c) Sections R907.1.3 through R907.1.5 are added as follows:

- (1) R907.1.3. Wood shakes and shingles are prohibited throughout the roof where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.
- (2) R907.1.4 Wood shakes and shingles are not permitted, except as provided in California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0907.
- (3) R907.1.5. No roof covering shall be applied over any existing wood shakes or wood shingles.

Section 62. That Chapter 14, Article 9, Division 45 of the San Diego Municipal Code is added by adding sections 149.4501, 149.4502, 149.4503, and 149.4504, to read as follows:

Division 45: Addition of Chapter 45 to the California Residential Code

§149.4501 Local Addition of Chapter 45 “Residential Grading Regulations” of the California Residential Code

Chapter 45 is added to the California Residential Code pursuant to Section 149.0106 of the San Diego Municipal Code.

§149.4502 Purpose of Residential Grading Regulations

The purpose of these regulations is to address slope stability, protection of property, erosion control, water quality, and landform preservation and to protect the public health, safety, and welfare of persons, property, and the environment.

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

When site preparation requires grading operations for projects involving detached one and two-family dwellings or townhouses, and where the grading operation does not include the public right-of-way, the grading regulations in Appendix J of

the 2010 California Building Code, as adopted and amended by the City of San Diego in Sections 145.3601 through 145.3603 of the San Diego Municipal Code, shall apply.

§149.4504 Regulations for Mass Grading Including Public Right-of-Way

When site preparation requires grading operations for projects involving buildings and *structures* other than detached one and two-family dwellings or townhouses, or where the grading operation includes a public right-of-way, the grading regulations in San Diego Municipal Code Section 142.0101 shall apply.

Section 63. That Chapter 14, Article 10, Division 1 of the San Diego Municipal Code is added by adding sections 1410.0101, 1410.0102, 1410.0103, 1410.0104, 1410.0105, 1410.06, 1410.07, 1410.07, and 1410.0108, to read as follows:

Article 10: Green Building Regulations

Division 1: Adoption and Applicability of the Green Building Regulations

§1410.0101 Purpose and Scope of the Green Building Regulations

The purpose of the Green Building Regulations is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts that will reduce negative environmental impacts or create positive environmental impacts and encouraging sustainable construction practices in the following categories:

- (a) Planning and design
- (b) Energy efficiency
- (c) Water efficiency and conservation;
- (d) Material conservation and resource efficiency; and

- (e) Environmental quality.

§1410.0102 When the Green Building Regulations Apply

- (a) This article shall be known as the Green Building Regulations of the City of San Diego and shall regulate the construction of new buildings within this jurisdiction, except work located primarily in a public right-of-way, public utility towers and poles, mechanical equipment not specifically regulated in the California Green Building Standards Code, and hydraulic flood control structures. The Green Building Regulations shall apply to City owned buildings.
- (b) Where in any specific case different Sections of the Green Building Regulations specify different materials, methods of construction, or other requirements, the most restrictive Section shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.
- (c) Wherever in the Green Building Regulations reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted pursuant to San Diego Municipal Code Section 1410.0107.
- (d) The City of San Diego shall administer and enforce the Green Building Regulations of the City of San Diego in accordance with the applicable provisions of Chapters 11 and 12 of the San Diego Municipal Code.

§1410.0103 Adoption of the 2010 California Green Building Standards Code

- (a) The 2010 California Green Building Standards Code, published and amended by the California Building Standards Commission [BSC], and as amended by the State Department of Housing and Community Development [HCD], is adopted by reference except as otherwise provided in this Article of the San Diego Municipal Code. A copy of the 2010 California Green Building Standards Code is on file in the office of the City Clerk as Document No. 00-20187-6.
- (b) When reference is made to the California Green Building Standards Code, it shall be the 2010 California Green Building Standards Code, California Code of Regulations Title 24, Part 11, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the 2010 California Green Building Standards Code is made a part of this Article as if fully set forth in this Article.
- (d) Numbering of Sections and Subsections in of this Article is cross referenced to Sections in the 2010 California Green Building Standards Code.
- (e) The adoption of the 2010 California Green Building Standards Code shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.

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

- (1) California Building Standards Commission (BSC).
- (2) The California Department of Housing and Community Development (HCD).

§1410.0104 Portions of the 2010 California Green Building Standards Code Not Adopted by the City of San Diego

“Reserved.”

§1410.0105 Modifications to the 2010 California Green Building Standards Code Adopted by the City of San Diego

No local modification to the California Green Building Standards Code has been adopted by the City of San Diego.

§1410.0106 Additions to the 2010 California Green Building Standards Code Adopted by the City of San Diego

No local additions to the California Green Building Standards Code are adopted by the City of San Diego.

§1410.0107 Adoption of Appendices to the 2010 California Green Building Standards Code

Appendix Chapters to the California Green Building Standards Code are not been adopted by the City of San Diego.

§1410.0108 Use of Alternate Materials, Design, or Construction Methods

(a) The provisions of the Green Building Regulations are not intended to prevent the use of any alternate material, appliance, installation, device,

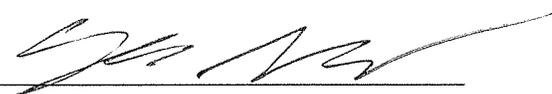
arrangement, method, design or method of construction not specifically prescribed by the 2010 California Green Building Standards Code, provided that any such alternative has been approved by the Building Official.

- (b) An alternate material, design or construction method shall be approved on a case-by-case basis where the Building Official finds that the proposed alternate complies with the intent of the provisions of the 2010 California Green Building Standards Code and is at least the equivalent of standards prescribed in the Code for planning and design, energy, water, material conservation and resource efficiency, environmental air quality, performance, safety and the protection of life and health.
- (c) When considering the use of alternate materials, design, or construction methods, the Building Official shall evaluate equivalency based on the compliance provisions the 2010 California Green Building Standards Code for occupancies regulated by adopting state agencies as are found in the Sections listed below.
 - (1) Section 1.2.2 in the California Building Code (CBC) for the California Building Standards Commission.
 - (2) Section 1.8.7, Chapter 1, Administration, Division 1, of the 2010 California Building Code and Section 1.2.6, Chapter 1, Administration, Division 1, of the 2010 California Residential Code for the Department of Housing and Community Development.

Section 64. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been available to the City Council and the public prior to the day of its passage.

Section 65. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Keith Bauerle
Deputy City Attorney

KB:hm;sc
06/26/2012
Or.Dept:DSD
Document No. 393005

I, Elizabeth S. Maland, Clerk of the City of San Diego, California, hereby certify that this is a true copy of papers on file and of record in the office of the Clerk of said city.

ELIZABETH S. MALAND, City Clerk
By , Deputy
Dated 7/2/12

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of JUL 24 2012.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 7.31.12
(date)


JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

(B)
(O-2012-41)
(COR. COPY)

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7/24

ORDINANCE NUMBER O- 20188 (NEW SERIES)

DATE OF FINAL PASSAGE JUL 31 2012

AN ORDINANCE AMENDING CHAPTER 5, ARTICLE 5 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING DIVISION 1, SECTIONS 55.0101, 55.0102, 55.0103, AND 55.0104; DIVISION 2, SECTION 55.0201; DIVISION 3, SECTIONS 55.0301, 55.0304, AND 55.0307; DIVISION 4, SECTIONS 55.0401, AND 55.0403; DIVISION 5, SECTION 55.0501, AND ADOPTING SECTIONS 55.0505, AND 55.0507; DIVISION 6, SECTION 55.0601; DIVISION 7, SECTION 55.0701; DIVISION 8, SECTION 55.0801; DIVISION 9, SECTIONS 55.0901, AND 55.0903; DIVISION 10, TITLE 'MEANS OF EGRESS' AND, SECTION 55.1001; DIVISION 11, SECTION 55.1101; DIVISION 12, SECTION 55.1201; DIVISION 13, SECTION 55.1301; DIVISION 14, SECTION 55.1401; DIVISION 15, SECTION 55.1501; DIVISION 16, SECTION 55.1601; DIVISION 17, SECTION 55.1701; DIVISION 18, SECTION 55.1801; DIVISION 19, SECTION 55.1901; DIVISION 20, SECTION 55.2001; DIVISION 21, SECTION 55.2101; DIVISION 22, SECTION 55.2201; DIVISION 23, SECTION 55.2301; DIVISION 24, SECTION 55.2401; DIVISION 25, SECTION 55.2501; DIVISION 26, SECTION 55.2601; DIVISION 27, SECTION 55.2701; DIVISION 28, SECTION 55.2801; DIVISION 29, SECTION 55.2901; DIVISION 30, SECTION 55.3001; DIVISION 31, SECTION 55.3101; DIVISION 32, SECTION 55.3201; DIVISION 33, SECTION 55.3301 AND ADOPTING SECTION 55.3310; DIVISION 34, SECTION 55.3401; DIVISION 35, TITLE 'FLAMMABLE GASES AND FLAMMABLE CRYOGENIC FLUIDS', AND SECTION 55.3501; DIVISION 36, SECTION 55.3601; DIVISION 37, SECTION 55.3701; DIVISION 38, SECTION 55.3801; DIVISION 39, SECTION 55.3901; DIVISION 40, SECTION 55.4001; DIVISION 41, SECTION 55.4101; DIVISION 42, SECTION 55.4201; DIVISION 43, SECTION 55.4301; DIVISION 44, SECTION 55.4401; DIVISION 45, TITLE 'MARINAS', AND SECTION 55.4501; DIVISION 46, TITLE 'CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS', AND SECTION 4601; DIVISION 47, TITLE 'REFERENCED STANDARDS', AND SECTION 55.4701; DIVISION 48, TITLE 'MOTION PICTURE AND TELEVISION PRODUCTION STUDIO SOUND STAGES, APPROVED PRODUCTION FACILITIES AND PRODUCTION LOCATIONS', AND SECTION 55.4801 AND REPEALING SECTION 55.4808;

DIVISION 49, TITLE 'REQUIREMENTS FOR WILDLAND-URBAN INTERFACE FIRE AREAS', AND SECTION 55.4901; AND DIVISION 50, SECTION 55.5001, ALL RELATING TO FIRE REGULATIONS AND THE ADOPTION OF THE 2010 CALIFORNIA FIRE CODE BY THE STATE OF CALIFORNIA.

WHEREAS, the State of California has adopted the 2010 California Fire Code, which will be in effect January 1, 2011; and

WHEREAS, the 2010 California Fire Code contains provisions which will conflict with the current San Diego Municipal Code Chapter 5, Article 5, which adopted and amended the 2007 California Fire Code; and

WHEREAS, San Diego Municipal Code Chapter 5, Article 5, must now be amended to adopt and amend with the 2010 California Fire Code in order to address the unique fire-protection needs of the City of San Diego; NOW, THEREFORE,

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

Section 1. That Chapter 5, Article 5 of the San Diego Municipal Code is amended to read as follows:

Article 5: Fire Protection and Prevention

Division 1: Adoption of the 2010 California Fire Code

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

Administrative Provisions

- (a) Portions of the California Fire Code (2010 Edition) adopted. Except as otherwise provided in this Article, the California Fire Code (2010 Edition), which incorporates and amends the International Fire Code (2009 Edition), including adopted appendices, is hereby adopted by reference. A copy of the California Fire Code (2010 Edition) is on file in the office of the City Clerk as Document No. OO- 20188. The

California Fire Code (2010 Edition), is referred to in this Article as the 2010 California Fire Code or the 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 2010 California Fire Code adopted by the City in section 55.0101 with changes as specified in Chapter 5, Article 5, of the San Diego Municipal Code;
 - (2) Sections 55.0101 through 55.5001 of Chapter 5, Article 5, of the San Diego Municipal Code; and
 - (3) Applicable sections of the California Code of Regulations.
- (c) Relationship of the San Diego Municipal Code section numbers to the 2010 California Fire Code section numbers. Sections within the 2010 California Fire Code retain those same section numbers when referred to within the text of the San Diego Municipal Code. Thus, section 901 of the 2010 California Fire Code will be cited as the 2010 California Fire Code section 901 within the text of the San Diego Municipal Code.
- Where a section of the 2010 California Fire Code is adopted with changes, it is promulgated within the Municipal Code by using a numbering system to reflect both the Municipal Code numbering system and the 2010 California Fire Code numbering system. For example, section 901 of the 2010 California Fire Code is adopted with changes in San Diego Municipal Code section 55.0901. The first two digits to the left of the first decimal point are the chapter and article number of the San Diego Municipal Code. The two digits to the right of the first decimal point

represent the San Diego Municipal Code's division number. The last four digits reflect the numbering system of the 2010 California Fire Code. A zero (0) after the decimal point is a filler to accommodate the San Diego Municipal Code numbering system and is added when the section number in the 2010 California Fire Code is less than four digits.

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

- (d) Definitions. Whenever the following terms appear within the text of the 2010 California Fire Code, they shall have the following definitions:
- Fire Code Official* means the Fire Chief of the City of San Diego.
 - Municipality or jurisdiction* means the City of San Diego.
- (e) Prospective and Retrospective Application. Unless specifically stating that they may be applied prospectively only, provisions of the San Diego Fire Code may be retrospectively applied in accordance with the 2010 California Fire Code, section 102.
- (f) Effective Date. Unless otherwise stated in a specific San Diego Municipal Code section or 2010 California Fire Code section adopted by the City, the effective date of the 2010 San Diego Fire Code shall be January 1, 2011.

- (g) Reference to California Building Code. Any reference within the San Diego Fire Code to the "C.B.C." or "California Building Code" shall refer to those provisions of the California Building Code as adopted by Chapter 14 of the San Diego Municipal Code.
- (h) Portions of the 2010 California Fire Code not Adopted. The following section and appendices of the 2010 California Fire Code are not adopted:
 - (1) Section 4604.23,
 - (2) APPENDIX A,
 - (3) APPENDIX D,
 - (4) APPENDIX E,
 - (5) APPENDIX F, and
 - (6) APPENDIX G.

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

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

- (a) Chapter 1, Section 108, Board of Appeals. (*see* section 55.0104);
- (b) Chapter 3, Section 304.1.2, Vegetation. (*see* section 55.0304);
- (c) Chapter 3, Section 307.4.1, Bonfires. (*see* section 55.0307);
- (d) Chapter 5, Section 505.1, Address identification. (*see* section 55.0505);
- (e) Chapter 5, Section 507.5.1, Where required. (*see* section 55.0507);
- (f) Chapter 9, Section 901.7, Systems and Systems out of service. (*see* section 55.0901);
- (g) Chapter 9, Section 903.6, Existing buildings. (*see* section 55.0903); and

- (h) Chapter 27, Section 2701. Hazardous Materials-General Provisions. (*see* section 55.2701).

§55.0103 Adoption of Appendices to the 2010 California Fire Code

The following Appendix Chapter and appendices of the 2010 California Fire Code are adopted by the City of San Diego:

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

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

- (a) 1.1.1 Title through 107.6 Overcrowding. Sections 1.1.1 through 107.6 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).
- (b) 108.1 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.

- (c) 108.2 Limitations on authority through 113.5 Refunds. Sections 108.2 through 113.5 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 2: Definitions

§55.0201 Definitions

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

Article 5: Fire Protection and Prevention

Division 3: General Precautions Against Fire

§55.0301 General Precautions Against Fire

301.1 Scope through 304.1.1 Waste material. Sections 301.1 through 304.1.1 of the 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 California Fire Code Chapter 49 and the *City of San Diego Land Development Code*.

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

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

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

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

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

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

- (d) 304.1.2.2.1 Support clearance.

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

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

- (e) 304.1.2.2.2 Electrical distribution and transmission line clearances.

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

- (f) 304.1.2.2.3 Trimming clearance.

The radial clearances shown below are minimum clearances that shall be established, at the time of trimming, between vegetation and the energized conductors and associated live parts.

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

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

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

- (g) 304.1.2.2.4 Minimum clearance to be maintained.

Clearances not less than those established by Table 304.1.2.2.4 shall be maintained during such periods of time designated by the *Fire Code*

Official. The site-specific clearances achieved, at time of pruning, shall vary based on species' growth rates, the utility company-specific trim cycle, the potential line sway due to wind, line sag due to electrical loading and ambient temperature and the tree's location in proximity to the high voltage lines.

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

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

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

(h) 304.1.2.2.5 Electrical power line emergencies.

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

(i) 304.1.2.3 Waste material.

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

against structures in wildland-urban interface areas.

- (j) 304.1.3 Space underneath seats through 307.4 Location. Sections 304.1.3 through 307.4 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

§55.0307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces

- (a) 307.4.1 Bonfires.

A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit.

Conditions which could cause a fire to spread within 50 feet (15 240 mm) of a structure shall be eliminated prior to ignition.

Exceptions:

1. Fires upon beach areas shall be in accordance with San Diego Municipal Code sections 63.20.5(c) and (d).
2. Fires are not permitted in public parks except as provided in San Diego Municipal Code section 63.0102(b)(11).

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

Article 5: Fire Protection and Prevention

Division 4: Emergency Planning and Preparedness

§55.0401 Emergency Planning and Preparedness

401.1 Scope through 403.1.1 Duties. Sections 401.1 through 403.1.1 of the

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

§55.0403 Standby Fire Department Personnel

- (a) [No change in text]
- (b) 403.2 Public safety plan through 408.11.3 Maintenance. Sections 403.2 through 408.11.3 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 5: Fire Service Features

§55.0501 Fire Service Features

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

§55.0505 Premises Identification

- (a) 505.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. For buildings used exclusively for residential purposes complying with the California Residential Code, such numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). For all other buildings, such numbers shall be a minimum of 6 inches (152.4 mm) high with a minimum stroke width of

0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

- (b) 505.2 Street or road signs through 507.5.6 Physical protection. Sections 505.2 through 507.5.6 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

§55.0507 Fire Protection Water Supplies

- (a) 507.5.1 Where required. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are constructed or moved into or within the jurisdiction after August 18, 1999. When any portion of the facility or building protected is in excess of 300 feet (91.44 m) from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the *Fire Code Official*.
- (b) 507.5.2 Inspection, testing and maintenance through 507.5.6 Physical protection. Sections 507.5.2 through 507.5.6 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).
- (c) 507.5.7. Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the *Fire Code Official* to prevent obstruction by parking and other obstructions. When required by the *Fire Code Official*, hydrant locations shall be identified by the installation of reflective blue colored markers. Such markers shall be affixed to the

roadway surface, approximately centered between curbs, and at a right angle to the hydrant.

- (d) 508.1 General through 510.3 Emergency responder radio coverage in existing buildings. Sections 508.1 through 510.3 of the California Fire Code have been adopted without change pursuant to sections 55.0101(a).

Article 5: Fire Protection and Prevention

Division 6: Building Services and Systems

§55.0601 Building Services and Systems

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

Article 5: Fire Protection and Prevention

Division 7: Fire-Resistance-Rated Construction

§55.0701 Fire-Resistance-Rated Construction

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

Article 5: Fire Protection and Prevention

Division 8: Interior Finish, Decorative Materials and Furnishings

§55.0801 Interior Finish, Decorative Materials and Furnishings

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

Article 5: Fire Protection and Prevention

Division 9: Fire Protection Systems

§55.0901 Fire Protection Systems

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

§55.0903 Automatic Sprinkler Systems – Existing High-Rise Buildings

- (a) 903.6.3 Purpose and Intent. The Council hereby finds as a matter directly affecting public safety and the life safety of occupants of high-rise buildings and the public safety personnel involved in fire suppression activities in high-rise buildings that it is necessary to install fire sprinkler systems in all existing *high-rise buildings*, which were previously exempt from such installation. Those buildings in which such sprinkler systems

have been installed under the provisions of California Building Code Section 3414 are exempt.

(b) 903.6.3.1 Definitions. For purposes of section 55.0903, defined terms appear in italics. The following terms have the following definitions apply in this section:

(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 California Health and Safety Code section 1250;
- (B) Buildings used exclusively as open parking garages;
- (C) Buildings where all floors above the seventy-five (75) foot level are used exclusively as open parking garage and are located above all other floors used for human occupancy;
- (D) Buildings such as power plants, look-out towers, steeples, green houses and similar structures with noncontinuous human occupancy as may be determined by the *Fire Code Official*;
- (E) Any buildings or structures owned by any government agency other than the City of San Diego; and
- (F) R-2 occupancies as defined in the California Building Code.

- (2) *Building access* means an exterior door opening that conforms to all of the following:
- (A) Is suitable and available for fire department use;
 - (B) Is located not more than two feet above the adjacent ground level;
 - (C) Leads to a space, room or area having foot traffic communication capability with the remainder of the building; and
 - (D) Is designed to permit penetration through the use of fire department forcible-entry tools and equipment, unless other approved arrangements have been made with the *Fire Code Official*.
- (3) *Owner* means every person who, or entity which, alone, jointly or severally with others has legal title to any building or structure or has the legal right to structurally alter or modify such building or structure.
- (c) 903.6.3.2 Applicability. Except as provided in this section, the provisions of section 55.0903 relating to installation of automatic fire sprinkler systems are hereby made applicable to all existing *high-rise buildings*, as defined in section 55.0903(d).
- (d) 903.6.3.3 Fire sprinkler system. Automatic fire sprinkler systems required under section 903.6.3 of the San Diego Fire Code shall be installed in accordance with NFPA 13 as adopted by State Fire Marshal, with the

express provision that any later standard that imposes more stringent fire and life safety requirement shall apply at the time of installation.

(e) 903.6.3.4 Schedule of implementation. Each *owner* of a *high-rise building*, as defined in section 55.0903(b) shall install an approved automatic fire sprinkler system in each *high-rise building* in accordance with the following schedule:

- (1) By January 1, 1990, the building *owner* shall submit a work plan to the *Fire Code Official* for approval. The work plan shall include technical sprinkler drawings and a time table for complete installation in accordance with section 903.6.3.4 of the San Diego Fire Code. The plan shall detail a schedule for completing the fire sprinkler system installation, giving priority to those floors in excess of seventy-five (75) feet above the lowest floor level having building access. The *Fire Code Official* is authorized to modify the schedule in this section to accommodate long-term leases; once approved, however, the schedule and plans may not be further modified;
- (2) By January 1, 1993, one third (1/3) gross square footage of the structure shall be fire sprinklered;
- (3) By January 1, 1996, two-thirds (2/3) gross square footage of the structure shall be fire sprinklered;
- (4) By January 1, 1999, the entire gross square footage of the structure shall be fire sprinklered; and

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

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

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

building, shall be exempt from the compliance schedule set forth in this section.

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

- (f) 903.6.3.5 Waiver of other provisions. The *Fire Code Official* or Building Official is authorized to waive or modify any or all of the following provisions of the California Fire Code or the California Building Code as adopted by the City in the San Diego Municipal Code when requiring the retrofitting of existing *high-rise buildings* with automatic fire sprinkler systems pursuant to this section. This waiver and modification authorization is limited to the following: (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.
- (g) 903.6.3.6 Appeal and modification provisions. The *owner* of a *high-rise building* covered under this section may appeal a decision made by the *Fire Code Official* under this section. An appeal shall be made to the City Manager. The Board of Appeals and Advisors shall serve as the hearing body for appeals under this section. For these purposes, the Board of Appeals may: (1) recommend a variance from any provisions of this

section; (2) recommend the suitability of alternate materials and methods of sprinkler installation; and (3) provide reasonable interpretations of this section, so long as such interpretations do not conflict with the purpose, intent and general objective of this section nor extend the time for compliance established in this section.

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

(h) 903.6.3.7 Violations.

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

after January 31, 2011, where occupancy has been authorized pursuant to this section, except where: (1) the occupant is performing minimal maintenance to prevent the *high-rise building* from being in an unsafe condition; or (2) the occupant is performing construction or maintenance to the building related to the installation or maintenance of an automatic fire sprinkler system; or (3) an approved fire sprinkler system has been completely installed.

- (i) 904.1 General through 914.11.3 Fire alarm systems. Sections 904.1 through 914.11.3 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 10: Means of Egress

§55.1001 Means of Egress

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

Article 5: Fire Protection and Prevention

Division 11: Aviation Facilities

§55.1101 Aviation Facilities

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

Article 5: Fire Protection and Prevention

Division 12: Dry Cleaning

§55.1201 Dry Cleaning

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

Article 5: Fire Protection and Prevention

Division 13: Combustible Dust-Producing Operations

§55.1301 Combustible Dust-Producing Operations

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

Article 5: Fire Protection and Prevention

Division 14: Fire Safety During Construction and Demolition

§55.1401 Fire Safety During Construction and Demolition

1401.1 Scope through 1417.3 Fire extinguishers for roofing operations. Sections 1401.1 through 1417.3 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 15: Flammable Finishes

§55.1501 Flammable Finishes

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

Article 5: Fire Protection and Prevention

Division 16: Fruit and Crop Ripening

§55.1601 Fruit and Crop Ripening

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

Article 5: Fire Protection and Prevention

Division 17: Fumigation and Thermal Insecticidal Fogging

§55.1701 Fumigation and Thermal Insecticidal Fogging

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

Article 5: Fire Protection and Prevention

Division 18: Semiconductor Fabrication Facilities

§55.1801 Semiconductor Fabrication Facilities

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

Article 5: Fire Protection and Prevention

Division 19: Lumber Yards and Woodworking Facilities

§55.1901 Lumber Yards and Woodworking Facilities

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

Article 5: Fire Protection and Prevention

Division 20: Manufacture of Organic Coatings

§55.2001 Manufacture of Organic Coatings

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

Article 5: Fire Protection and Prevention

Division 21: Industrial Ovens

§55.2101 Industrial Ovens

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

Article 5: Fire Protection and Prevention

Division 22: Motor Fuel-Dispensing Facilities and Repair Garages

§55.2201 Motor Fuel-Dispensing Facilities and Repair Garages

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

Article 5: Fire Protection and Prevention

Division 23: High-Piled Combustible Storage

§55.2301 High-Piled Combustible Storage

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

Article 5: Fire Protection and Prevention

Division 24: Tents and Other Membrane Structures

§55.2401 Tents and Other Membrane Structures

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

Article 5: Fire Protection and Prevention

Division 25: Tire Rebuilding and Tire Storage

§55.2501 Tire Rebuilding and Tire Storage

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

Article 5: Fire Protection and Prevention

Division 26: Welding and Other Hot Work

§55.2601 Welding and Other Hot Work

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

Article 5: Fire Protection and Prevention

Division 27: Hazardous Materials-General Provisions

§55.2701 Hazardous Materials-General

(a) Provisions 2701.1 Scope through 2701.1.1 Waiver. Sections 2701.1 through 2701.1.1 of the California Fire Code have been adopted without changed pursuant to section 55.0101(a).

- (b) 2701.1.2 Combustible Explosive and Dangerous Materials-CEDMAT Program.

Legislative Declaration and Findings:

- (1) The Council of the City of San Diego finds that the advances in technology and the increasing presence and utilization of industry useful, but otherwise combustible, explosive or dangerous material within the commercial sector represent an increased hazard to the community and emergency response personnel during emergency situations, particularly during fire suppression activities. The increasing threat to human and environmental safety requires careful planning to maximize effective emergency response. The Council further finds that an expanded fire inspection program is appropriate in order to develop plans for the effective management of fire and related emergency incidents involving materials that pose an otherwise unusual or extra hazard to public safety.
- (2) To accomplish these objectives, the City Council hereby establishes the Combustible, Explosive and Dangerous Material (CEDMAT) Inspection Program. The program shall be administered by the *Fire Code Official* and such assistance as he or she may designate, under the authority and provisions of the Uniform Fire Code, as hereinbefore adopted.
- (3) “Combustible, Explosive and Dangerous Material” or its acronym “CEDMAT” shall refer to all those substances as defined by the California Department of Health Services in Title 22, California

Code of Regulations section 66680, or any such successor list as may be adopted in the future by the California Department of Health Services and hazardous materials otherwise generically or specifically described in the California Fire Code as herein adopted and amended.

(c) Purpose of CEDMAT Program.

The purpose of the CEDMAT Inspection Program is to:

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

(d) CEDMAT Inspections.

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

Whenever necessary to make an inspection to enforce any of the provisions of this section, the *Fire Code Official* or the *Fire Code Official's* 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 or she shall first present proper credentials to the occupants and request entry. If such building or premises be unoccupied, a reasonable effort shall be made to locate the owner or other persons having charge or control of the building or premises and request entry. If entry is refused, an inspection warrant pursuant to California Code of Civil Procedure section 1822.50 et seq., may be sought to authorize entry without the consent of owner or other persons having charge or control of the building or premises.

During any inspection, the Chief or his authorized representative may request the following information from the owner, or other persons having charge or control of any building, structure or installation: (1) a listing of any combustible, explosive or dangerous material, as defined in section 2701.2 of the 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; and (2) a description of where such combustible, explosive or dangerous materials are normally located in the building, structure or installation.

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

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

(e) CEDMAT Fees.

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

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

(1) Records of inspection, inventories, information and action plans developed in connection with the CEDMAT Inspection Program are for the exclusive use of the *Fire Code Official* and his or her 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 California Government Code section 6255, that the public interest served by not making such information public clearly outweighs the public interest served by disclosure.

(2) If a request or other action is made seeking the release of information collected under the CEDMAT Inspection Program, the *Fire Code Official* or the *Fire Code Official's* designee shall, to the extent practicable, notify the owner, operator or manager of any occupancy which supplied such information.

(g) 2701.2 Material classification through 2705.4.4 Emergency alarm. Sections 2701.2 through 2705.4.4 of the California Fire Code have been adopted without change pursuant to Section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 28: Aerosols

§55.2801 Aerosols

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

Article 5: Fire Protection and Prevention

Division 29: Combustible Fibers

§55.2901 Combustible Fibers

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

Article 5: Fire Protection and Prevention

Division 30: Compressed Gases

§55.3001 Compressed Gases

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

Article 5: Fire Protection and Prevention

Division 31: Corrosive Materials

§55.3101 Corrosive Materials

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

Article 5: Fire Protection and Prevention

Division 32: Cryogenic Fluids

§55.3201 Cryogenic Fluids

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

Article 5: Fire Protection and Prevention

Division 33: Explosives and Fireworks

§55.3301 Explosives and Fireworks

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

§55.3310 Financial responsibility

3310. Before a permit is issued pursuant to this section, the applicant shall file with the City a \$1 million combined single limit comprehensive general liability insurance policy, naming the City of San Diego as an additional insured, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by the permit. The *Fire Code Official* may specify a greater or lesser amount when, in the *Fire Code Official's* opinion, application of recognized risk management standards and conditions at the location requires it. Public agencies shall be exempt from the requirement of the issuing of an insurance policy naming the City of San Diego as an additional insured.

Article 5: Fire Protection and Prevention

Division 34: Flammable and Combustible Liquids

§55.3401 Flammable and Combustible Liquids

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

Article 5: Fire Protection and Prevention

Division 35: Flammable Gases and Flammable Cryogenic Fluids

§55.3501 Flammable Gases and Flammable Cryogenic Fluids

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

Article 5: Fire Protection and Prevention

Division 36: Flammable Solids

§55.3601 Flammable Solids

3601.1 Scope through 3606.5.8 Collection of chips, turnings and fines. Sections 3601.1 through 3606.5.8 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 37: Highly Toxic and Toxic Materials

§55.3701 Highly Toxic and Toxic Materials

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

Article 5: Fire Protection and Prevention

Division 38: Liquefied Petroleum Gases

§55.3801 Liquefied Petroleum Gases

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

Article 5: Fire Protection and Prevention

Division 39: Organic Peroxides

§55.3901 Organic Peroxides

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

Article 5: Fire Protection and Prevention

Division 40: Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids

§55.4001 Oxidizers, Oxidizing Gases and Oxidizing Cryogenic Fluids

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

Article 5: Fire Protection and Prevention

Division 41: Pyrophoric Materials

§55.4101 Pyrophoric Materials

4101.1 Scope through 4105.3 Silane gas. Sections 4101.1 through 4105.3 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 42: Pyroxylin (Cellulose Nitrate) Plastics

§55.4201 Pyroxylin (Cellulose Nitrate) Plastics

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

Article 5: Fire Protection and Prevention

Division 43: Unstable (Reactive) Materials

§55.4301 Unstable (Reactive) Materials

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

Article 5: Fire Protection and Prevention

Division 44: Water-Reactive Solids and Liquids

§55.4401 Water-Reactive Solids and Liquids

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

Article 5: Fire Protection and Prevention

Division 45: Marinas

§55.4501 Marinas

4501.1 Scope through 4505.1 Fuel dispensing. Sections 4501.1 through 4505.1 of the California Fire Code has been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 46: Construction Requirements for Existing Buildings

§55.4601 Construction Requirements for Existing Buildings

(a) 4601.1 Scope through 4604.22 Stairway floor number signs. Sections 4601.1 through 4604.22 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

- (b) 4605.1 Tire storage yards through 4606.1 Group A occupancy public address system. Sections 4601.1 through 4606.1 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 47: Referenced Standards

§55.4701 Referenced Standards

Chapter 47 Referenced Standards. Chapter 47 of the California Fire Code has been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

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

Production Facilities and Production Locations

§55.4801 General

4801.1 Scope through 4811.15 Buildings without fire protection systems. Sections 4801.1 through 4811.15 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 49: Requirements for Wildland-Urban Interface Fire Areas

§55.4901 Requirements for Wildland-Urban Interface Fire Areas

4901.1 Scope through 4907.1 General. Sections 4901.1 through 4907.1 of the California Fire Code have been adopted without change pursuant to section 55.0101(a).

Article 5: Fire Protection and Prevention

Division 50: Very High Fire Hazard Severity Zone Established

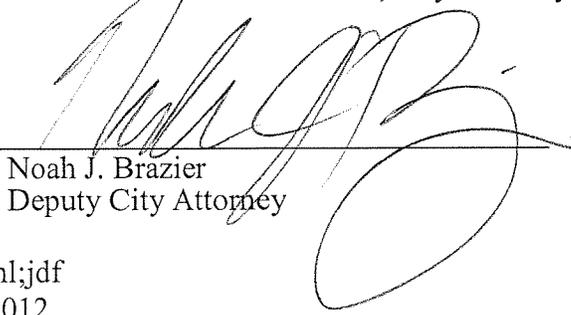
§55.5001 Very High Fire Hazard Severity Zone

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

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

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

APPROVED: JANI GOLDSMITH, City Attorney

By 
Noah J. Brazier
Deputy City Attorney

NJB:aml;jdf
02/09/2012
06/28/2012 COR. COPY
Or.Dept:Fire Department
Document No.: 288343

I, Elizabeth S. Maland, Clerk of the City of San Diego, California, hereby certify that this is a true copy of papers on file and of record in the office of the Clerk of said city.

ELIZABETH S. MALAND, City Clerk
By , Deputy
Dated 8/8/12

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at its meeting of JUL 24 2012.

ELIZABETH S. MALAND, City Clerk

By 
Deputy City Clerk

Approved: 7.31.12 
(date) JERRY SANDERS, Mayor

Vetoed: _____
(date) JERRY SANDERS, Mayor