

BUILDING STANDARDS COMMISSION

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November 21, 2013

Mary Ellen Kearney
City Hall
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

RE: Ordinance #1888 and #1889

Dear Ms. Kearney:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on October 24, 2013.

Our review finds the submittal to contain two ordinances modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modifications are accepted for filing and are enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code 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.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

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

Sincerely,

A handwritten signature in black ink, appearing to read "Enrique M. Rodriguez".

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

ORDINANCE NO. 1888

2013 OCT 31 AM 11:18

**AN ORDINANCE OF THE CITY OF BURLINGAME AMENDING TITLE 17 OF THE
BURLINGAME MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2013
CALIFORNIA FIRE CODE (TITLE 24, PART 9, CFC) AND THE 2012 EDITION OF
THE INTERNATIONAL FIRE CODE**

The City Council of the City of Burlingame ordains as follows:

Section 1. The City of Burlingame is located between the Santa Cruz Mountains foothills and San Francisco Bay, with a number of substantial creeks flowing through highly developed residential and industrial areas. It is surrounded by large areas of open space maintained in natural condition, as well as having a significant natural canyon in the center of the residential area. The City normally receives no measurable precipitation between May and October , and it can often extend into late October or early November. During this period, average temperatures range between 70° F and 90° F, and strong winds come down the foothills. These conditions eliminate most of the moisture in the natural vegetation and heavily wooded hillsides. The area also suffers periodic droughts that extend the dry periods to other months of the year. In addition, many wood roofs over wood construction predominate the residential areas. The City is directly east of the San Andreas Fault, and much of the highly developed part of the City is located along the front of the Bay, some on fill. The foothill areas have a variety of soil formations with steep canyons and heavy precipitation. Fires in the community could quickly spread because of the extensive, natural vegetation throughout the City. The City has a

1 number of highly developed commercial areas with older buildings, and an industrial area that is
2 filled with mixed uses utilizing various materials that could be highly hazardous. In addition,
3 heavily traveled approach and departure routes for San Francisco International Airport are
4 immediately adjacent or over the City. Much of the residential areas that are immediately
5 adjacent to woodland and canyon are served by narrow one- or two-lane roads with confused
6 access caused by the steepness of the terrain. Access by fire suppression equipment is extremely
7 limited by both topography and improved access. It is only through strong building standards
8 and effective fire prevention and containment programs that citizens will receive the protection
9 they deserve, and that citizens will be able to obtain reasonably priced insurance for their homes
10 and businesses. In seeking to attain these goals, the fire prevention standards in Title 17 are
11 adopted.

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13
14 Section 2. In addition, in order to provide appropriate, clear information to
15 applicants for construction approvals, Section 17.04.020 is adopted to conform Title 17 to Title
16 18 and the Zoning Code requirements established in the Municipal Code.

17
18 Section 3. The City operates its own sanitary sewer system and water quality
19 control plant and is subject to State and Federal laws regarding both point and non-point
20 discharges. Section 17.04.035 is adopted to ensure responsibility for hazardous materials and to
21 clarify liability to assist the City in meeting its responsibilities regarding those laws as well as
22 protecting the public safety and welfare.

23
24 Section 4. Chapter 17.04 is amended to read as follows:
25

Chapter 17.04

INTERNATIONAL FIRE CODE

- 1
- 2
- 3 **17.04.010 Adoption of the California Fire Code and International Fire Code.**
- 4 **17.04.020 Amendments to the California Fire Code and International Fire Code.**
- 5 **17.04.025 Administrative, Operational and Maintenance Provisions**
- 6 **17.04.030 Occupancy Prohibited Before Approval & Examination of Documents.**
- 7 **17.04.035 Fees**
- 8 **17.04.040 Board of Appeals**
- 9 **17.04.045 Investigation and Fee – Work Without a Permit**
- 10 **17.04.050 Definitions**
- 11 **17.04.055 Open Flames**
- 12 **17.04.060 Miscellaneous Combustible Materials Storage**
- 13 **17.04.065 Marking – Fire Lanes**
- 14 **17.04.070 Premises Identification**
- 15 **17.04.075 Key Boxes**
- 16 **17.04.080 Fire Protection Water Supplies**
- 17 **17.04.085 Fire Command Center**
- 18 **17.04.090 Emergency Responder Radio Coverage**
- 19 **17.04.095 Fuel-Fired Appliances**
- 20 **17.04.100 Shunt Trip - Prohibited**
- 21 **17.04.105 Additions and Alterations – Fire Sprinkler Systems**
- 22 **17.04.106 Provisions for all Sprinklered Buildings**
- 23 **17.04.107 Where Required**
- 24
- 25

1 **17.04.108 Existing Buildings and Structures**

2 **17.04.109 Inspectors Test**

3 **17.04.110 Additional Residential Sprinkler Locations**

4 **17.04.115 Hazard Identification Signs**

5 **17.04.120 Unlawful burning and deposits of hazardous materials--Cleanup or**
6 **abatement--Liability for costs.**

7 **17.04.125 Appeal and review.**

8
9 **17.04.010 Adoption of text of the California Fire Code and the International Fire Code.**

10 There is adopted by the city for the purpose of prescribing regulations governing
11 conditions hazardous to life and property from fire or explosion, that certain code which contains
12 building standards known as the 2013 California Fire Code (International Fire Code, 2012
13 Edition as amended by the State of California), and the non-building standards known as the
14 International Fire Code, 2012 Edition, together with all appendices, except Appendices A, D, and
15 J, and the State of California amendments thereto, save and except such portions as are in this
16 chapter deleted, modified, or amended.
17

18
19 **17.04.020 Amendments to the California Fire Code and International Fire Code**

20 The California Fire Code and the International Fire Code are amended or
21 modified as follows:
22

23 **17.04.025 Chapter 1, Division II, Section 102.2, IFC is amended – Administrative,**
24 **operational and maintenance provisions.**
25

1 Section 102.2 is amended to delete item #2 of this section.

2
3 **17.04.030** Chapter 1, Division II, Section 105.3.3, IFC and 105.4.1.1, IFC is amended –

4 Occupancy prohibited before approval and Examination of Documents

5 Section 105.3.3 is deleted in its entirety and replaced with the following:

6 Section 105.3.3. No final inspection by the Building Official as to all or any portion of a
7 development shall be deemed complete, and no certificate of occupancy or temporary
8 certificate of occupancy shall be issued unless and until the installation of the prescribed
9 fire protection facilities and access ways have been completed and approved by the Fire
10 Chief.

11 Section 105.4.1.1 is deleted in its entirety and replaced with the following:

12 Section 105.4.1.1. When required by the fire code official, plans submitted to the
13 Building Official for a permit shall be reviewed by the Fire Chief to determine
14 compliance with the California Fire Code and the International Fire Code. Upon review a
15 written report shall be returned to the Building Official listing deficiencies or compliance
16 with the Code.
17

18
19 **17.04.035** Chapter 1, Section 105.8, IFC is added -- Fees.

20 Section 105.8, IFC is added to this code and shall read as follows:

21 Section 105.8. Fees and Special Requirements

- 22 a. The fees for the permits and other services shall be as established by resolution of
23 the Burlingame City Council as amended from time to time. The fee shall be set
24 to cover the cost of the Fire Department to review and inspect the intended
25

1 activities, operations or functions. The fees must be applied to the appropriate
2 agency, City of Burlingame or Central County Fire Department, depending on the
3 type of service.

4 EXCEPTION: (1) The applicant for a given permit shall be exempt from the
5 payment when the work to be conducted is for the City of Burlingame under
6 written contract to the City or for events sponsored or co-sponsored by the City.
7

- 8 b. In the case of multiple permits for an applicant, the permit applicant will be
9 charged the single highest listed rate of all the permits required. The other
10 permitable items will be charged at a rate of 50% of the listed fee as long as the
11 permits are for the same address.
- 12
- 13 c. Where processes or materials are inherent with a permitable item, subsequent fees
14 may be waived at the discretion of Fire Chief.
- 15
- 16
- 17 d. All fire permits and fire construction permits shall have a set number of
18 inspections per permit as set forth by the Burlingame Fee Schedule. Additional
19 inspections and additional re-inspections will be billed at an hourly rate consistent
20 with the Burlingame Fee Schedule.
- 21
- 22 e. Application for "event" type permits (i.e.: Assembly, Pyrotechnic, Tents, etc.)
23 shall be submitted 14 days prior to the event date. Applications submitted within
24 13 days prior to the event date shall be charged double the regular permit rate as
25

established by the Burlingame Fee Schedule.

f. "After Hours" inspections shall be invoiced at a rate of one and one-half time the normal hourly rate. "After Hours" inspections will be billed at a rate of three hours minimum. "After Hours" inspections are defined as follows: Inspections conducted outside of normal business hours for the Fire Prevention Division.

g. Any person, group, organization, institution or business failing to pay the applicable fees under this Article shall after 30 days of the due date, for either existing or new permit applicants, shall be issued a citation for non-payment of the required permit fee. The penalty for all permit payments delinquent after 30 days shall be a doubling of the original fee.

17.04.040 Chapter 1, Section 108, IFC is amended and Section 108.2.1, IFC is added --
Board of Appeals.

Section 108.1, IFC is deleted in its entirety and replaced with the following:

Section 108.1. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is here by created a board of appeals. The Board of Appeals is identified as the Central County Fire Department Joint Powers Authority Fire Board. The fire code official shall be an ex-officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business, and shall render all decision and findings in writing to the appellate with a

duplicate copy to the fire code official.

Section 108.1.2, IFC is added as follows:

Section 108.1.2. Secretary of board. The Central County Fire Department Joint Powers Authority Board Secretary shall act as secretary of the board and shall keep a detailed record of all its proceedings, which shall set forth the reasons for its decisions, the vote of each member, the absence of a member and any failure of a member to vote.

Section 108.2.1, IFC is added with the following:

Section 108.2.1. Applications for appeal specific to "Request for alternate means of protection" in buildings regulated by the Office of the State Fire Marshal shall utilize the process identified in Section 1.11.2.5 in Chapter 1 of this Code.

17.04.045 Chapter 1, Section 113.1, IFC is added – Investigation and Fee

Section 113.1.1 and 113.1.2, IFC is added to this code and shall read as follows:

Section 113.1.1. Investigation – Work without a permit

Investigation. Whenever construction or work for which a permit is required by this code, or any other code adopted or incorporated by reference as a part of this code, has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for the work. Demolition of all or part of a structure or system without a required permit shall be subject to the investigation and fees imposed by this section.

Section 113.1.2. Fee – Work without a permit

An investigation fee, in addition to the permit fee, shall be collected as a civil penalty, whether or not a permit is then or subsequently issued. The investigation fee shall be up

1 to 10 times the fire permit fee. The investigation fee shall be determined by the Fire Chief and
2 shall be based on the staff time reasonably required to resolve all of the issues relegate to the
3 work that has been performed without a permit. No construction work permit shall be issued
4 until the investigation fee has been paid in full.

5 Any person assessed such a fee may file an appeal with the city clerk within ten
6 (10) days after written notice to such person of the assessment. A hearing upon such appeal shall
7 thereafter be held by the city council; its decisions thereon shall be final.

8 Nothing in this section shall relieve any persons from fully complying with the
9 requirements of this code, or with any codes incorporated by reference and made a part of this
10 code in the execution of the work, or from any other fees or penalties prescribed by law.

11
12 **17.04.050** Section 202, CFC – Definitions

13 Section 202, CFC is amended by adding the following definition:

14
15 SKY LANTERN. An unmanned device with a fuel source that incorporates an open
16 flame in order to make the device airborne.

17
18 **17.04.055** Section 308, IFC – Open Flames

19 Section 308.1.6.3, IFC is added to read as follows:

20 308.1.6.3 Sky lanterns. No person shall release or cause to be released an untethered sky
21 lantern.

22
23 **17.04.060** Sections 315, IFC - Miscellaneous Combustible Materials Storage.

24 Section 315.2, IFC is amended by adding the following exception to read as follows:
25

1 Section 315.2 General. A permit miscellaneous combustible materials shall be required as
2 set forth in Section 105.6.

3 Exception:

4 Storage of combustible materials other than motorized vehicles or vessels shall not be
5 permitted in a public parking garage or in a garage or carport serving a Group R, Division
6 1 or Group R, Division 2 Occupancy, unless the method of storage is approved by the
7 Fire Code Official.

8
9 **17.04.065** Section 503.3, IFC - Marking.

10 Section 503.3, IFC is amended by adding section 503.3.1 to read as follows:

11 Section 503.3.1 Fire Lane Designation. Designation of fire lanes shall be by one of the
12 following means:

- 13
- 14 1. By white signs measuring at least 12 inches by 18 (12" x 18") inches posted
15 immediately adjacent thereto and clearly visible. It should clearly state, in red
16 letters not less than one inch (1") in height, that the space is a fire lane and
17 parking is prohibited.
 - 18 2. By outlining and hash marking the area in contrasting colors clearly marking it
19 with the words "Fire Lane - No Parking."
 - 20 3. By identifying the space with a red curb upon which the words "Fire Lane - No
21 Parking" are stenciled every 15 feet.
 - 22 a. Both sides of fire lanes shall be red curbed when the fire lane is twenty
23 (20) to twenty-eight (28) feet in width.
 - 24 b. At least one side of a fire lane shall be red curbed and stenciled when the
25

fire lane is over twenty eight (28) and up to thirty-six (36) feet in width.

- c. Curbs need not be painted red nor stenciled when the fire lane is more than thirty-six (36) feet in width.

17.04.070 Sections 505.1 through 505.1.3, CFC - Premises identification.

Section 505.1.1 is added to read as follows:

Section 505.1.1 Size of numbers shall be as follows:

1. When the structure is thirty-six (36) to fifty (50) feet from the street or fire apparatus access, a minimum of one-half-inch (½") stroke by six inches (6") high is required.
2. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one-inch (1") stroke by nine inches (9") high is required.

Sections 505.1.2 and 505.1.3, CFC are added to read as follows:

Section 505.1. Multi-Tenant Buildings. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be posted at a height no greater than 5 feet, 6 inches (5' 6") above the finished floor and shall be either internally or externally illuminated in all new construction.

Section 505.1.3 Rear Addressing. When required by the chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where

1 rear parking lots or alleys provide and acceptable vehicular access. Number stroke and
2 size shall comply with 505.1.1.

3
4 **17.04.075** Sections 506.1, CFC - Key Boxes.

5 Section 506.1, CFC is amended and 506.1.1.1, CFC is added to read as follows:

6 Section 506.1 is modified to include:

7 Section 506.1 Where Required. The key box shall be of an approved type and shall
8 contain contents as established in Section 506.1.1.1.

9
10 Section 506.1.1.1, CFC is added to read as follows:

11 Section 506.1.1.1 Key box contents requirements. The key provided shall be a master key
12 to all spaces including multi-tenant spaces. Additional keys shall be included for elevator
13 control, fire alarm control panels, and fire sprinkler control valve access. Contents inside
14 key box shall follow approved fire department standards. If the business/operation is
15 required to have a Hazardous Material Inventory Statement (HMIS), the HMIS shall be
16 included in the key box.
17

18
19 **17.04.080** Section 507 – Fire Protection Water Supplies

20 Section 507.5.4.1 CFC is added to read as follow:

21 Section 507.5.4.1. Private Hydrants. Whenever any on-site fire protection equipment or
22 access ways have been installed as provided in this section, the following provision shall
23 be applicable:
24

25 With respect to hydrants located along private access ways where curbs exist, said

1 curbs shall be painted red or otherwise appropriately marked by the owner, lessee or
2 other person in charge of the premises, to prohibit parking for a distance of 10 feet in
3 either direction from such hydrant. In such cases where curbs do not exist, there shall be
4 appropriate markings painted on the pavement, or signs erected, or both giving notice that
5 parking is prohibited for a distance of 10 feet from any such hydrant.

6
7 **17.04.085** Section 508 – Fire Command Center

8 Section 508.1.1.1 CFC is added to read as follows:

9 Section 508.1.1.1. Requirements. Fire command center shall be equipped with an
10 exterior door and be located at the exterior of the building at a location approved by the
11 Fire Chief.

12
13
14 **17.04.090** Sections 510, IFC - Emergency Responder Radio Coverage

15 Sections 510.7, IFC is added to read as follows:

16 Section 510.7 Repeater Antenna on Buildings. All new and existing high-rise buildings
17 shall provide a location on the building for installation of a repeater/receiver antenna and
18 supporting equipment for City communications whenever a permit is secured to replace,
19 modify, or upgrade any of the building's basic infrastructure utilities. An electrical supply
20 source shall be provided by building owner or operator at the antenna/equipment
21 location, and reasonable access shall be provided by the building owner or operator to
22 City staff and/or city contractors for installation of necessary telephone lines and for
23 purposes of installation, maintenance, adjustment and repair of the antenna/equipment.

24 This access and location agreement shall be recorded in terms that convey the intent and
25

1 meaning of this condition in a form approved by the City Attorney.

2
3 **17.04.095** Section 603, CFC - Fuel-Fired Appliances

4 Section 603.6.6, CFC is added to read as follows:

5 Section 603.6.6 Spark arrestors. Every chimney shall have a spark arrestor, either
6 internally or externally mounted. Any spark arrestor to be mounted internally shall not be
7 installed until installation plans for such arrestor have been submitted to and approved by
8 the building department. All chimneys as described in section 603.6 shall be retroactively
9 protected when one or more of the following conditions exist:

- 10 1. Upon the sale or transfer of the real property on which any chimney is located.
- 11 a. The transfer of title shall not be made until each such chimney contains
12 the required spark arrestor, properly installed and in proper working order.
- 13 2. In the event of any construction on such property for which a building permit is
14 required.
- 15 a. The final building permit sign off shall not be made until each such
16 chimney contains the required spark arrestor, properly installed and in
17 proper working order.
18
19

20 **17.04.100** Section 607.6, CFC Shunt Trip.

21 Section 607.6 is deleted and replaced in its entirety with the following:

22 Section 607.6. Shunt Trip Prohibited. Where elevator hoistways and/or elevator machine
23 rooms containing elevator control equipment are located within buildings equipped with
24 automatic fire sprinklers, the following is required in lieu of a shunt trip:
25

- 1 1. The elevator machine room shall be constructed with the minimum fire rating as
2 the hoistway
- 3 2. Fire sprinklers at the top of the hoistway and inside the elevator machine room
4 shall not be installed
- 5 3. Means for elevator shutdown shall not be installed

6
7 **17.04.105** Section 903.1.2, CFC - Additions and Alterations.

8 Section 903.1.2, CFC is added to read as follows:

9 Section 903.1.2 Additions and Alterations. The standard for calculating the size of
10 addition and/or alteration for determining the threshold for fire sprinkler systems shall be:

- 11 1. The square footage of every room being added or altered shall be included in the
12 calculation of total square footage of addition or alteration.
- 13 2. The entire square footage of an individual room shall be considered added or
14 altered when at least fifty percent (50%) or greater of the linear length of interior
15 wall sheeting or ceiling of any one wall within the room is new, removed, or
16 replaced.

17
18
19 **17.04.106** Section 903.1.2, CFC. Provisions for all sprinklered buildings.

20 Section 903.1.2, CFC is added to read as follows:

21 Section 903.1.2 Provisions for all sprinklered buildings:

- 22 1. When a commercial building is partially retrofitted with an approved automatic
23 sprinkler fire extinguishing system pursuant to this section, the building owner
24 shall complete the fire extinguishing system retrofit throughout the unprotected
25

1 building interior areas within six (6) years of completing the initial partial retrofit
2 or within every tenant space where a building permit is obtained, whichever is
3 less.

4
5 2. When a residential building is partially retrofitted with an approved automatic
6 sprinkler fire extinguishing system pursuant to this section, the building fire
7 extinguishing system retrofit shall be completed throughout the unprotected
8 building interior areas within two (2) years from completing the initial partial
9 retrofit.

10
11 **17.04.107.** Section 903.2, CFC is amended— Where required.

12 Section 903.2, CFC shall be deleted and replaced as follows:

13
14 Section 903.2 Where required. Approved automatic fire sprinkler systems shall be
15 installed in all new occupiable and/or habitable buildings and structures. In addition, approved
16 automatic fire sprinkler systems shall be provided in locations described in Sections 903.2.1
17 through 903.2.19.

18
19 **17.04.108.** Section 903.2.20 and 903.2.21 CFC are added - Existing Buildings and Structures.

20 Section 903.2.20 is added to read as follows:

21 Section 903.2.20, CFC Existing Buildings and Structures. All existing buildings and
22 structures shall be retroactively protected by an approved automatic extinguishing system
23 when the following conditions exist:
24
25

1 a. Commercial and multi-family residential buildings with a total building floor
2 area in excess of 2,000 square feet or more than two stories in height, and when additions
3 or alterations for which a building permit is required will exceed 1,200 square feet in
4 area.

5 b. Residential one- and two-family dwellings and structures with a total building
6 floor area in excess of 2,000 square feet or more than two stories in height, and when
7 additions or alterations for which a building permit is required will exceed 750 square
8 feet in area.

9 Exceptions:

10 1. Additions or alterations of commercial and multi-family residential buildings
11 that do not exceed 20% of the completed building's total replacement cost
12 calculation. The replacement cost calculations for the additions/alterations and
13 the completed building shall be calculated utilizing the latest Building Valuation
14 Data (BVD) published by the International Code Council.

15
16
17 2. Additions or alterations to residential one- and two-family dwellings and
18 structures that do not exceed 20% of the total square footage of the entire
19 completed building.

20
21 3. The cost of additions and alterations used in calculating the replacement cost
22 value formula shall be exclusive of the cost to design and install an automatic fire
23 sprinkler extinguishing system pursuant to this section; building roof
24 repair/replacement; building heating and/or cooling unit repair/replacement; and
25

1 any other federal, state and local construction code upgrade requirements
2 including but not limited to the seismic retrofit requirements, asbestos, and other
3 hazardous material abatement.
4

5 Section 903.2.21, CFC is added with the following:

6 Section 903.2.21 Aggregate: The size or cost of additions and alterations used in
7 calculating the size or replacement cost value formula shall not be cumulative with regard
8 to individual additions or alterations in a building unless the following circumstance
9 applies:

10 a) Where more than one (1) addition or alteration for which building permits are
11 required are made within a two (2) year period and said additions or alterations are made
12 to the premises, the sum of the size or costs of these additions or alterations during this
13 two (2) year period shall be aggregated for the purpose of square footage calculations of
14 Section 17.04.103.
15

16
17 **17.04.109** Section 903.3.1.4, CFC amended - Inspector's Test.

18 Section 903.3.1.4, CFC is added to read as follows:

19 Section 903.3.1.4 Inspectors Test Valves. Single-family residential fire sprinkler systems
20 within buildings greater than 3600 square feet shall be equipped with an inspectors test
21 valve for each system and located the furthest point away from the sprinkler riser.
22

23 **17.04.110** Section 903.3.1.5, CFC is added-- Additional Residential Sprinkler Locations.

24 Section 903.3.1.5, CFC is added to read as follows:
25

1 Section 903.3.1.5 Additional Residential Sprinkler Locations. The installation of a
2 residential fire sprinkler system shall conform to the following:

3 1. Sprinklers shall be required throughout carports and garages.

4 Exception: Detached carports and garages less than 2,000 square feet in area and
5 separated from residential buildings complying with Section 503.1.2 of the
6 building code and assuming a property line between all other structures.

7 2. Sprinkler coverage shall be provided in the following locations:

8 a. Attic access openings

9 b. Areas of attics and crawl spaces containing storage, mechanical and/or
10 electrical equipment.

11
12 **17.04.115** Section 5003.5, CFC is amended – Hazard Identification Signs

13 Section 5003.5.2, CFC is added to read as follows:

14 5003.5.2 Sign size and locations. Two NFPA 704 diamonds shall be placed on buildings
15 so that they are clearly visible from at least two directions of travel.

16
17 1. The signs shall be at least fifteen inches by fifteen inches (15" x 15"). The signs
18 shall not be placed on windows.

19 2. When NFPA 704 diamonds are required for the interior doors, the signs shall be
20 applied to the doors at a level no higher than the doorknob. The signs for the
21 interior doors shall be at least six inches by six inches (6"x 6").

22 3. The Fire Code Official may require fewer or more NFPA diamonds if the building
23 configuration or size makes it reasonably necessary.
24
25

1 **17.04.120** Unlawful burning and deposits of hazardous materials-

2 --Liability for costs.

3 (a) The fire department is authorized to clean up or abate the effects of any
4 hazardous material deposited upon or into property or facilities of the city; and any person or
5 persons who intentionally or negligently caused such deposit shall be liable for the payment of
6 all costs incurred by the fire department as a result of such cleanup or abatement activity. The
7 remedy provided by this section shall be in addition to any other remedies provided by law.

8 (b) For the purposes of this section, "hazardous materials" shall be defined as any
9 substances or materials, in a quantity or form which, in the determination of the fire chief or his
10 authorized representative, poses an unreasonable and imminent risk to life, health or safety of
11 persons or property or to the ecological balance of the environment, and shall include, but not be
12 limited to, such substances as explosives, radioactive materials, petroleum or petroleum products
13 or gases; poisons, etiologic (biologic) agents, flammables and corrosives.

14 (c) Any person in violation of Section 17.04.020 which results in fire damage to
15 persons or property shall be charged as unlawfully burning and is liable for costs incurred by the
16 fire department and other responding county or state fire agencies for suppression activities.

17 (d) For purposes of this section, costs incurred by the fire department shall
18 include, but shall not necessarily be limited to, the following: actual labor costs of city personnel,
19 including workers' compensation benefits, fringe benefits, administrative overhead; cost of
20 equipment operation, cost of materials obtained directly by the city; and cost of any contract
21 labor and materials.
22

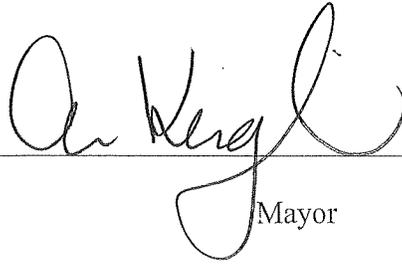
23 **17.04.125** Appeal and review.
24
25

1 (a) The chief of the fire department shall be charged with the duty and
2 responsibility of administering the provisions of this chapter.

3 (b) Whenever it is provided herein that certain things shall be done in accordance
4 with the order, opinion or approval of the chief of the fire department, such order, opinion or
5 approval shall be complied with; provided, any person aggrieved thereby, or believing that such
6 order, opinion or approval is erroneous or faulty, may appeal, except as otherwise provided in
7 this chapter; to the city manager in writing within ten (10) days after such order, opinion or
8 approval has been given, and the city manager shall affirm, modify or reverse the same within
9 forty-eight hours thereafter; provided further that, if dissatisfied with the city manager's ruling
10 thereon, that person may appeal to the city council at its next regular meeting thereafter, and the
11 decision of the council shall be final and conclusive. In the meantime, except in the cases of
12 immediate hazard, the order, opinion or approval shall be deemed suspended until such person
13 has exhausted his or her right of appeal as herein provided.
14

15
16 Section 5. If any section, subsection, sentence, clause or phrase of this
17 Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the
18 remaining portions of this Ordinance. The Council hereby declares that it would have adopted
19 the Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the
20 fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.
21

22 Section 6. This ordinance shall be published as required by law, and shall be
23 effective on January 1, 2014, or when the ordinance is filed with the Building Standards
24 Commission, whichever occurs later.
25



Mayor

I, MARY ELLEN KEARNEY, City Clerk of the City of Burlingame, do hereby
certify that the foregoing ordinance was introduced at a regular meeting of the City Council held
on the 16th day of, September, 2013, and adopted thereafter at a regular meeting of the City
Council held on the 7th day of Oct, 2013, by the following vote:

AYES: COUNCILMEMBERS: **BAYLOCK, BROWNRIGG, DEAL, KEIGHRAN, NAGEL**

NOES: COUNCILMEMBERS: **NONE**

ABSENT: COUNCILMEMBERS: **NONE**



City Clerk

City Clerk

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2013 OCT 10 A 11:16
CITY OF BURLINGAME
COMMUNICATIONS

ORDINANCE NO. 1889

AN ORDINANCE OF THE CITY OF BURLINGAME AMENDING TITLE 18 OF THE CODE OF THE CITY OF BURLINGAME; ADOPTING BY REFERENCE THE 2013 EDITIONS OF THE CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24 (CCR-T24), STATE HOUSING LAW, THE CALIFORNIA CODE OF REGULATIONS, TITLE 25, DIVISION 1, CHAPTER 1, SUBCHAPTER 1, SECTION 32 (CCR, T-25), 1997 UNIFORM ADMINISTRATIVE CODE, 1997 UNIFORM HOUSING CODE, 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, AND AMENDMENTS AND MODIFICATIONS THERETO

The City Council of the City of Burlingame ordains as follows:

Section 1. The City of Burlingame is located between the Santa Cruz Mountains foothills and San Francisco Bay, with a number of substantial creeks flowing through highly developed residential and industrial areas. It is surrounded by large areas of open space maintained in natural condition, as well as having a significant natural canyon in the center of the residential area. Strong winds come down the foothills during both the driest and the wettest parts of the year. The City is directly east of the San Andreas Fault, and much of the highly developed part of the City is located along the front of the Bay, much of it on fill. The United States Geologic Survey, the California Division of Mines and Geology, and the Association of Bay Area Governments have extensively mapped the area for such earthquake probabilities. The foothill areas have a variety of soil formations with steep canyons and heavy precipitation. Much of the City has a high water table. Fires in the community could quickly spread because of the extensive, natural vegetation throughout the City. The City has a number of highly developed

commercial areas with older buildings, and an industrial area that is filled with mixed uses utilizing various materials that could be highly hazardous. In addition, heavily traveled approach and departure routes for San Francisco International Airport are immediately adjacent or over the City. The City is also located in a national climate zone that is designated “Very High” on the Termite Infestation Probability Map. The City has worked with other jurisdictions on the San Francisco Peninsula to establish consistent standards to minimize the impact that varying standards might have on development and redevelopment of both residential and commercial buildings. It is only through strong building standards and effective fire prevention and containment programs that citizens will receive the protection they deserve, and that citizens will be able to obtain reasonably priced insurance for their homes and businesses. In seeking to attain these goals, the building standards in Title 18 have been and are adopted.

Section 2. In addition, in order to provide appropriate, clear information to applicants for construction approvals, Section 18.07.050 is adopted to conform Title 18 to Zoning Code requirements established in the Municipal Code.

Section 3. The City operates its own sanitary sewer system and water quality control plant and is subject to State and Federal laws regarding both point and non-point discharges. Sections 18.07.060, 18.08.010, 18.12.080, 18.12.090, 18.12.100, 18.12.110, 18.12.115, 18.12.120, and 18.12.125 are intended to assist the City in meeting its responsibilities regarding those laws as well as protecting the public safety and welfare.

Section 4. The City also operates its own water supply system for its citizens. Sections 18.07.060, 18.12.050, 18.12.060, 18.12.070, and 18.12.100 are intended to provide consistent policy regarding water service installations and to protect the public's water supply.

Section 5. Chapter 18.07 is amended by the addition of the following section:

Chapter 18.07

UNIFORM ADMINISTRATIVE CODE

18.07.120 Section 108 added – Safety assessment placards

Section 108 of the 1997 Uniform Administrative Code is added to read as follows:

108 Safety assessment placards.

Intent. This section establishes standard placards to be used to indicate the condition of a structure for continued occupancy. The Section further authorizes the Chief Building Official and his or her authorized representatives to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment.

Application of Provisions. The provisions of this chapter are applicable to all buildings and structures of all occupancies regulated by the City of Burlingame. The City Council may extend the provisions as necessary.

Definition. *Safety assessment* is a visual, non-destructive examination of a building or structure for the purpose of determining the condition for continued occupancy.

Placards.

(a) The following are verbal descriptions of the official jurisdiction placards to be used to designate the condition for continued occupancy of buildings or structures. Copies of actual placards are attached.

INSPECTED - Lawful Occupancy Permitted is to be posted on any building or structure wherein no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure. (Green)

RESTRICTED USE is to be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restriction to the continued occupancy. The individual who posts this placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy. (Yellow)

UNSAFE - Do Not Enter or Occupy is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the Chief Building Official, or his or her authorized representative. Safety assessment teams shall be authorized to enter these buildings at any time. This placard is not to be used or considered as a demolition order. The individual who posts this placard will note in general terms the type of damage encountered. (Red or Orange)

(b) The name of the jurisdiction, its address, and phone number shall be permanently affixed to each placard.

(c) Once it has been attached to a building or structure, a placard is not to be removed, altered or covered until done so by an authorized representative of the Chief Building Official. It shall be unlawful for any person, firm or corporation to alter, remove, cover, or deface a placard unless authorized pursuant to this section.

INSPECTED

LAWFUL OCCUPANCY PERMITTED

This structure has been inspected, as indicated below, and no apparent structural hazard has been found.

- Inspected Exterior Only
- Inspected Exterior and Interior

Date: _____
Time: _____ a.m./p.m.

Report any unsafe condition to the City of Burlingame Building Division at **650-558-7260**. Re-inspection may be required.

Caution: Post inspection conditions may increase damage and risk.

This facility was inspected under emergency conditions for the City of Burlingame on the date and time noted.

Inspector comments: _____

Inspected by: _____

Identification #: _____

Site/Building Address: _____

Agency: _____

**DO NOT REMOVE, ALTER, OR COVER THIS PLACARD
UNTIL AUTHORIZED BY THE CITY OF BURLINGAME.**

(Burlingame Municipal Code, Section 18.07.120)

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RESTRICTED USE

WARNING: This structure has been inspected and found to be damaged as described below.

Damage Comments: _____

Date: _____
Time: _____ a.m./p.m.

Report any unsafe condition to the City of Burlingame Building Division at **650-558-7260**. Re-inspection may be required.

Caution: Post inspection conditions may increase damage and risk.

Entry, occupancy, and lawful use are restricted as follows: _____

This facility was inspected under emergency conditions for the City of Burlingame on the date and time noted.

Inspected by: _____

Identification #: _____

Site/Building Address: _____
Agency: _____

DO NOT REMOVE, ALTER, OR COVER THIS PLACARD UNTIL AUTHORIZED BY THE CITY OF BURLINGAME.
(Burlingame Municipal Code, Section 18.07.120)

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UNSAFE

DANGER – DO NOT ENTER OR OCCUPY!

WARNING: This structure has been inspected, found to be seriously damaged, and is UNSAFE to enter or occupy as described below.

Damage Comments: _____

Date: _____
Time: _____ a.m./p.m.

Caution: Post inspection conditions may increase damage and risk.

Report any unsafe condition to the City of Burlingame Building Division at **650-558-7260**. Re-inspection may be required.

This facility was inspected under emergency conditions for the City of Burlingame on the date and time noted.

Do not enter or remain in close proximity unless specifically authorized by the City of Burlingame. Entry may result in injury or death.

Inspected by: _____

Identification #: _____

Site/Building Address: _____
Agency: _____

DO NOT REMOVE, ALTER, OR COVER THIS PLACARD UNTIL AUTHORIZED BY THE CITY OF BURLINGAME.
(Burlingame Municipal Code, Section 18.07.120)

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Section 6. Chapter 18.08 is amended in its entirety to read as follows:

Chapter 18.08

BUILDING CODE

Sections:

- 18.08.010** Adoption of 2013 California Building Code, Part 2, Volume 1.
- 18.08.015** Section 501.2 amended – Address identification.
- 18.08.020** Section 501.3 added – Utility identification.
- 18.08.025** Section 501.4 added – Spark arrestors.
- 18.08.030** Section 3006.5 amended – Shunt Trip
- 18.08.035** Section 903.1.2 added – Additions and alterations.
- 18.08.040** Section 903.1.3 added – Applicable to all sprinklered buildings.
- 18.08.045** Section 903.2 amended – Where required.
- 18.08.050** Section 903.2.19 added – Existing buildings and structures.
- 18.08.055** Section 903.2.20 added – Aggregate.
- 18.08.060** Section 903.3.1.4 added – Inspector's test valves.
- 18.08.065** Section 903.3.1.5 added – Additional residential sprinkler locations.
- 18.08.070** Section 1505.1 amended – Fire classification.
- 18.08.075** Table 1505.1 amended – Roof minimum fire retardant classes.
- 18.08.080** Section 1505.1.3 amended – Roof covering within all other areas.
- 18.08.085** Section 1503.4.4 added – Roof drainage requirements.
- 18.08.090** Section 1503.4.5 added – Surface drainage requirements.
- 18.08.095** Adoption of 2010 California Building Code, Part 2, Volume 2.
- 18.08.100** Section 18.07.2.1 amended – Retaining walls.
- 18.08.105** Section 3401.10 added – Suspended ceiling upgrade required.
- 18.08.110** Section 3405 amended – Repairs and reconstruction.

18.08.010 Adoption of 2013 California Building Code, Part 2, Volume 1.

The rules, regulations and requirements published by the International Code Council (ICC) under the title “2012 International Building Code Volume 1” and adopted as the “2013 California Building Code Volume 1” including Appendix Chapters I and J

and State of California amendments thereto, are adopted as and for the rules, regulations and standards within this city as to all matters therein contained with the following amendments:

18.08.015 Section 501.2 amended – Address identification.

Section 501.2 of the 2013 California Building Code is amended to read as follows:

501.2 Address identification.

Address numbers. Size of numbers shall be as follows:

1. When the structure is thirty-six (36) to fifty (50) feet from the street or fire apparatus access, a minimum of one-half inch (1/2") stroke by six inches (6") high is required.
2. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one inch (1") strike by nine inches (9") high is required.

Multi-tenant buildings. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be posted at a height no greater than 5 feet, 6 inches (5' 6") above the finished floor and shall be either internally or externally illuminated in all new construction.

Rear addressing. When required by the chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible

and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide and acceptable vehicular access. Number stroke and size shall comply with 501.2.

18.08.020 Section 501.3 added – Utility identification.

Section 501.3 of the 2013 California Building Code is added to read as follows:

501.3 Utility identification. In multi-unit commercial and residential buildings, gas and electric meters, service switches and shut off valves shall be clearly and legibly marked to identify the unit or space that they serve.

18.08.025 Section 501.4 added – Spark arrestors.

Section 501.4 of the 2013 California Building Code is added to read as follows:

501.4 Spark arrestors. Every chimney shall have a spark arrestor, either internally or externally mounted. Any spark arrestor to be mounted internally shall not be installed until installation plans for such arrestor have been submitted to and approved by the building division. All chimneys as described in section 603.6 of the 2013 California Fire Code shall be retroactively protected when one or more of the following conditions exist:

1. Upon the sale or transfer of the real property on which any chimney is located the transfer of title shall not be made until each such chimney contains the required spark arrestor, properly installed and in proper working order.

2. In the event of any construction on such property for which a building permit is required the final building permit signoff shall not be made until each such chimney a spark arrestor has been installed and is in proper working order.

18.08.030 Section 3006.5 amended – Shunt Trip

Section 3006.5 of the 2013 California Building Code is deleted and replaced in its entirety with the following:

3006.5. Shunt Trip Prohibited. Where elevator hoistways and/or elevator machine rooms containing elevator control equipment are located within buildings equipped with automatic fire sprinklers, the following is required in lieu of a shunt trip:

1. The elevator machine room shall be constructed with the minimum fire rating as the hoistway
2. Fire sprinklers at the top of the hoistway and inside the elevator machine room shall not be installed
3. Means for elevator shutdown shall not be installed

18.08.035 Section 903.1.2 added – Additions and alterations.

Section 903.1.2 of the 2013 California Building Code is added to read as follows:

903.1.2 Additions and alterations. The standard for determining the size of addition and/or alteration for determining the threshold for fire sprinkler systems shall be determined by the following:

1. The square footage of every room being added or altered shall be included in

the calculation of total square footage of addition or alteration.

2. The entire square footage of an individual room shall be considered added or altered when at least fifty percent (50%) or greater of the linear length of interior wall sheeting or ceiling of any one wall within the room is new, removed, or replaced.

18.08.040 Section 903.1.3 added – Applicable to all sprinklered buildings.

Section 903.1.3 of the 2013 California Building Code is added to read as follows:

903.1.3 Applicable to all sprinklered buildings.

1. When a commercial building is partially retrofitted with an approved automatic sprinkler fire extinguishing system pursuant to this section, the building owner shall complete the fire extinguishing system retrofit throughout the unprotected building interior areas within six (6) years of completing the initial partial retrofit or within every tenant space where a building permit is obtained, whichever is less.

2. When a residential building is partially retrofitted with an approved automatic sprinkler fire extinguishing system pursuant to this section, the building fire extinguishing system retrofit shall be completed throughout the unprotected building interior areas within two (2) years from completing the initial partial retrofit.

18.08.045 Section 903.2 amended –Where required.

Section 903.2 of the 2013 California Building Code is deleted and replaced with

the following:

Section 903.2 Where required. Approved automatic fire sprinkler systems shall be installed in all new occupiable and/or habitable buildings and structures. In addition, approved automatic fire sprinkler systems shall be provided in locations described in Sections 903.2.1 through 903.2.20.

18.08.050 Section 903.2.19 added – Existing buildings and structures.

Section 903.2.19 of the 2013 California Building Code is added to read as follows:

903.2.19 Existing buildings and structures. All existing buildings and structures shall be retroactively protected by an approved automatic extinguishing system when the following conditions exist:

1. Commercial and multi-family residential buildings with a total building floor area in excess of 2,000 square feet or more than two stories in height, and when additions or alterations for which a building permit is required will exceed 1,200 square feet in area.
2. Residential one- and two-family dwellings and structures with a total building floor area in excess of 2,000 square feet or more than two stories in height, and when additions or alterations for which a building permit is required will exceed 750 square feet in area.

Exceptions:

- a. Additions or alterations of commercial and multi-family residential buildings that do not exceed 20% of the completed building's total

replacement cost calculation. The replacement cost calculations for the additions/alterations and the completed building shall be calculated utilizing the latest Building Valuation Data (BVD) published by the International Code Council (ICC).

b. Additions or alterations to residential one- and two-family dwellings and structures that do not exceed 20% of the total square footage of the entire completed building.

c. The cost of additions and alterations used in calculating the replacement cost value formula shall be exclusive of the cost to design and install an automatic fire sprinkler extinguishing system pursuant to this section; building roof repair/replacement; building heating and/or cooling unit repair/replacement; and any other federal, state and local construction code upgrade requirements including but not limited to the seismic retrofit requirements, asbestos, and other hazardous material abatement.

18.08.055 Section 903.2.20 added – Aggregate.

Section 903.2.20 of the 2013 California Building Code is added to read as follows:

903.2.20 Aggregate. The size or cost of additions and alterations used in calculating the size or replacement cost value formula shall not be cumulative with regard to individual additions or alterations in a building unless the following circumstance applies:

Where more than one (1) addition or alteration for which building permits are

required are made within a two (2) year period and said additions or alterations are made to the premises by the same occupant, the sum of the size or costs of these additions or alterations during this two (2) year period shall be aggregated for the purpose of square footage calculations of Section 18.08.050.

18.08.060 Section 903.3.1.4 added – Inspector's test valves.

Section 903.3.1.4 of the 2013 California Building Code is added to read as follows:

903.3.1.4 Inspector's test valves. Single-family residential fire sprinkler systems within buildings greater than 3600 square feet shall be equipped with an inspector's test valve for each system and located the furthest point away from the sprinkler riser.

18.08.065 Section 903.3.1.5 added – Additional residential sprinkler locations.

Section 903.3.1.5 of the 2013 California Building Code is added to read as follows:

903.3.1.5 Additional residential sprinkler locations. The installation of a residential fire sprinkler system shall conform to the following:

1. Sprinklers shall be required throughout carports and garages.

Exception: Detached carports and garages less than 2,000 square feet in area and separated from residential buildings complying with Section 503.1.2 of the building code and assuming a property line between all other structures.

2. Sprinkler coverage shall be provided in the following locations:

- a. Attic access openings
- b. Areas of attics and crawl spaces containing storage, mechanical and/or electrical equipment.

18.08.070 Section 1505.1 amended – Fire classification.

The first paragraph of Section 1505.1 of the 2013 California Building Code is amended to read as follows:

1505.1 General. Roof assemblies shall be divided into the classes defined below. Class A or Class B roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898. The minimum roof coverings installed on buildings shall comply with the Table 1505.1 as amended.

18.08.075 Table 1505.1 amended – Roof minimum fire retardant classes.

Table No. 1505.1 of the 2013 California Building Code is amended to read as follows:

Table 1505.1 Roof minimum fire retardant classes.

TABLE NO. 1505.1^a									
MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION									
Type	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
Roof Covering	B	B	B	B	B	B	B	B	B

a. Unless otherwise required in accordance with Chapter 7A.

18.08.080 Section 1505.1.3 amended – Roof covering within all other areas.

Section 1505.1.3 of the 2013 California Building Code is amended to read as follows:

1505.1.3 Roof covering within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

18.08.085 Section 1503.4.4 added – Roof drainage requirements.

Section 1503.4.4 of the 2013 California Building Code is added to read as follows:

1503.4.4 Roof drainage requirements. In all zones other than R-1, the water from the roof of any building and from any paved area which would flow by gravity over public sidewalk shall be carried by means of conductors under the sidewalk and through the curb to the gutter, or other approved location.

18.08.090 Section 1503.4.5 added – Surface drainage requirements.

Section 1503.4.5 of the 2013 California Building Code is added to read as follows:

1503.4.5 Surface drainage requirements. No storm water or underground water draining from any lot, building, or paved area shall be allowed to drain to adjacent properties nor shall this water be connected to the city's sanitary sewer system.

Regardless of the slope of the source property, such water shall drain to either artificial or natural storm drainage facilities by gravity or pumping.

1808.095 Adoption of 2010 California Building Code, Part 2, Volume 2.

The rules, regulations and requirements published by the International Code Council under the title "2012 International Building Code Volume 2" and adopted as the "2013 California Building Code Volume 2" is adopted as and for the rules, regulations and standards within this city as to all matters therein contained with the following amendments:

18.08.100 Section 1807.2.1 amended – Retaining walls.

Section 1807.2.1 of the 2013 California Building Code is amended by adding the following paragraphs at the end of the section:

1807.2.1 General.

When a structure is to support a lateral load which retains fill which supports another structure, supports the toe of a slope which is over four feet in height measured from the bottom of the footing, or is required by the city engineer, it shall be designed by a licensed architect or engineer and approved by the city engineer.

The following types of retaining walls shall be of concrete or other material which shall have a minimum service life of 75 years for all major support systems and 50 years for all replaceable support systems: Walls that are engineered, support a lateral load over 18" at property line, support an engineered surcharge, support a structure, or support a toe of a slope. A fence structure may not be substituted for a retaining wall.

18.08.105 Section 3401.10 added – Suspended ceiling upgrade required.

Section 3401.10 of the 2013 California Building Code is added to read as follows:

3401.10 Suspended ceiling upgrade required. When an addition, alteration or repair is performed on an occupancy in which there is an existing suspended ceiling, such suspended ceilings shall be modified throughout to comply with the provisions of ASTM C 635 and ASTM C 636.

18.08.110 Section 3405.6 added – Repair and reconstruction.

Section 3405.6 of the 2013 California Building Code is amended with the addition of the following:

3405.6 – Repair and reconstruction. Repairs of structural elements shall comply with this section.

Section 3405.6.1 added – Seismic evaluation and design procedures for repairs.

Subsection 3405.6.1 of the 2013 California Building Code is added to read as follows:

3405.6.1 – Seismic evaluation and design procedures for repairs. The seismic evaluation and design shall be based on the procedures specified in the building code, ASCE 31 *Seismic Evaluation of Existing Buildings* (for evaluation only) or ASCE 41 *Seismic Rehabilitation of Existing Buildings*. The procedures contained in Appendix A of the most recent edition of the *International Existing Building Code* shall be permitted to be used as specified in Section 3405.6.3.

Section 3405.6.2 added – Compliance with CBC level seismic forces.

Subsection 3405.6.2 of the 2013 California Building Code is added to read as follows:

3405.6.2 – Compliance with CBC level seismic forces. Where compliance with the seismic design provisions of the California Building Code is required, the procedures shall be in accordance with one of the following:

1. One-hundred percent of the values in the California Building Code. Where the existing seismic force-resisting system is a type that can be designated as “Ordinary,” the values of R , Ω_o , and C_d used for analysis in accordance with Chapter 16 of the building code shall be those specified for structural systems classified as “Ordinary” in accordance with Table 12.2-1 of ASCE 7, unless it is

demonstrated that the structural system will provide performance equivalent to that of a “Detailed,” “Intermediate,” or “Special” system.

2. Compliance with ASCE 41 using both BSE-1 and BSE-2 Earthquake Hazard Levels and the corresponding performance levels in Table 3405.6.1.

Table 3405.6.1 added – TABLE 3405.6.1

Table 3405.6.1 of the 2013 California Building Code is added to read as follows:

TABLE 3405.6.1

ASCE 41 and ASCE 31 PERFORMANCE LEVELS

OCCUPANCY CATEGORY (BASED ON CBC TABLE 1604.5)	PERFORMANCE LEVEL FOR USE WITH ASCE 41 AND WITH ASCE 41 BSE-1 EARTHQUAKE HAZARD LEVEL	PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-2 EARTHQUAKE HAZARD LEVEL
I	Life Safety (LS)	Collapse Prevention (CP)
II	Life Safety (LS)	Collapse Prevention (CP)
III	Note (a)	Note (a)
IV	Immediate Occupancy (IO)	Life Safety (LS)

Note (a) Acceptance criteria for Occupancy Category III shall be taken as eighty percent of the acceptance criteria specified for Occupancy Category II performance levels, but need not be less than the acceptance criteria specified for Occupancy Category IV performance levels.

Section 3405.6.3 added – Compliance with reduced CBC level seismic forces.

Subsection 3405.6.3 of the 2013 California Building Code is added to read as follows:

3405.6.3 – Compliance with reduced CBC level seismic forces. Where seismic evaluation and design is permitted to meet reduced California Building Code seismic force levels, the procedures used shall be in accordance with one of the following:

1. The California Building Code using seventy-five percent of the prescribed forces. Values of R , Ω_o , and C_d used for analysis shall be specified in Section 3405.6.2 Item 1.

2. Structures or portions of structures that comply with the requirements of the applicable chapter in Appendix A of the most recent edition of the *International Existing Building Code* as specified in Items 2.1 through 2.5 shall be deemed to comply with this section.

2.1. The seismic evaluation and design of unreinforced masonry bearing wall buildings in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A1.

2.2. Seismic evaluation and design of the wall anchorage system in reinforced concrete and reinforced masonry wall buildings with flexible diaphragms in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A2.

2.3. Seismic evaluation and design of cripple walls and sill plate anchorage in residential buildings of light-frame wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A3.

2.4. Seismic evaluation and design of soft, weak, or open-front wall conditions in multiunit residential buildings of wood construction in Occupancy Category I or II are permitted to be based on the procedures specified in Appendix Chapter A4.

2.5. Seismic evaluation and design of concrete buildings in all Occupancy Categories are permitted to be based on the procedures specified in Appendix Chapter A5.

3. Compliance with ASCE 31 based on the applicable performance level as shown in Table 3405.6.2. It shall be permitted to use the BSE-1 Earthquake Hazard as defined in ASCE 41 and subject to the limitations in item 4 below.

4. Compliance with ASCE 41 using the BSE-1 Earthquake Hazard Level defined in ASCE 41 and the performance level shown in Table 3405.6.2. The design spectral response acceleration parameters S_{xs} and S_{x1} specified in ASCE 41 shall not be taken less than seventy-five percent of the respective design spectral response acceleration parameters S_{Ds} and S_{D1} defined by the *California Building Code* and its reference standards.

Table 3405.6.2 added – TABLE 3405.6.2

Table 3405.6.2 of the 2013 California Building Code is added to read as follows:

TABLE 3405.6.2

**PERFORMANCE CRITERIA FOR REDUCED
CBC LEVEL SEISMIC FORCES**

OCCUPANCY CATEGORY (BASED ON CBC TABLE 1604.5)	PERFORMANCE LEVEL FOR USE WITH ASCE 31	PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-1 EARTHQUAKE HAZARD LEVEL
I	Life Safety (LS)	Collapse Prevention (CP)
II	Life Safety (LS)	Collapse Prevention (CP)
III	Note (a) and (b)	Note (a)
IV	Immediate Occupancy (IO)	Life Safety (LS)

Note (a) Acceptance criteria for Occupancy Category III shall be taken as eighty percent of the acceptance criteria specified for Occupancy Category II performance levels, but need not be less than the acceptance criteria specified for Occupancy Category IV performance levels.

Note (b) For Occupancy Category III, the ASCE screening phase checklists shall be based on the life safety performance level.

Section 3403.5.3 added – Referenced Standards.

Subsection 3403.5.3 of the 2013 California Building Code is added to read as follows:

3403.5.3 – Referenced Standards.

<u>Standard Reference Number</u>	<u>Title</u>	<u>Referenced In Code Section Number</u>
ASCE 31-03	Seismic Evaluation of Existing Buildings	3405.6.2, TABLE 3405.6.1, 3405.6.3 TABLE 3406.6.2
ASCE 41-06	Seismic Rehabilitation of Existing Buildings	3405.6.2,
Including Supplement No. 1		TABLE 3405.6.1, 3405.6.3 TABLE 3406.6.2

Section 7. Section 18.09.010 is amended to read as follows:

Chapter 18.09

Mechanical Code

Section:

18.09.010 Adoption of 2013 California Mechanical Code.

18.09.010 Adoption of 2013 California Mechanical Code.

The rules, regulations and standards printed in one volume and published by the International Association of Plumbing and Mechanical Officials (IAPMO), under the title "2012 Uniform Mechanical Code" and adopted as the "2013 California Mechanical Code," including the appendices and State of California amendments thereto, hereinafter called "mechanical code," is adopted as and for the rules, regulations and standards

within this city as to all matters therein contained, except as otherwise provided in this chapter. The appendices to the mechanical code shall be enforceable to the same extent as if contained in the body of the code.

Section 8. Chapter 18.10 is added to read as follows:

Chapter 18.10

RESIDENTIAL CODE

Sections:

- 18.10.010** Adoption of 2013 California Residential Code.
- 18.10.015** Section R111.4 added – Utility identification.
- 18.10.020** Section R309.6 deleted – Fire sprinklers.
- 18.10.025** Section R313.1 amended – Townhouse automatic fire sprinkler systems.
- 18.10.030** Section R313.2 amended – One- and two-family dwellings automatic fire systems.
- 18.10.035** Section R313.3.1.1 amended – Required sprinkler locations.
- 18.10.040** Section R313.3.2.7 added – Additions and alterations.
- 18.10.045** Section R313.3.2.8 added – All sprinklered buildings.
- 18.10.050** Section R313.3.3.1 amended – Nonmetallic pipe and tubing.
- 18.10.055** Table R313.3.6.2(9) deleted – Table R313.3.6.2(9) Allowable Pipe Length for 1-inch PEX tubing
- 18.10.060** Section R313.3.6.2.2 amended – Calculation procedure. Step 8 – Determine the maximum allowable pipe length
- 18.10.065** Section R313.3.8.1 amended – Pre-concealment inspection. #4
- 18.10.070** Section R313.3.8.1 amended – Pre-concealment inspection. #5
- 18.10.075** Section R319.1 amended – Address numbers.
- 18.10.080** Section R902.1 amended – Roof covering materials.
- 18.10.085** Section R902.1.3 amended – Roof covering in all other areas.
- 18.10.090** Section R903.4.2 added – Roof and surface drainage.
- 18.10.095** Section R1003.9.2.1 added – Spark arrestors.

18.10.100 Appendix C, Figure C amended – Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems.

18.10.010 Adoption of 2013 California Residential Code.

The rules, regulations and standards printed in one volume and published by the International Code Council under the title "2012 International Residential Code" and adopted as the "2013 California Residential Code", including appendices A, B, C, D, E, G, H, J, K, M, N, and O are adopted as and for the rules, regulations and standards within this city as to matters therein contained except as provided in this chapter. The mandatory requirements of any adopted appendices to the code shall be enforceable to the same extent as if contained in the body of the code.

18.10.015 Section R111.4 added – Utility identification.

Section R111.4 of the 2013 California Residential Code is added to read as follows:

R111.4 Utility identification. In all residential buildings, gas and electric meters, service switches and shut off valves shall be clearly and legibly marked to identify the unit or space that they serve.

18.10.020 Section R309.6 deleted – Fire sprinklers.

Section R309.6 of the 2013 California Residential Code is deleted in its entirety.

R309.6 Fire sprinklers. The exception for fire sprinklers in garages and carports is deleted in its entirety.

18.10.025 Section R313.1 amended – Townhouse automatic fire sprinkler systems.

Section R313.1 Exception of the 2013 California Residential Code is amended by replacing with the following paragraph:

R313.1. Townhouse automatic fire sprinkler systems.

An automatic residential fire sprinkler system is required when additions and/or alterations to existing townhouse buildings with a total building floor area more than 2,000 square feet or more than two stories in height, and when additions or alterations for which a building permit is required exceeds 750 square feet in area or 20% of the total square footage of the entire completed building.

18.10.030 Section R313.2 amended – One- and two-family dwellings automatic fire systems.

Section R312.2 Exception of the 2013 California Residential Code is amended by replacing with the following:

R313.2. One- and two-family dwellings automatic fire systems.

An automatic residential fire sprinkler system is required when additions and/or alterations to existing townhouse buildings with a total building floor area more than 2,000 square feet or more than two stories in height, and when

additions or alterations for which a building permit is required exceeds 750 square feet in area or 20% of the total square footage of the entire completed building.

18.10.035 Section R313.3.1.1 amended – Required sprinkler locations.

Section R313.3.1.1 of the 2013 California Residential Code is amended by replacing with the following:

R313.3.1.1 Required sprinkler locations.

1. Sprinklers shall be installed to protect all areas of a dwelling unit.

Exceptions:

- a. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2m²) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.
 - b. Detached carports and garages less than 2,000 square feet in area and separated from residential buildings complying with Section R302.1.
2. Sprinkler coverage shall be provided in the following locations:
 - a. Attic access openings
 - b. Areas of attics and crawl spaces containing storage, mechanical and/or electrical equipment.
 3. Inspector Test Valves shall be provided for each system and located the furthest point away from the sprinkler riser for buildings greater than 3,600 square feet.

18.10.040 Section R313.3.2.7 added – Additions and alterations.

Section R313.3.2.7 of the 2013 California Residential Code is added to read as follows:

R313.3.2.7 Additions and Alterations.

1. The standard for determining the size of addition and/or alteration for determining the threshold for fire sprinkler systems shall be determined by the following:
 - a. The square footage of every room being added or altered shall be included in the calculation of total square footage of addition or alteration.
 - b. The entire square footage of an individual room shall be considered added or altered when at least fifty percent (50%) or greater of the linear length of interior wall sheeting or ceiling of any one wall within the room is new, removed, or replaced.
2. The size or cost of additions and alterations used in calculating the size or replacement cost value formula shall not be cumulative with regard to individual additions or alterations in a building unless the following two circumstance applies:

Where more than one (1) addition or alteration for which building permits are required are made within a two (2) year period and said additions or alterations are made to the premises. In such circumstances, the sum of the size or costs of these additions or alterations during this two (2) year period shall be aggregated for the purpose of calculating the size or replacement cost value formula;

3. The cost of additions and alterations used in calculating the replacement cost value formula shall be exclusive of the cost to design and install an automatic fire sprinkler extinguishing system pursuant to this section; building roof repair/replacement; building heating and/or cooling unit repair/replacement; and any other federal, state and local construction code upgrade requirements including but not limited to the seismic retrofit requirements, asbestos, and other hazardous material abatement.

18.10.045 Section R313.3.2.8 added – All sprinklered buildings.

Section R313.3.2.8 of the 2013 California Residential Code is added to read as follows:

R313.3.2.8 All sprinklered buildings.

When a building is partially retrofitted with an approved automatic sprinkler fire extinguishing system pursuant to this section, the building fire extinguishing system retrofit shall be completed throughout the unprotected building interior areas within two (2) years from completing the initial partial retrofit.

18.10.050 Section R313.3.3.1 amended – Nonmetallic pipe and tubing.

Section R313.3.3.1 of the 2013 California Residential Code is amended to read as follows:

R313.3.3.1 Nonmetallic pipe and tubing.

Nonmetallic piping and tubing, such as CPVC, shall be listed for use in residential fire sprinkler systems.

18.10.055 Table R313.3.6.2(9) deleted – Table R313.3.6.2(9) Allowable Pipe Length for 1-inch PEX tubing

Table R313.3.6.2(9) of the 2013 California Residential Code is deleted in its entirety.

Table R313.3.6.2(9) Allowable Pipe Length for 1-inch PEX tubing is deleted.

18.10.060 Section R313.3.6.2.2 amended – Calculation procedure. Step 8 – Determine the maximum allowable pipe length

Section R313.3.6.2.2 – Calculation procedure. Step 8 of the 2013 California Residential Code is replaced with the following:

R313.3.6.2.2 – Calculation procedure. Step 8 – Determine the maximum allowable pipe length

Use Tables R313.3.6.2(4) through R313.3.6.2(8) to select a material and size for water distribution piping. The piping material and size shall be acceptable if the *developed length* of pipe between the service valve and the most remote sprinkler does not exceed the maximum allowable length specified by the applicable table. Interpolation of P_t between the tabular values shall be permitted.

The maximum allowable length of piping in Tables R313.3.6.2(4) through R313.3.6.2(8) incorporates an adjustment for pipe fittings, and no additional consideration of friction losses associated with pipe fittings shall be required.

18.10.065 Section R313.3.8.1 amended – Pre-concealment inspection. #4

Section R313.3.8.1 – Pre-concealment inspection. #4 of the 2013 California
10-7-2013

Residential Code is amended by replacing with the following:

R313.3.8.1 #4.

The pipe size equals or exceeds the size used in applying Tables R313.3.6.2(4) through R313.3.6.2(8) or, if the piping system was hydraulically calculated in accordance with Section R313.3.6.1, the size used in the hydraulic calculation.

18.10.070 Section R313.3.8.1 amended – Pre-concealment inspection. #5

Section R313.3.8.1 – Pre-concealment inspection. #5 of the 2013 California Residential Code is amended by replacing with the following:

R313.3.8.1 #5

The pipe length does not exceed the length permitted by Tables R313.3.6.2(4) through R313.3.6.2(8) or, if the piping system was hydraulically calculated in accordance with Section R313.3.6.1, pipe lengths and fittings do not exceed those used in the hydraulic calculation

18.10.075 Section R319.1 amended – Address numbers.

Section R319.1 of the 2013 California Residential Code is amended to read as follows:

R319.1 Address numbers. Size of numbers shall be as follows:

1. When the structure is thirty-six (36) to fifty (50) feet from the street or fire apparatus access, a minimum of one-half inch ($\frac{1}{2}$ ") stroke by six inches (6") high is required.

2. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one inch (1") stroke by nine inches (9") high is required.

Multi-tenant buildings. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be posted at a height no greater than 5 feet, 6 inches (5' 6") above the finished floor and shall be either internally or externally illuminated in all new construction.

Rear addressing. When required by the chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide and acceptable vehicular access. Number stroke and size shall comply with 501.2.

18.10.080 Section R902.1 amended – Roof covering materials.

Section R902.1 of the 2013 California Residential Code is amended to read as follows:

R902.1 Roof covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Class C roofs shall not be allowed in the City of Burlingame. Classes A and B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

18.10.085 Section R902.1.3 amended – Roof covering in all other areas.

Section R902.1.3 of the 2013 California Residential Code is amended to read as follows:

R902.1.3 Roof covering in all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

18.10.090 Section R903.4.2 added – Roof and surface drainage.

Section R903.4.2 of the 2013 California Residential Code is added to read as follows:

R903.4.2 Roof and surface drainage.

1. In all zones other than R-1, the water from the roof of any building and from any paved area which would flow by gravity over public sidewalk shall be carried by means of conductors under the sidewalk and through the curb to the gutter, or other approved location.

2. No storm water or underground water draining from any lot, building, or paved area shall be allowed to drain to adjacent properties nor shall this water be connected to the city's Sanitary sewer system. Regardless of the slope of the source property, such water shall drain to either artificial or natural storm drainage facilities by gravity or pumping.

18.10.095 Section R1003.9.2.1 added – Spark arrestors.

Section R1003.9.2.1 of the 2013 California Residential Code is added to read as follows:

R1003.9.2.1 Spark arrestors. Every chimney shall have a spark arrestor, either internally or externally mounted. Any spark arrestor to be mounted internally shall not be installed until installation plans for such arrestor have been submitted to and approved by the building division. All chimneys as described in section 603.6 of the 2013 California Fire Code shall be retroactively protected when one or more of the following conditions exist:

1. Upon the sale or transfer of the real property on which any chimney is located the transfer of title shall not be made until each such chimney contains the required spark arrestor, properly installed and in proper working order.
2. In the event of any construction on such property for which a building permit is required the final building permit signoff shall not be made

until each such chimney a spark arrestor has been installed and is in proper working order.

18.10.100 Appendix C, Figure C amended – Exit Terminals of

Mechanical Draft and Direct-Vent Venting Systems.

The Figure in Appendix C of the 2013 California Residential Code is amended by adding the following note:

Appendix C Figure. Note: Where the property line is less than ten (10) feet from the exit terminal of any newly installed or replacement high efficiency mechanical equipment the pipe size of the final ten (10) feet of any terminal must be increased to three inches (3”) or, as an alternative, manufacturer-approved baffles must be installed.

Section 9. Chapter 18.12 is amended to read as follows:

Chapter 18.12

PLUMBING CODE

Sections:

- 18.12.010 Adoption of 2013 California Plumbing Code.**
- 18.12.020 Section 311.13 added – Exterior pipes.**
- 18.12.030 Section 508.4 amended – Water heater safety pans.**
- 18.12.040 Section 605.3.1 added – Water supply shutoff valves.**
- 18.12.050 Section 609.3 amended – Water piping installed in or under a concrete slab.**
- 18.12.060 Section 610.8.1 added – Water service over two inches.**

- 18.12.070** Section 710.1 amended – Drainage of fixtures below the next upstream manhole or below the main sewer level.
- 18.12.080** Section 719.7 added – Building sewer cleanout.
- 18.12.090** Section 807.2 amended – Condensate waste water disposal.
- 18.12.100** Section 812.1 added – Disposal of rainwater drainage.
- 18.12.110** Section 812.2 added – Rainwater drainage to paved gutter.
- 18.12.120** Section 812.3 added – Rainwater drainage across public sidewalk prohibited.
- 18.12.130** Section 812.4 added – Elimination of nonconforming rainwater drainage required.

18.12.010 Adoption of 2013 California Plumbing Code.

The rules, regulations and standards printed in one volume and published by the International Association of Plumbing and Mechanical Officials (IAPMO), under the title "2012 Uniform Plumbing Code" and adopted as the "2013 California Plumbing Code" including the appendices A and D, and State of California amendments thereto, hereinafter called "plumbing code," is adopted as and for the rules, regulations and standards within this city as to all matters therein contained, except as otherwise provided in this chapter. The appendices specified herein shall be enforceable to the same extent as if contained in the body of the plumbing code.

18.12.020 Section 310.13 added – Exterior pipes.

Section 310.13 of the 2013 California Plumbing Code is added to read as follows:

310.13 Exterior pipes. No plumbing drain vent pipe nor water, soil, waste, or gas pipe shall be installed on, or attached to, the outside face of an exterior wall of a residential

building without the prior written permission of the building official. Such installation shall be enclosed in such a way as to be obscured from view.

18.12.030 Section 507.4 amended – Water heater safety pans.

Section 507.4 of the 2013 California Plumbing Code is amended to read as follows:

507.4 Water heater safety pans. Each water heater located in an attic, furred space, living area or other location where leakage would result in damage to the building or its contents shall have a safety pan with drain. Safety pans shall be metal and be nominal two inches in diameter larger than the water heater, with a minimum depth of two inches. The drain pipe shall be three-quarter inch trade size minimum; shall terminate outside the building foundation or, where this is not practical or possible, at another location approved by the building inspector; and shall have a continuous minimum slope throughout its length of one-quarter inch, per foot away from the water heater.

18.12.040 Section 606.3.1 added – Water supply shutoff valves.

Section 606.3.1 of the 2013 California Plumbing Code is added to read as follows:

606.3.1 Water supply shutoff valves. A gate shutoff valve shall be installed on each water supply pipe at an accessible point where such supply enters a building. In multi-unit residential buildings, a gate shutoff valve shall be installed on each water supply pipe at an accessible point where such supply enters each apartment or dwelling unit; or,

where an apartment or dwelling unit is supplied by a vertical riser, a separate accessible shutoff valve may be provided at each plumbing fixture in the unit in lieu of the shutoff valve on the main supply to the unit.

18.12.050 Section 609.3 amended – Water piping installed in or under a concrete slab.

The first paragraph of Section 609.3 of the 2013 California Plumbing Code is amended to read as follows:

609.3 Water piping installed in or under a concrete slab. Water piping shall not be installed in or under a concrete floor slab within a building without prior written approval of the building official. When such approval is obtained, such piping shall be installed in accordance with requirements (1) and (2).

18.12.060 Section 610.8.1 added – Water service over two inches.

Section 610.8.1 of the 2013 California Plumbing Code is added to read as follows:

610.8.1 Water services over two inches. Design details, methods and materials for construction of water services over 2 inches in diameter shall conform with the specifications for the construction of such work as compiled by the city engineer. These specifications may be changed from time to time at the option of the city engineer, but

such changes shall in no way effect the validity of the regulations or requirements contained therein or the regulations and requirements of this code.

18.12.070 Section 710.1 amended – Drainage of fixtures below the next upstream manhole or below the main sewer level.

Section 710.1 of the 2013 California Plumbing Code is amended to read as follows:

710.1 Drainage of fixtures below the next upstream manhole or below the main sewer level.

1. Drainage piping serving fixture(s) which have flood level rim(s) less than twelve inches (12") above the elevation of the next upstream manhole and/or flushing inlet cover at the public sewer system serving such drainage piping shall be protected from backflow of sewage as follows:
2. In new buildings and in buildings modified to the extent described in Burlingame Municipal Code section 18.07.020, these fixtures shall discharge by means of a sewage ejector or pump in accordance with Section 710.2.
3. In existing buildings, protection from backflow shall be by means of a backwater valve approved by the building official supplemented by an approved sewer relief valve installed with its outlet at least six inches (6") below the flood level rim of the lowest installed drainage unit fixture. Fixtures above that elevation shall not discharge through the backwater valve without prior written approval of the building official. As an alternative, the system may be protected by installation of an approved sewage ejector or pump.

4. Cleanouts for drains that pass through a backwater valve shall be clearly identified with a permanent label stating “Backwater Valve Downstream”.

18.12.080 Section 719.7 added – Building sewer cleanout.

Section 719.7 of the 2013 California Plumbing Code is added to read as follows:

719.7 Building sewer cleanout. When a building sewer is located under a street, alley or easement, there shall be provided a cleanout, installed flush with the sidewalk level next to curb; or, if no curb or sidewalk exist, then the cleanout must be located outside of the lot line. The cleanout riser shall be of materials specified by the city engineer, shall be the same size as the drain it serves, shall be connected to the building drain by a wye, shall be brought up to the level of the ground, and shall be terminated at the top with a cleanout fitting as specified by the city engineer. If the riser terminates at concrete sidewalk a cast iron sidewalk box with loose cover fitting with brass screws shall be installed. The minimum size for a cleanout riser shall be four inch trade size pipe.

18.12.090 Section 807.2 amended – Condensate waste water disposal.

Section 807.2 of the 2013 California Plumbing Code is amended to read as follows:

807.2 Condensate wastewater disposal. Condensate from air cooling coils and comfort cooling equipment not intended to be used for the storage or handling of food or drink shall be collected and discharged to a storm sewer or other point of disposal approved by the building official.

Termination of such drains shall be made by an air break. Condensate drain lines in sizes of one and one-quarter inch and larger shall be assembled using approved drainage pipe and fittings.

Condensate waste water shall not drain over or upon a sidewalk, pedestrian ramp or the like, or a public way.

18.12.100 Section 812.1 added – Disposal of rainwater drainage.

Section 812.1 of the 2013 California Plumbing Code is added to read as follows:

812.1 Disposal of rainwater drainage. Rainwater from roof or other approved areas exposed to rainwater may be drained into the storm drainage system, but shall not drain into any sewer intended for sanitary sewage.

18.12.110 Section 812.2 added – Rainwater drainage to paved gutter.

Section 812.2 of the 2013 California Plumbing Code is added to read as follows:

812.2 Rainwater drainage to paved gutter. Rainwater from roofs and other approved areas exposed to rainwater may drain into a public street gutter, provided that such gutter is paved and runs to a catch basin connected to a public storm drain, and provided further that such drainage has the approval of the city engineer or other public authority having jurisdiction over public streets or public storm drains.

18.12.120 Section 812.3 added – Rainwater drainage across public sidewalk prohibited.

Section 812.3 of the 2013 California Plumbing Code is added to read as follows:

812.3 Rainwater drainage across public sidewalk prohibited. No rainwater from roofs, or other rainwater drainage of premises, shall discharge upon a public sidewalk. When it is desired to conduct rainwater from a building or premises to a public street gutter, the outside underground drainage piping shall be vitrified clay pipe, ABS, PVC, galvanized wrought iron pipe, galvanized steel pipe, approved concrete pipe, asbestos cement sewer pipe, cast iron pipe or other materials approved by the building official. When clay pipe, ABS, PVC, asbestos cement sewer pipe or approved concrete pipe is used, such pipe shall be a minimum of two feet horizontally from the building and one foot below the official grade. Water leaders connected to such background drainage pipe which are on the outside of the building wall that abuts on a public thoroughfare, shall be constructed of galvanized wrought iron pipe, galvanized steel pipe, or cast iron pipe for a distance of not less than five feet vertically above the Official grade. See Section 18.08.010(o) for exception for such drainage in R-1 districts.

18.12.130 Section 812.4 added – Elimination of nonconforming rainwater drainage required.

Section 812.4 of the 2013 California Plumbing Code is added to read as follows:

812.4 Elimination of nonconforming rainwater drainage required. Every existing system that allows the drainage of rainwater into a sanitary sewer in violation of the provisions of this chapter shall be altered or terminated or replaced so as to conform to the provisions of this chapter.

Section 10. Chapter 18.16 is amended to read as follows:

Chapter 18.16

ELECTRICAL CODE

Sections:

- 18.16.010 Adoption of 2013 California Electrical Code.**
- 18.16.020 Section 230.70 (A) (1) amended – Main switch accessible from exterior.**
- 18.16.030 Section 410.10 (F) added – Exterior lighting restricted.**

18.16.010 Adoption of 2013 California Electrical Code.

The rules, regulations and standards printed in one volume and published by the National Fire Protection Association (NFPA), under the title "2011 National Electrical Code" with amendments as contained in the "2013 California Electrical Code", including the appendices, are adopted as and for the rules, regulations and standards within this city as to matters therein contained except as provided in this chapter. The mandatory requirements of the appendices to the code shall be enforceable to the same extent as if contained in the body of the code.

18.16.020 Section 230.70 (A) (1) amended – Main switch accessible from exterior.

Section 230.70 (A) (1) of the 2013 California Electrical Code is amended to read as follows:

230.70 (A) (1) Main switch accessible from exterior. The service disconnecting means location shall be accessible from the exterior of a building. If, due to structural or architectural conditions, it is not possible to make the service disconnecting means accessible from the building exterior a shunt trip disconnecting all active electrical conductors shall be installed at an accessible exterior location.

18.16.030 Section 410.10 (F) added – Exterior lighting restricted.

Section 410.10 (F) of the 2013 California Electrical Code is added to read as follows:

410.10 (F) Exterior lighting restricted.

1. Exterior lighting on all residential and commercial properties shall be designed and located so that the cone of light and/or glare from the lighting element is kept entirely on the property or below the top of any fence, edge or wall.
2. On all residential properties exterior lighting outlets and fixtures shall not be located more than nine (9) feet above adjacent grade or required landing; walls or portions of walls shall not be floodlit; only shielded light fixtures which focus

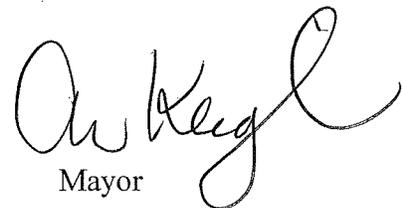
light downward shall be allowed, except for illuminated street numbers required by the fire department.

3. Variances to the provisions of this section may be approved by the planning commission, pursuant to the provisions of Chapter 25.16 of this code, except that notice of the application for the variance shall only be given to property owners within fifty feet.

4. This section shall not apply to signs having an approved permit for an illuminated sign pursuant to Title 22 of this code.

Section 11. An application for a building permit received after December 31, 2013 must comply with this Ordinance unless specific land use provisions for the project were approved by the City of Burlingame prior to 5:00 p.m. on December 31, 2013. If the Planning Commission has approved the project then the building permit application for that project may use the provisions found in the 2010 California Building Codes including all amendments as adopted in Ordinance 1856-2010.

Section 12. This ordinance shall be published as required by law.


Mayor

I, MARY ELLEN KEARNEY, City Clerk of the City of Burlingame, do hereby certify that the foregoing ordinance was introduced at a regular meeting of the City Council held on the 16 day of September, 2013, and adopted thereafter at a regular meeting of the City Council held on the 7 day of October, 2013 by the following vote:

AYES: COUNCILMEMBERS: **BAYLOCK, BROWNRIGG, DEAL, KEIGHRAN, NAGEL**

NOES: COUNCILMEMBERS: **NONE**

ABSENT: COUNCILMEMBERS: **NONE**


City Clerk