

BUILDING STANDARDS COMMISSION

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



January 8, 2014

DeWayne Starnes
Deputy Director, Chief Building Official
County of Sonoma
2550 Ventura Avenue
Santa Rosa, CA 95403

RE: Ordinance #6048

Dear Mr. Starnes:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 5, 2013.

Our review finds the submittal to contain one ordinance 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 modification is accepted for filing and is 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 county 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 blue ink that reads "Enrique M. Rodriguez".

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

Re: Sonoma County Building Code Adopting Ordinance

Gentlemen:

Enclosed please find copies of Sonoma County's recently adopted ordinance adopting the 2013 California Building, Residential, Green Building Standards, Plumbing, Electrical, Mechanical, Energy, Referenced Standards and Administrative Codes. The Resolution introducing the ordinance was approved by the County Board of Supervisors on October 22, 2013 and the ordinance was adopted on November 5, 2013. Findings are included in Section "V" of the ordinance.

If you require additional information, please feel free to contact me.

Sincerely,

DeWayne Starnes, PE, CBO
Deputy Director, Chief Building Official
Sonoma County PRMD

Enclosures:

Resolution No. 13-0423
Ordinance No. 6048



County of Sonoma
State of California

THE WITHIN INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE

ATTEST: OCT 22 2013

VERONICA A. FERGUSON, Clerk/Secretary
BY: *V. Ferguson*
DEPUTY CLERK/ASST SECRETARY

Date: October 22, 2013

Item Number: 22
Resolution Number: 13-0423

4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Introducing, Reading The Title Of, And Waiving Further Reading Of An Ordinance Entitled "An Ordinance Of The Board Of Supervisors, County Of Sonoma, State Of California, Amending Chapters 7 (Building Regulations), And 7D2 (Local Energy Efficiency Standards), Of The Sonoma County Code, And Adopting By Reference With Local Amendments, Selected Provisions, Chapters And Appendices Of Title 24 of The California Code Of Regulations, 2013 Editions Of The California Building Standards Code, Including: (1) The California Building Code Volumes 1 And 2; (2) The California Residential Building Code; (3) The California Green Building Standards Code; (4) The California Mechanical Code; (5) The California Plumbing Code; (6) The California Electrical Code; (7) The California Energy Code, (8) The California Referenced Standards Code, And (9) The California Administrative Code; And Adopting Local Findings; And Making Other Technical And Administrative Revisions To Chapters 7, And 7D2.

Whereas, an ordinance entitled "An Ordinance of the Board of Supervisors, County of Sonoma, State of California, Amending Chapter 7 (Building Regulations), and 7D2 (Local Energy Efficiency Standards), of the Sonoma County Code, and Adopting by Reference with Local Amendments, Selected Provisions, Chapters and Appendices of Title 24 of the California Code of Regulations, 2013 Editions of The California Building Standards Code, including: (1) The California Building Code Volumes 1, and 2; (2) The California Residential Building Code; (3) The California Green Building Standards Code; (4) The California Mechanical Code; (5) The California Plumbing Code; (6) The California Electrical Code; (7) The California Energy Code; (8) The California Referenced Standards Code, and (9) The California Administrative Code; and Adopting Local Findings and Making other Technical and Administrative Revisions to Chapter 7, and 7D2 has been introduced and read;

Now, Therefore, Be It Resolved that further reading of the proposed ordinance is waived.

Be It Further Resolved that a public hearing shall be held at 10 a.m. on Tuesday, November 5, 2013, in the Board of Supervisors Chambers, 575 Administration Drive, Room 102A, Santa Rosa, California, to consider the proposed ordinance.

Be It Further Resolved that the Clerk of the Board shall cause notice of the

Resolution #13-0423

Date: October 22, 2013

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hearing to be published once a week for two successive weeks in a newspaper of general circulation, published in the County of Sonoma, State of California.

Supervisors:

Gorin: Aye

Zane: Aye

McGuire: Aye

Carrillo: Aye

Rabbitt: Aye

Ayes: 5

Noes: 0

Absent: 0

Abstain: 0

So Ordered.

Ordinance No. 6048

An Ordinance of the Board of Supervisors, County of Sonoma, State of California, Amending Chapters 7 (Building Regulations), 7D2 (Local Energy Efficiency Standards), of the Sonoma County Code, and Adopting by Reference with Local Amendments, Selected Provisions, Chapters and Appendices of Title 24 of the California Code Of Regulations, Title 24,2013 Editions Of The California Building Standards Code, Including: (1) The California Building Code Volumes 1 and 2; (2) The California Residential Building Code; (3) The California Green Building Standards Code; (4) The California Mechanical Code; (5) The California Plumbing Code; (6) The California Electrical Code; (7) The California Energy Code, (8) The California Referenced Standards Code, and (9) The California Administrative Code; and Adopting Local Findings; and Making Other Technical and Administrative Revisions to Chapters 7, and 7D2.

The Board of Supervisors of the County of Sonoma, ordains as follows:

SECTION I. Chapter 7, Building Regulations, of the Sonoma County Code is hereby amended as follows:

(a) Section 7-5, Building permit required, is revised to read:

Sec. 7-5. - Building permit required.

(a) No person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure in the unincorporated area of this county, or cause the same to be done, without first obtaining a separate building permit for each such building or structure as required by this chapter. Permits shall be issued and fees shall be collected by the permit and resource management department. The building standards for the work authorized by the new permit shall be governed by the codes in force at the time of the new permit application as described in Chapter 1, Division I, of the California Building Code as to the erection and construction of dwellings and appurtenant structures for which construction was lawfully commenced, commenced to legalize a violation, or approved prior to the effective date of this ordinance.

(b) Permits shall not be issued by the permit and resource management department for work which includes any of the following, unless and until written approval has been received:

(1) The construction, alteration or modification of:

(i) Any on-site disposal system (approval required from the well and septic section of permit and resource management department),

(ii) Any water supply system which under state law or county ordinance is required to have a permit to operate (approval required from the health officer or the state health services department),

(iii) Any establishment selling or preparing food or food products, any public or semi-public swimming pool as defined in the 2013 California Administrative Code (approval required from the health officer);

(2) The construction, alteration or modification of any structure which will result in the structure being connected to an on-site wastewater disposal system or water system; (approval required from the well and septic section of permit and resource management department),

(3) The alteration or modification of any existing structure which is connected to an on-site wastewater disposal system or water system requiring a permit, where the alteration or modification may impose additional burdens upon the existing system, such as, but not limited to, the addition of rooms or the modification of floor plans for potential additional occupancy. This section shall not apply to repairs, such as replacement of roofing or siding. Where the permit is for modification or alteration of an existing structure, no permit will be issued where, in the determination of the chief building official, such modification is likely to result in exceeding the capacity of the system;

(4) The construction, alteration or modification of any structure which may result in the property being improved in excess of its capacity to absorb sewage effluent. This section is intended to cover any change in the property which might adversely affect sewage disposal such as, but not limited to grading or the construction of a barn or swimming pool which might infringe on the leach field (approval required from the well and septic section of permit and resource management department);

(5) For the purposes of this section, approval by the well and septic section of permit and resource management department shall mean either an office clearance, field clearance, or issued well and septic permit for on-site wastewater disposal system.

(c) Whenever approval of the on-site wastewater disposal system is required, it shall be based upon the requirements imposed by this chapter and any other state or local law or regulation which may be applicable, including basin plans and other standards promulgated by the North Coast Water Quality Control Board and the San Francisco Bay Regional Water Quality Control Board.

(d) Building permits must be cleared as to zoning considerations in Chapter 26 or 26C, grading and drainage requirements in Chapter 11, and stormwater requirements in Chapter 11A of this code. Building permits for projects regulated by the California Fire Code and Sonoma County fire safe standards may be subject to review and approval by appropriate fire service agencies. Where county road encroachment is necessary, a permit

for same shall be first secured. A water and/or sewer clearance is first required in areas serviced by special districts and cities before building permits can be issued.

(e) Notwithstanding any other provision of this chapter or the codes adopted hereby, emergency maintenance work or repair of buildings and structures requiring a permit hereunder may be commenced before obtaining a permit without violating this chapter provided the permit and resource management department or the public health officer, in the appropriate case, is notified prior to noon of the next following business day and the permit required is obtained within twenty-four (24) hours thereafter, and provided further that no work shall be covered before it has been duly inspected and approved.

Compliance with the State Subdivision Map Act, the Sonoma County subdivision regulations, and the Sonoma County zoning regulations, including compliance with conditional permits issued thereunder, and compliance with all laws, is a condition precedent to the issuance of any permit required by this chapter for work to be done on any particular parcel of real property in the unincorporated area of this county.

(f) As a condition precedent to the issuance of a building permit required by this section for which an application was made on or after November, 1989, the applicant shall pay to the county development fee as specified in Section 26-98-660 of this code. The permit required for Section 105 of Appendix 1 of the California Building Code for structures subject to the requirements of this subsection shall not be issued unless and until the development fee has been paid.

(g) Within flood-prone urban areas as defined in Section 7-13(a)(10), a building permit authorizing excavation for foundations shall not be issued until a disposal location for excavated material has been designated. Acquisition of a building permit does not relieve the permittee of the responsibility for acquiring any other state and local permits required for the activity.

(h) In any unincorporated portion of Sonoma County where stormwater discharges are subject to the requirements of one or more NPDES permits, as referenced in Chapter 11, any construction site for which building permits are approved pursuant to Chapter 7 must be developed and used pursuant to any applicable requirements of said NPDES permit(s). Failure to adhere to applicable NPDES permit requirements at any time will be deemed to be a violation of this section and may subject the permittee to the penalties established by this chapter. Permittees may meet this requirement by filing with the Regional Water Quality Control Board the appropriate notice of intent to comply with the state general construction activity stormwater permit or by obtaining approval of an individual NPDES permit from the Regional Water Quality Control Board.

(b) Section 7-9, Refunds, is revised to read:

Sec. 7-9. - Refunds.

Pursuant to Section 109.6 of Chapter 1, Division II, of the California Building Code, 103.4.4 of Chapter 1, Division II, of the California Plumbing Code, Section 114.6 of Chapter 1, Division II, of the California Mechanical Code, and Section 89.108.4.2 of the California Electrical Code, refunds of fees paid may be made, subject to the following:

- (a) One hundred percent (100%) of a fee erroneously paid or collected may be refunded.
- (b) Ninety percent (90%) of the plan review fee may be refunded when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended.
- (c) Ninety percent (90%) of the building, plumbing, electrical, and/or mechanical permit fee may be refunded when a permit for which some or all of these permit fees have been paid is withdrawn or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed.
- (d) The chief building official may authorize the refund of all or part of a fee in order to correct an error by the department. The details of such a refund shall be retained in project file.
- (e) Application for refund must be made within one (1) year of the date the fee is paid.

(c) Section 7-12, Building permits in water scarce areas and second dwelling units in marginal water areas, is revised to read:

1. No building permit for new or replacement residential dwelling units shall be issued within the water scarce area four (4) or for new or replacement second dwelling units within the marginal water availability area three (3) where the water supply is from individual wells, public water wells, or springs unless the following requirements are met:

(a) That the well or wells yield a minimum of one (1) gallon per minute per dwelling unit by a sustained yield, metered pump test of the following duration:

(1) Each dwelling unit is a connection to the well. Wells with one (1) to two (2) connections: test of twelve (12) hours or eight (8) hours in accordance with the Sonoma County Permit and Resource Management Department's well pump test guidelines,

(2) Wells with three (3) to four (4) connections: test of twenty-four (24) hours or sixteen (16) hours in accordance with the Sonoma County permit and resource management department's well pump test guidelines,

(3) Wells with five (5) to fourteen (14) connections: test of at least seventy-two (72) hours after the dynamic pumping level has been established. A reduction of the seventy-two (72) hour metered pumping test may be granted by the administrative authority if it is indicated that the sustained yield well production is two (2) or more times greater than required. Under no circumstances shall the test be less than forty-eight (48) hours.

(4) Wells with fifteen or more connections and an operating permit from the California Department of Public Health shall comply with the applicable state water yield requirements.

(b) That a minimum storage capacity shall be provided as follows:

(1) Single-family dwelling (one (1) connection) — one thousand (1,000) gallons shall be provided in a storage tank, provided, however, that only five hundred (500) gallon storage shall be required if the yield is three (3) gallons per minute; provided further, however, that no storage is required if the well yield is five (5) gallons per minute, or greater,

(2) Two (2) to fourteen (14) connections — one thousand (1,000) gallons shall be provided per connection, in a storage tank, or as required by the county of Sonoma water system standards, whichever is greater,

(3) Wells with fifteen or more connections and an operating permit from the California Department of Public Health shall comply with the applicable state water storage requirements.

(4) Note: These volumes are for domestic water storage. Additional storage volume is required for fire control.

(c) The tests shall be conducted from July 15 to October 1st. The test period may be extended by the director of the Permit and Resource Management Department. Pump tests shall be performed by or under the direction of a licensed water well drilling contractor (C57), pumping contractor (C61/D21), a registered civil engineer or a registered geologist who shall report test results to the director of permit and resource management department. The director of permit and resource management department shall be notified a minimum of twenty-four (24) hours prior to the pump testing of wells or springs;

(d) That, if spring(s) are to be used as the primary domestic water source, yields and required storage capacity shall meet the same minimum requirements as for wells. Springs shall be perennial;

Repealed.

2. Notwithstanding Section 1., a building permit for new or replacement residential dwelling units may be issued within the water scarce area four (4) or for new or replacement second dwelling units within the marginal water available area three (3) if the permittee obtains an easement for water supply on a parcel that is entirely within a Groundwater Availability Area 1, major groundwater basin (Zone 1); or Area 2, major natural recharge area (Zone 2), in format approved by the permit and resource management department.

(d) Section 7-13, Codes adopted and modifications, is revised to read:

Sec. 7-13. – Codes adopted and modifications.

(A) 2013 California Building Code Volumes 1 and 2, Chapters 1-35, including Part 7, “California Elevator Safety Construction Code”, Part 8, “California Historical Building Code”, Part 10, “California Existing Building Code”, Appendix Chapter A1, Appendix C, Appendix H, and Appendix I; are hereby adopted and incorporated herein by reference, save and except such portions as are deleted, modified or revised as follows:

(1) Section 101.4.4 of Chapter 1, Division II, of the California Building Code is amended to read:

101.4.4. Property maintenance. The provisions of Sections 116 Unsafe Structures and Equipment of the California Building Code as amended by Sonoma County Code by adding Sections 116.1.1 and 116.1.2, shall apply to existing buildings and premises

(2) Intentionally left blank

(3) Section 105.2 of Chapter 1, Division II, of the California Building Code is amended to read:

105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Such exempt structures must meet all other applicable requirements of this jurisdiction, including required minimum distances from property lines. Permits shall not be required for the following:

(a) Building Permit Exemptions:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet, and the height above grade does not exceed 12 feet. No more than one structure may be allowed under this exemption unless separated from another permit exempt structure by more than 50 feet.

2. Fences, not over 10 feet high, except that solid wood, concrete, metal, and masonry fences more than 7 feet in height measured from the lowest existing grade to the top of the fence shall require a building permit.
3. Oil derricks.
4. Retaining walls, which retain not more than 3 feet of material unless supporting a surcharge or impounding Class I, II, or IIIA liquids. For the purpose of this section, a retaining wall is considered to be supporting a surcharge if:
 - a. The wall retains more than one foot of material and the retained material slopes more than two units horizontal to one vertical within a distance equal to twice the height of the wall above the lowest existing grade, or
 - b. The wall retains more than one foot of material and any road or structure is located on the retained material within a distance equal to twice the height of the wall above the lowest existing grade.
5. Tanks, not containing Class I, II, or IIIA liquids supported directly upon grade, or below grade, if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks, platforms, driveways, non-structural slabs and decks not more than 30 inches above grade, and not over any basement or story below and are not part of a disabled access route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy which do not exceed 5,000 gallons, and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems. (Plumbing, electrical or mechanical systems associated with the structure require permits.)
11. Swings, play structures, and other playground equipment, treehouses with a floor area less than 120 square feet, and skateboard ramps, accessory to detached one and two family dwellings, which are not used for commercial purposes, and children's play structures when constructed on a parcel which contains a one or two- family dwelling or a State licensed school or day care center.
12. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3 and U Occupancies.
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height for office work spaces and cubicles.
14. Minor repair of interior paneling or gypsum wallboard when it does not serve as a fire-resistive assembly or as lateral bracing for a structure. Minor repairs are limited to 100 square feet, on a one time basis. Subsequent minor repairs will require permits. This exemption shall not apply to structures subject to flood damage.

15. Replacement of windows or doors with others of the same size, and in the same location when the structural frame of the opening is not altered.

16. Prefabricated structures no more than 500 square feet in area, constructed of light frame materials and covered with cloth or flexible plastic which has a thickness no greater than 5/1000 of an inch, accessory to a single family dwelling, with no associated electrical, plumbing, or mechanical equipment and the height above grade does not exceed 12 feet.

17. Residential Arbors, trellises, and gazebos, when the height above grade does not exceed 12 feet. For the purpose of this section, arbors, trellises, and gazebos are considered for detached shade structures accessory to residential occupancies and are defined as follows:

- a. Structures which have a lattice or fabric roof structure, and
- b. 75% of the exterior walls are not less than 75% open, and
- c. Into which a motor vehicle cannot be driven due to the configuration of the structure or placement on the site.

If such a structure contains electrical, plumbing, or mechanical equipment, a permit is required for this work.

18. Removal of up to 25% of exterior and/or interior or roof coverings or other similar work for the purpose of determining the condition of structural members in a structure where work is being planned. Such work may remain exposed for a maximum of 90 days before being repaired. A permit must be obtained for the repairs unless exempted by this section of the Sonoma county code.

19. 2-bin trash enclosure covers with a height not exceeding 12 feet.

(b) Electrical Permit Exemptions:

1. Minor repair work, including the replacement of lamps or the connection of approved portable electric equipment to approved permanently installed receptacles.
2. The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. The installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Listed cord and plug connected temporary decorative lighting.
5. Reinstallation or replacement of attachment plug receptacles, but not the outlets therefor.
6. Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location.
7. Installation or maintenance of communications wiring, devices, appliances, apparatus, or equipment.

(c) Gas Permit Exemptions:

1. Portable heating appliance.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

3. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid

(d) Mechanical Permit Exemptions:

1. Portable heating appliance.

2. Portable ventilation equipment.

3. Portable cooling unit.

4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.

5. Replacement of any part that does not alter its approval or make it unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

8. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

(e) Plumbing Permit Exemptions:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with the new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

3. replacement of existing plumbing fixtures for low flow plumbing fixtures in accordance with Section 1101.1 California Civil Code.

(4) Section 1.8.8.3.1 of the California Building Code is added to Chapter 1, Division 1, of the California Building Code, to read:

Section 1.8.8.3.1 Appeals. Appeals to orders, decisions or determinations of the Building Official relative to the requirements of this code shall be made in accordance with Sections 7-3 and 7-4 of the Sonoma County Code.

(5) Section 105.5 of Chapter 1, Division II, of the California Building Code is amended to read:

Section 105.5 Expiration. Unless otherwise authorized, every permit issued by the Permit and Resource Management Department under the provisions of this code shall expire by limitation three (3) years from the date of permit issuance. The chief building official may limit a permit to a lesser time period when necessary to abate dangerous or substandard conditions. The chief building official may extend this time period when such extension is warranted, including (1) to correct an error by the department, (2) when

a legal action prevents the project from being completed within the three year time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.

Before any work can be recommenced on any expired permit, or permit to legalize a violation, a new permit shall first be obtained. The new permit shall be obtained for all work necessary to finish the project including work already completed that has not been previously inspected and approved by the department. The building standards for the work authorized by the new permit shall be governed by the codes in force at the time of the new permit application as described in Chapter 1, Division 1, Section 1.8.3.1 of the California Building Code as to the erection and construction of dwellings and appurtenant structures for which construction was lawfully commenced, commenced to legalize a violation, or approved prior to the effective date of this ordinance. The fees for the new permit shall be based on the current fee schedule at full value of the previously permitted work minus the value of the work inspected and approved prior to expiration of the permit plus the full value of any new work not previously permitted per the Permit and Resource Management Department Expired Permit Policy.

(6) Section 109.2 of Chapter 1, Division II, of the California Building Code is amended to read:

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in the Permit and Resource Management Department fee schedule.

When approved by the chief building official a reduction in plan review fees by twenty five percent (25%) of that otherwise required may be granted where a peer review or third party plan review or other process results in substantially reduced plan review effort by the Permit and Resource Management Department.

The chief building official may, in his or her discretion, waive the plan check fee for the second and all subsequent buildings or structures identical to a building or structure for which a plan check has been paid because there is a reduction in the cost of providing the service. This plan check fee waiver for subsequent submittals shall be limited to one (1) year following date of original fee payment. In each case the applicant must be the same for all permits.

(7) Section 105.3.2 of Chapter 1, Division II, "Time limitation of application", of the California Building Code is amended to read:

105.3.2 Expiration of plan review. If no permit is issued within one year following the date of application, the application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. If, after such expiration, the original plans are resubmitted within 180 days following such expiration, the plan review fee shall be 25% of that otherwise required. No application shall be renewed in this fashion more than once. In order to further renew action on an application after expiration, the applicant shall resubmit plans

and pay a new plan review fee. The chief building official may extend this time period when such extension is warranted, including but not limited to (1) to correct an error by the department, (2) when a legal action prevents the project from being completed within the allowed year time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.

(8) Section 109.7 is added to Chapter 1, Division II, of the California Building Code, to read:

109.7 Re-inspection Fees.

A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection record card not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the building official. The re-inspection fee shall be established in the jurisdiction fee schedule. When a re-inspection fee has been assessed, no additional inspection of the work shall be performed until the required fees have been paid

(9) Section 112.4 is added to Chapter 1, Division II, of the California Building Code, to read:

112.4 Connection after order to disconnect. Persons shall not make connections from any energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the building official or the use of which has been ordered to be discontinued by the building official until the building official authorizes the reconnection and use of such equipment.

(10) Section 113 Chapter 1, Division II, of the California Building Code, Board of Appeals, is deleted.

(11) Section 114.4 of Chapter 1, Division II, of the California Building Code is amended to read:

114.4 Violation review fee. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law. A review fee equal to the amount of the permit fee, whether or not a permit is then or subsequently issued, shall be assessed. The payment of such review fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

(12) Sections 116.1.1 and 116.1.2 are added to Chapter 1, Division II, of the California Building Code, to read:

116.1.1 Definition of unsafe or dangerous building. Any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be an

unsafe or dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered. The presence of an unsafe or dangerous building shall be considered a public nuisance subject to abatement pursuant to Chapter 1, Sonoma County Code.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not arranged as to provide safe and adequate means of exit in case of fire or panic.
2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.
7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.
9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent

damage or deterioration of its non-supporting members, enclosing or outside wall or coverings.

12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement including construction without permit or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in this Code or Health and Safety Code section 17920.3 or Uniform Housing Code Chapters 4, 5, 6 and Sections 701.2, 701.3, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or is such a condition that is likely to cause sickness or disease.

16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or equity jurisprudence.

18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

19. Whenever any building or structure has been abandoned and unsecured for a period in excess of six months so as to constitute an attractive nuisance or hazard to the public.

(12.1) 116.1.2 Definition of nuisance. The following shall be defined as a nuisance:

- a. Any public nuisance known at common law or in equity jurisprudence.
- b. Any attractive nuisance that may prove detrimental to children whether in a building, on the premises of a building or on an unoccupied lot. This includes, but is not limited to, any abandoned wells, shafts, basements or excavations; abandoned refrigerators and

motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris, or vegetation that may prove a hazard for inquisitive minors.

- c. Whatever is dangerous to human life or is detrimental to health, as determined by the health officer.
- d. Overcrowding a room with occupants.
- e. Insufficient ventilation or illumination.
- f. Inadequate or unsanitary sewage or plumbing facilities.
- g. Uncleanliness, as determined by the health officer.
- h. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the health officer.

(13) Section 116.3 of Chapter 1, Division II, of the California Building Code is amended to read:

116.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe per Section 1-7.3 of the Sonoma County Code.

(14) Section 117 is added to Chapter 1, Division II, of the California Building Code, to read:

SECTION 117
NOTICE TO VACATE

117.1 Posting. Every notice to vacate shall, in addition to being served as provided in Section 116.4, be posted at or upon each exit of the building and shall be in substantially the following form:

DO NOT ENTER
UNSAFE TO OCCUPY

It is a misdemeanor to occupy this building, or to remove or deface this notice.

Building Official
.....of.....

117.2 Posting during declared emergencies. During a declared local emergency or State of emergency as defined in Chapter 10 of this Code, each structure or property affected by the declaration and subsequently reviewed shall be evaluated and posted in accordance with the standards established in Applied Technology Council (ATC) 20, ATC 45 or the most recently adopted standard by the California Office of Emergency Services as an emergency response plan.

117.3 Compliance. Whenever such notice is posted, the building official shall include a notification thereof in the notice and order issued under Section 115.3 reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted unless specifically stated on the posting. Entry may be made to repair, demolish or remove such building under permit.

No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy issued pursuant to the provisions of the Building Code.

117.4 Appeals. Appeals of any notice and order to abate any violation of this Code shall be heard and decided by a hearing officer pursuant to Section 1-7.3 of the Sonoma County Code.

(15) Section 202 of the California Building Code is amended to revise the definition of "building" to read:

BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy. Building is also any structure as to which state agencies have regulatory power, and housing or enclosure of persons, animals, chattels, equipment or property of any kind. Building is also any structure wherein things may be grown, made, produced, kept, handled, stored or disposed of, and all appendages, accessories, apparatus, appliances and equipment installed as a part thereof. Building shall not include machinery, equipment or appliances installed for manufacture or process purposes only, nor shall it include any construction installations which are not a part of a building, any tunnel, mine shaft, highway or bridge, or include any house trailer or vehicle which conforms to the Vehicle Code.

(16) Section 202 of the California Building Code is amended to revise the definition of "building, existing" to read:

BUILDING, EXISTING. A building legally erected prior to the adoption of this code, or one for which a legal building permit was issued for the construction or legalization thereof prior to the adoption of this code.

(16.1) Section 202 of the California Building Code is amended to delete the definition of "Substantial Improvement." A new definition of "Substantial Improvement", is added as follows:

SUBSTANTIAL IMPROVEMENT: See Sonoma County Code Ch 7B-1.

(17) Section 903.2 of the California Building Code is amended to read:

Section 903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12

(18) Section 903.2.1 of the California Building Code is amended to read:

903.2.1 Group A.

An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the floor area where the Group A-1, A-2, A-3 or A-4 occupancy is located, and in all floors

from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A occupancy. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

903.2.1.1 Group A-1

An automatic sprinkler system shall be provided for any new Group A-1 occupancies. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists as a result of an addition or alteration:

1. The fire area exceeds the area increases permitted by TABLE 903.2
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies; or
4. The fire area contains a multi-theater complex.

903.2.1.2 Group A-2

An automatic sprinkler system shall be provided for any new Group A-2 occupancies. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists as a result of an addition or alteration:

1. The fire area exceeds the area increases permitted by TABLE 903.2
2. The fire area has an occupant load of 100 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 5,000 square feet, contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by fire walls of less than four-hour fire resistance rating without openings.

903.2.1.3 Group A-3

An automatic sprinkler system shall be provided for any new Group A-3 occupancies. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists as a result of an addition or alteration:

1. The fire area exceeds the area increases permitted by TABLE 903.2.
2. The fire area has an occupant load of 300 or more; or
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 12,000 square feet, contains more than one fire area containing exhibition and display rooms, and is separated into two or more buildings by fire walls of less than four hour fire resistance rating without openings.

903.2.1.4 Group A-4

An automatic fire sprinkler system shall be provided for any new Group A-4 occupancies. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists as a result of an addition or alteration:

1. The fire area exceeds the area increases permitted by TABLE 903.2
2. The fire area has an occupant load of 300 or more; or

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.5 Group A-5

An automatic fire sprinkler system shall be provided for any new Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes and other accessory use areas. An automatic sprinkler system shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes, and other accessory use areas where the fire area exceeds the area increases permitted by TABLE 903.2 as a result of an addition or alteration.

(19) Section 903.2.2 of the California Building Code is deleted

(20) New Section 903.2.2 of the California Building Code is added to read:

903.2.2 Group B

An automatic fire sprinkler system shall be provided for any new Group B occupancies. An automatic sprinkler system shall be provided for any Group B occupancy where the area exceeds the area increases permitted by TABLE 903.2 as a result of an addition or alteration.

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exists at any time:

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable
2. One or more care recipients that are incapable of self preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, and automatic sprinkler system shall be installed throughout the entire floor where such care is provided as well as all floors below, and all floors between the level of ambulatory care and the nearest level of exit discharge.

(21) Section 903.2.3 of the California Building Code is amended to read:

903.2.3 Group E. An automatic sprinkler system shall be provided for any new Group E occupancies as follows:

1. Throughout all new Group E occupancies, and where the fire area of an existing Group E occupancy exceeds the area increases permitted by TABLE 903.2 as a result of an addition or alteration.

2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has a least one exterior exit door at ground level.\

3. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials in quantities not exceeding the maximum allowable quantity are used or stored.

4. Throughout any Group E structure greater than 12,000 square feet in area, which contains more than one fire area, and which is separated into two or more buildings by fire walls of less than four hour fire resistance rating without openings.

5. For public schools state-funded construction projects see Section 903.2.19.

(22) Section 903.2.4 of the California Building Code is amended to read:

903.2.4 Group F-1

An automatic sprinkler system shall be provided throughout all new buildings containing a Group F-1 occupancy. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds the area increases permitted by TABLE 903.2 as a result of an addition or alteration.
2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined areas of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet.

Exceptions:

1. Canopied winery crush pads less than 12,000 square feet in area, provided that all of the following conditions are met:
 - a. The canopy and supporting structure are constructed of non-combustible materials.
 - b. If attached, the crush pad is separated from other portions of the building by one-hour fire-resistive walls.
 - c. The crush pad is not used for storage of combustible materials.
 - d. The canopy and supporting structure is incapable of trapping heat, smoke or other byproducts of combustion.
2. Dairy milking facilities less than 12,000 feet in area.

903.2.4.1 Existing F-1 Woodworking operations

An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or which use finely divided combustible materials. A fire wall of less than four-hour fire resistance rating without openings, or any fire wall with opening shall not be used to establish separate fire areas.

(23) Section 903.2.5.1 of the California Building Code is amended to read:

903.2.5.1 General. An automatic sprinkler system shall be installed in Group H occupancies where the fire area exceeds the area increases permitted in TABLE 903.2 as a result of an addition or alteration.

(24) Section 903.2.6 of the California Fire Code is added to read:

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area. An automatic sprinkler system shall be installed in Group I occupancies where the fire areas exceeds the area increases permitted by TABLE 903.2 as a result of an addition or alteration.

Exceptions:

1. An automatic sprinkler system installed in accordance with Section 903.1.2 shall be permitted in Group I facilities.
2. An automatic sprinkler system installed in accordance with Section 903.1.3 shall be allowed in Group I-1 facilities with in compliance with all of the following:
 - 2.1 A hydraulic design information sign is located on the system riser;
 - 2.2 Exception 1 of Section 903.4 is not applied; and
 - 2.3 Systems shall be maintained in accordance with the requirements of Section 903.3.1.2.
3. An automatic sprinkler system is not required where day care facilities are at the level of exit discharge and where every room where care is provided has at least one exterior exit door.
4. In buildings where Group I-4 day care is provided on levels other than the level of exit discharge, and automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.

903.2.6.1 Group I-2. An existing, unsprinklered Group I-2 nurses' station open to fire-resistive exit access corridors shall be protected by an automatic sprinkler system located directly above the nurses' station. It shall be permitted to connect the automatic sprinkler system to the domestic water service.

903.2.6.2 Group I-3. Every building, or portion thereof, where inmates are restrained shall be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves

in the system shall be locked in the open position and electrically supervised so that at least an audible and visual alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.

Exception: Sprinklers are not required in cells housing two or fewer inmates and the building shall be considered sprinklered throughout when all the following criteria are met:

1. Automatic fire sprinklers shall be mounted outside the cell a minimum of 6 feet (1829 mm) on center and 12 inches (305 mm) from the wall with quick response sprinkler heads. Where spacing permits, the head shall be centered over the cell door opening.

2. The maximum amount of combustibles, excluding linen and clothing, shall be maintained at three pounds per inmate.

3. For local detention facilities, each individual housing cell shall be provided with a two-way inmate or sound-actuated audio monitoring system for communication directly to the control station serving the cell(s).

4. The provisions of the exception in Section 804.4.2 shall not apply.

(25) Section 903.2.7 of the California Building Code is deleted

(26) New Section 903.2.7 of the California Building Code is added to read:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a new Group M occupancy. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds the area increases permitted by TABLE 903.2 as a result of a addition or alteration.

2. A Group M fire area is located more than three stories above grade plane.

3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

4. A Group M occupancy is used for the display and sale of upholstered furniture exceeds 5000 square feet (464 m²).

5. *The structure exceeds 24,000 square feet (465 m²), contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by fire walls of less than 4-hour fire-resistance rating.*

903.2.7.1 High-piled storage.

An automatic sprinkler system shall be provided as required in Chapter 23 in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

(27) Section 903.2.8. of the California Building Code is deleted

(28) New Section 903.2.8 of the California Building Code is added to read:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. An automatic sprinkler system shall be installed in Group R occupancies where

the fire area exceeds the area increases permitted by TABLE 903.2 as a result of a addition or alteration.

Exceptions:

- 1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.*
- 2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 425.8.3.3 of the California Building Code.*
- 3. Pursuant to Health and Safety Code Section 13113 occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.*
- 4. Pursuant to Health and Safety Code Section 13143.6 occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).*
- 5. Detached structures less than 3000 square feet in area accessory to a one- or two family dwelling which do not contain space in the building for sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered space in the building for living, sleeping, eating or cooking.*

When not used in accordance with Section 504.2 or 506.3 of the California Building Code an automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group R-2.1 occupancies.

An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.

903.2.8.1 Group R-3 congregate residences. An automatic sprinkler system installed in accordance with Section 903.1.3 shall be permitted in group R-3 congregate living facilities with 16 or fewer residents.

903.2.8.2 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.

903.2.8.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with the 2013 California Residential Code as adopted and amended by Sonoma County Code.

903.2.8.3 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two- family dwellings, and factory built housing, mobile homes and manufactured homes when placed on a permanent foundation.

903.2.8.3.1 Design and installation - one- and two- family dwellings. Automatic residential fire sprinkler systems for one- and two- family dwellings shall be

designed and installed in accordance with the 2013 California Residential Code as adopted and amended by Sonoma County Code.

903.2.8.3.2 Design and installation - factory built housing, mobile homes and manufactured homes. Automatic residential fire sprinkler systems installed in: factory built housing, mobile homes and manufactured homes, shall be designed and installed in accordance with California Code of Regulations, Title 25, § 4302.

(29) Section 903.2.9 of the California Building Code is deleted

(30) New Section 903.2.9 of the California Building Code is added to read:

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all new buildings containing a Group S-1 occupancy. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds the area increases permitted by TABLE 903.2 as a result of a addition or alteration.
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406 of the California Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 6,000 square feet
2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 6,000 square feet
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 square feet

903.2.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

903.2.10 Group S-2 enclosed parking garages. An automatic sprinkler system shall be provided throughout new buildings classified as enclosed parking garages in accordance with Section 406.4 of the California Building Code. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 of the California Building Code as follows:

1. Where the fire area of the enclosed parking garage exceeds the area increases permitted by TABLE 903.2 as a result of a addition or alteration; or
2. Where the enclosed parking garage is located beneath other groups.

903.2.10.1 Commercial parking garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the fire area exceeds 5,000 square feet.

(31) Section 903.2.11.7 is added to read:

903.2.11.7 Group U Occupancy special requirements

An automatic sprinkler system shall be provided throughout new buildings and portions thereof used as Group U occupancies, and when an addition or remodel occurs affecting a Group U Occupancy as provided in this section.

Exceptions:

1. Detached Group U occupancies 3000 square feet or less in area
2. Agricultural exempt buildings and agricultural buildings as approved by the Fire Code Official.

903.2.11.7.1 Group U accessory areas

For a U Occupancy less than 3000 square feet in area: In addition to the occupancy separations of California Building Code Chapter 5, an automatic fire sprinkler system shall be installed throughout all accessory areas of a U Occupancy regardless of the mixed-use ratio.

(32) Table 903.2 is added to the California Building Code, to read:

Table 903.2

Existing Building Area	Allowable Area Increase
0-1000 sq ft:	200% (c)
1001-4000 sq ft:	100% (a)(c)
Greater than 4000 sq ft:	50% (a)(b)(c)

- (a) A 2000 sq ft. maximum increase is allowed
- (b) Maximum cumulative allowable area is 6000 square feet
- (c) Fire sprinklers are required when additions to Limited Density Owner-Built Rural Dwellings (as described in Sonoma County Code Chapter 7-A) exceed 640 square feet in area.

(33) Section 903.2.11.8 is added to read:

903.2.11.8 Changes of Occupancy.

When any change of occupancy occurs where the proposed new occupancy classification is more hazardous as determined by the Fire Code Official including the conversion of residential buildings to condominiums, the building shall meet the fire sprinkler requirements for a newly constructed building.

(34) Section 903.2.11.9 is added to read:

903.2.11.9 Elevation of existing buildings

An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to: three or more stories, or more than 35 feet in height, from grade to the exposed roof.

Exceptions:

1. An automatic fire-extinguishing system need not be provided when the area above 35 feet is provided for aesthetic purposes only and is a non-habitable space.
2. An automatic fire-extinguishing system need not be provided when existing single-family and two-family dwellings are elevated to comply with the requirements of Chapter 7B of the Sonoma County Code, provided that all of the following conditions are met:
 - (a) The elevation creates a building no more than three stories in height.
 - (b) Two approved exits are provided for the highest floor, including a third story having less than 500 square feet of floor area.
 - (c) Approved interconnected smoke alarms are installed at each floor level and in all sleeping rooms, and hallways adjacent to sleeping rooms.
 - (d) There is no expansion or modification of use other than installation of the exits required by subparagraph (b) above and a utility room less than 100 square feet. The space created at ground level by the elevation shall be used only as a private parking garage or as unused vacant space.
 - (e) Any addition to the building after the elevation shall require installation of an automatic fire-extinguishing system.

(35) Section 903.2.18 of the California Building Code is deleted.

(36) New Section 903.2.18 of the California Building Code is added to read:

903.2.18 Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, and detached accessory structures less than 6000 square feet in area accessory to a one- or two-family dwelling which contain space in the building for living sleeping, eating or cooking, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/ft² over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

Exception

Detached structures less than 3000 square feet in area accessory to a one- or two-family dwelling which do not contain space in the building for sleeping,

eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered space in the building for, sleeping, eating or cooking.

(37) Section 903.4 of the California Building Code is deleted.

(38) New Section 903.4 of the California Building Code is added to read:

903.4 Sprinkler system supervision and alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

Exceptions:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.

Exceptions:

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.
3. Existing legal non-conforming automatic sprinkler systems shall be monitored for water flow only when the existing building is remodeled or a permit is required for sprinkler alterations and the alarm shall be transmitted to an approved supervising station or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.

903.4.2 Alarms. One exterior approved audible device shall be connected to every automatic sprinkler system in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. *Visible and audible* alarm notification appliances shall be located in areas as approved by the fire code official and installed in accordance with Sections 907.6.2.3.1, 907.6.2.1.1 and 907.6.2.1.2 unless required by section 907.2 and 907.3.

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings and *Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.*

(39) Section 903.6 is added to the California Building Code as follows:

903.6 Existing buildings. The provisions of this section are intended to provide a reasonable degree of safety in existing structures not complying with the minimum requirements of the California Building Code by requiring installation of an automatic fire-extinguishing system.

903.6.1 Pyroxylin plastics. All structures occupied for the manufacture or storage of articles of cellulose nitrate (pyroxylin) plastic shall be equipped with an approved automatic fire-extinguishing system where required in Chapter 46.

903.6.2 Group I-2. An automatic sprinkler system shall be provided throughout Group I-2 fire areas where required in Chapter 46.

(40) Section 905.3.1 is amended to read as follows:

905.3.1 Height.

In other than R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor level where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.
5. On the roof of buildings three or more stories in height.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider:
 - 5.1. Recessed loading docks for four vehicles or less; and
 - 5.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

(41) Section 905.9 is amended to read as follows:

905.9 Valve supervision

Valves controlling water supplies shall be supervised in the open position so that a change in the normal position of the valve will generate a supervisory signal at the supervising station required by Section 903.4. Where a fire alarm system is provided, a signal shall also be transmitted to the control unit.

Exceptions:

1. Valves to underground key or hub valves in roadway boxes provided by the municipality or public utility do not require supervision.

(42) Section 907.2.8.1 is amended to read as follows:

907.2.8.1 Manual fire alarm system for R-1 Occupancies

A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-1 occupancies.

Exceptions:

1. Manual fire alarm boxes are not required throughout the building when the following conditions are met.
 - 1.1 The building is equipped throughout with an automatic fire sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 1.2 Notification devices will activate within each residential unit upon sprinkler water flow.
 - 1.3 At least one manual fire alarm box is installed in an approved location.

(43) Section 1505.1 of the California Building Code is amended to read:

1501.1 Scope.

1. General. Except as otherwise provided in subsection (2), the roof covering assembly on any structure regulated by this code shall be as specified in Table No. 1505.1 and as classified in Section 1505.
2. Roof Covering Assembly on Specified Structures. Notwithstanding any other provision of this code, the roof-covering assembly on the following structures regulated by this code shall be a Class A roof-covering assembly as classified in Section 1505.2.
 - (a) Any new structure regulated by this code;
 - (b) Any existing structure regulated by this code when more than fifty percent (50%) of the roof area of the structure is re-roofed;
 - (c) Any addition regulated by this code when the addition creates a new roof and the floor area of any single floor of the addition exceeds six hundred forty (640) square feet.
3. Roof-covering Assembly. The roof-covering assembly includes the roof deck, underlayment, interlayment, insulation and covering which is assigned to a roof-covering classification.
4. The following types of structures are exempt from this requirement:
 - (a) Greenhouses.
 - (b) Patio covers.
 - (c) Fabric membrane structures when the fabric is certified as "flame retardant" by the State Fire Marshall.
 - (d) Residential vehicle covers.
 - (e) Awnings.
 - (f) Sod roofs.

(44) Section 1701.4 is added to Chapter 17, Section 1701 "General" of the California Building Code to read:

1701.4 Application. The provisions of this chapter shall be applicable to the California Building Code and California Residential Code, current editions.

(45) Section 3405.6 is added to Chapter 34, Section 3405 "Repairs" of the California Building Code, for Repair and Reconstruction of Existing Buildings to read:

3405.6 Seismic Design and Evaluation Procedures. Seismic design and evaluation procedures shall conform to the provisions of this chapter and Chapter 1, Section 101.5.4 of the 2012 International Existing Building Code.

(46) Section 3405.7 is added to Chapter 34, Section 3405 "Repairs" of the California Building Code, for Repair and Reconstruction of Existing Buildings to read:

3405.7 Wind Design. Wind design of existing buildings shall be based on the procedures specified in the building code.

(47) Section 3405.8 is added to Chapter 34, Section 3405 "Repairs" of the California Building Code, for Repair and Reconstruction of Existing Buildings to read:

3405.8 Unsafe Conditions. Regardless of the extent of the structural damage, unsafe conditions shall be eliminated.

(48) Section 3405.9 is added to Chapter 34, Section 3405 "Repairs" of the California Building Code, for Repair and Reconstruction of Existing Buildings to read:

3405.9 Referenced Standards. Referenced standards for evaluation and rehabilitation of existing buildings shall conform with Chapter 15 of the 2012 International Existing Building Code.

(B) The 2013 California Mechanical Code Chapters 1-17 and Appendix B C, D, F and, is adopted and incorporated herein by reference, save and except such portions as are deleted, modified or amended as follows:

(1) Section 1.8.8.3, Appeals, of Chapter 1, Division I, of the California Mechanical Code is amended to read as follows:

1.8.8.3. Appeals. Appeals to orders, decisions or determinations of the Building Official relative to the requirements of this code shall be made in accordance with Sections 7-3 and 7-4 of the Sonoma County Code. Except as otherwise provided in law, any person, firm or corporation adversely affected by a decision, order or determination by a city, county or city and county relating to the application of building standards published in the California Building Standards Code, or any other applicable rule or regulation adopted by the Department of Housing and Community Development, or any lawfully enacted ordinance by a city, county or city and county, may appeal the issue for resolution to the local appeals board or housing appeals board as appropriate. The local appeals board shall hear appeals relating to new building construction and the housing appeals board shall hear appeals relating to existing buildings.

(2) Section 108.0 of the California Mechanical Code Chapter 1, Division II, entitled Board of Appeals, is hereby deleted.

(3) Section 114.4 of the California Mechanical Code Chapter 1, Division II, is amended to read as follows:

Section 114.4 Expiration. Unless otherwise authorized, every permit issued by the Permit and Resource Management Department under the provisions of this code shall expire by limitation three (3) years from the date of permit issuance. The chief building official may limit a permit to a lesser time period when necessary to abate dangerous or substandard conditions. The chief building official may extend this time period when such extension is warranted, including (1) to correct an error by the department, (2) when a legal action prevents entire project from being completed within the three year time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.

Before any work can be recommenced on any expired permit, a new permit shall first be obtained. The new permit shall be obtained for all work necessary to finish entire project including work already completed that has not been previously inspected and approved by the department. The building standards for the work authorized by the new permit shall be as described in Section 1.8.3.1, Chapter 1, Division I, as to the erection and

construction of dwellings and appurtenant structures for which construction was lawfully commenced or approved prior to the effective date of this ordinance.

The fees for the new permit shall be based on the current fee schedule at full value of the previously permitted work minus the value of the work inspected and approved prior to expiration of the permit plus the full value of any new work not previously permitted per PRMD Expired Permit Policy

(4) Section 115.1 of the California Mechanical Code Chapter 1, Division II, is hereby deleted.

(5) Section 114.2 of Chapter 1, Division II, of the California Mechanical Code is amended to read as follows:

114.2 Permit Fees. The fee for each permit shall be set forth by separate fee ordinance of the board of supervisors.

(6) Section 114.4 of the California Mechanical Code, Chapter 1, Division II, is amended to read as follows:

114.4 Expiration of Plan Review. If no permit is issued within one year following the date of application, the application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. If, after such expiration, the original plans are resubmitted within 180 days following such expiration, the plan review fee shall be 25% of that otherwise required. No application shall be renewed in this fashion more than once. In order to further renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. The chief building official may extend this time period when such extension is warranted, including but not limited to (1) to correct an error by the department, (2) when a legal action prevents the project from being completed within the allowed time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.

(C) The 2013 California Plumbing Code Chapters 1-16, 17 and Appendices A, B, C, D, G, H, I, J, and K are adopted and incorporated herein by reference, save and except such portions as are deleted, modified or amended as follows:

(1) Section 108.8.3 of the California Plumbing Code is amended to read as follows:

108.8.3 Appeals. Appeals to orders, decisions or determinations of the Building Official relative to the requirements of this code shall be made in accordance with Sections 7-3 and 7-4 of the Sonoma County Code.

(2) Section 203.0 of the California Plumbing Code is amended to add the following definition: Administrative Authority - The chief building official.

(3) Section 320.0 is added to the California Plumbing Code as follows:

320.0 Sewers Required

320.1 Every building in which plumbing fixtures are installed shall have a connection to a public or private sewer except as provided in Section 320.2

320.2 When a public sewer is not available for use, drainage piping from buildings and premises shall be connected to an approved private sewerage disposal system.

320.3 In cities and/or counties where the installation of building sewers is under the jurisdiction of a department other than the Authority Having Jurisdiction, the provisions of this code relating to building sewer need not apply.

320.4 Every dwelling or other building or place where persons congregate, reside or are employed shall be provided with an adequate number of water flush toilets connected to a sewage disposal system which shall consist of a public sewer connection or a septic tank and a system of underground drains for the disposal of the tank effluent, or other systems approved by the chief building official. Such system shall be constructed to meet the requirements of construction and maintenance provided in this chapter and the codes adopted hereby.

Exception: A facility for boarding of horses as defined in Sonoma County Zoning Regulations Definitions § 26-02-140 may have one part time or full time employee without being required to meet this requirement.

320.5 No privy, including vault privies, chemical privies, pit privies, holding tanks or cesspools shall be constructed, maintained or used except upon written approval of the Director of Permit and Resource Management Department unless otherwise specifically permitted by law.

320.6 It is unlawful to discharge from any privy, cesspool, septic tank, container, sewer pipes or conduits not connected to a public sewer system, sewage, polluted or contaminated water or any matter of substance offensive, injurious or dangerous to public health where such water overflows any land whatsoever, including tideland, or where such water empties, flows, seeps or drains into or adversely affects any springs, streams, rivers, lakes, other waters or any public highway within the County of Sonoma.

(4) Section 103.3.3 of the California Plumbing Code is amended to read as follows:

Section 103.3. 3 Expiration. Unless otherwise authorized, every permit issued by the Permit and Resource Management Department under the provisions of this code shall expire by limitation three (3) years from the date of permit issuance. The chief building official may limit a permit to a lesser time period when necessary to abate dangerous or substandard conditions. The chief building official may extend this time period when such extension is warranted, including but not limited to (1) to correct an error by the department, (2) when a legal action prevents the project from being completed within the allowed time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.

Before any work can be recommenced on any expired permit, a new permit shall first be obtained. The new permit shall be obtained for all work necessary to finish the project including work already completed that has not been previously inspected and approved by the department. The building standards for the work authorized by the new permit shall be as described in Section 1.8.3.1, Chapter 1, Division I as to the erection and construction of dwellings and appurtenant structures for which construction was lawfully commenced or approved prior to the effective date of this ordinance.

The fees for the new permit shall be based on the current fee schedule at full value of the previously permitted work minus the value of the work inspected and approved prior to

expiration of the permit plus the full value of any new work not previously permitted per PRMD Expired Permit Policy.

(5) Section 103.4 of the California Plumbing Code Chapter 1, Division II is amended to read as follows:

103.4 Permit Fees. Each applicant shall pay for each permit, at the time of issuance, a fee in accordance with fee schedule adopted by the board of supervisors.

(6) Section 103.4.1 is hereby deleted.

(7) Section 103.4.2 of the California Plumbing Code Chapter 1, Division II is amended to read as follows:

103.4.2 Expiration of Plan Review. If no permit is issued within one year following the date of application, the application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. If, after such expiration, the original plans are resubmitted within 180 days following such expiration, the plan review fee shall be 25% of that otherwise required. No application shall be renewed in this fashion more than once. In order to further renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. The chief building official may extend this time period when such extension is warranted, including but not limited to (1) to correct an error by the department, (2) when a legal action prevents the project from being completed within the allowed time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.

(8) The phrase "abutting lot" as used in Section 721.2 and Appendix Chapter H Section H 1.7 of the California Plumbing Code, includes:

(a) An unimproved lot connected to another lot by an easement provided the lots are in common ownership;

(b) An improved lot connected to another lot by an easement. The lots need not be under common ownership so long as the lot owner has an easement over the abutting lot sufficient for private sewage disposal subject to approval of the chief building official.

(9) In Table H 1.7 of the California Plumbing Code, "NOTE" number 8 shall be deleted due to the general topographic nature of Sonoma County. Horizontal distances between parts of a leaching system shall be determined by the Director of Permit and Resource Management.

(10) Section H 3.0 of Appendix Chapter H of the California Plumbing Code, is amended by deleting Item 3, the exception thereto and Item 5.

(D) The 2013 California Electrical Code, including Annex H is adopted and incorporated herein by reference and amended as follows:

(1) Section 89.108.8.3, Appeals, of the California Electrical Code, is amended as follows:

89.108.8.3 Appeals. Appeals to orders, decisions or determinations of the Building Official relative to the requirements of this code shall be made in accordance with Sections 7-3 and 7-4 of the Sonoma County Code.

(2) Section 80.15 of Annex H of the California Electrical Code is hereby deleted.

(3) Section 80.23(B)(1) of Annex H of the California Electrical Code is amended to read as follows:

80.23(B)(1) Violation review fee. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of the a permit or certificate issued under the provisions of this code, shall be subject to a review fee equal to the amount of the permit fee, whether or not a permit is then or subsequently issued. The payment of such review fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

(4) Section 80.19 of annex H of the California Electrical code is amended by adding the following: Section I: 80.19 (I) Expiration. Unless otherwise authorized, every permit issued by the Permit and Resource Management Department under the provisions of this code shall expire by limitation three (3) years from the date of permit issuance. The chief building official may limit a permit to a lesser time period when necessary to abate dangerous or substandard conditions. The chief building official may extend this time period when such extension is warranted, including but not limited to (1) to correct an error by the department, (2) when a legal action prevents the project from being completed within the three year time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.

Before any work can be recommenced on any expired permit, a new permit shall first be obtained. The new permit shall be obtained for all work necessary to finish the project including work already completed that has not been previously inspected and approved by the department. The building standards for the work authorized by the new permit shall be as described in the California Building Code, Section 1.8.3.1, Chapter 1, Division I as to the erection and construction of dwellings and appurtenant structures for which construction was lawfully commenced or approved prior to the effective date of this ordinance.

The fees for the new permit shall be based on the current fee schedule at full value of the previously permitted work minus the value of the work inspected and approved prior to expiration of the permit plus the full value of any new work not previously permitted per PRMD Expired Permit Policy.

(5) Section 80.19 (E) of Annex H of the California Electrical Code is amended to read as follows:

80.19 (E) Permit Fees. The fee for each electrical permit shall be as set forth in a separate fee ordinance of the board of supervisors.

(6) Section 80.19 of Annex H of the California Electrical Code is amended by adding the following to Section J:

80.19(J) Expiration of Plan Review. If no permit is issued within one year following the date of application, the application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. If, after such expiration, the original plans are resubmitted within 180 days following such expiration, the plan review fee shall be 25% of that otherwise

required. No application shall be renewed in this fashion more than once. In order to further renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. The chief building official may extend this time period when such extension is warranted, including but not limited to (1) to correct an error by the department, (2) when a legal action prevents the project from being completed within the allowed time frame, or (3) in the interest of public health and safety. The chief building official's decision regarding the limitation period shall be final.

(7) Section 80.27 of Annex H of the California Electrical Code is hereby deleted.

(E) The 2013 California Residential Code Chapters 1-9 and Appendix H, are adopted and incorporated herein by reference, save and except such portions as are deleted, modified or amended as follows:

(1) Chapter 1, Division II, is hereby deleted. California Building Code Chapter 1, Division II shall be referenced and incorporated herein.

(2) Section 1.1.3.1.2 of the California Residential Code is amended to read as follows:

1.1.3.1.2 Utility and Miscellaneous Group U.

Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to the following:

Agricultural buildings

Aircraft hangars accessory to a one or two-family residence (See Section 412.5 of the California Building Code)

Barns

Carports

Fences more than 6 feet high

Grain silos accessory to a residential occupancy

Greenhouses

Livestock shelters

Private garages

Private riding arenas accessory to a one- or two-family residence

Retaining walls

Sheds

Storage building accessory to a one- or two-family residence

Stables

Tanks

Towers

(3) Section R109.1.5.2 of the California Residential Code is amended to read as follows:

R109.1.5.2 Fire sprinkler system inspections

Where a fire sprinkler system is required, the building official shall require: a pressure test and pre-concealment inspection, and flow test. Such inspections and tests shall be completed by the fire code official. The pressure test shall require that the installed

pipng be pressurized to 200 psig for not less than two-hours. Fire sprinkler piping shall not be concealed from view until inspected, pressure tested and approved.

(4) Section R309.6 of the California Residential Code is amended to read as follows:

R309.6 Fire sprinklers.

Carports with habitable space above and attached garages shall be protected by residential fire sprinkler systems in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, a fire sprinkler system that complies with Section R313 or NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm/sq ft over the area of the garage and/or carport, but not to exceed four sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

Exception 1: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic residential fire sprinkler system installed in accordance with this section.

Exception 2: Detached garages and carports without a dwelling unit above.

(5) Section R313.1 of the California Residential Code is amended to read as follows:

R313.1 Townhouses automatic fire sprinkler system

An automatic fire sprinkler system shall be installed in new townhouses. An automatic fire sprinkler system shall be required when additions or alterations are made to existing townhouses in accordance with Sonoma County Code Section 7-13(A)(34) Table 903.2.

(6) Section R313.2 of the California Residential Code is amended to read as follows:

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

An automatic residential fire sprinkler system shall be installed in one and two-family dwellings. An automatic fire sprinkler system shall be required when additions or alterations are made to existing one- and two-family dwellings in accordance with Sonoma County Code Section 7-13(A)(34) Table 903.2.

Exceptions:

1. Single-story detached Group U occupancies 3,000 sq. ft. or less in area.
2. Single-story detached Group S occupancies 3,000 sq. ft. or less in area.
3. A room or area which is used for storage only and that does not contain a bathroom, cooking or refrigeration facilities or connections for such facilities which is constructed above a detached garage, Group U Occupancy, or Group S occupancy.
4. Agricultural exempt buildings and agricultural buildings as approved by the Fire Code Official.

5. Private riding arenas, provided that all of the following conditions are met:
 - a. The building has a minimum of 60 feet of clearance to property lines or other structures on all sides.
 - b. The building has an on-site water supply complying with the requirements of this code.
 - c. The building has an annual fire inspection by the chief.
 - d. The portions of the building that are not part of the private riding arena are equipped with an automatic fire-extinguishing system and are separated from the private riding arena by area separation walls meeting the requirements of the Building Code.

(7) Section R313.3.1.2 of the California Residential Code is added to read as follows:

R313.3.1.2 Water-flow alarm

One exterior approved audible device shall be connected to every automatic sprinkler system in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

(8) Section R313.3.1.3 of the California Residential Code is added to read as follows:

R313.3.1.3 Spare sprinkler heads

A spare-head cabinet shall be installed in an approved location with a head wrench at least three spare heads of a type similar to those used in the system.

(9) Section R313.3.5.2 of the California Residential Code is added to read as follows:

R313.3.5.2 Required capacity

The water supply shall have the capacity to provide the required design flow rate for sprinklers for a period of 10 minutes. Where a well system, a water supply tank system, a pump, or a combination thereof is used, the water supply shall serve both domestic and fire sprinkler systems. Any combination of well capacity and tank storage shall be permitted to meet the capacity requirements.

(10) Section R313.3.8.1 of the California Residential Code is amended to read as follows:

R313.3.8.1 Pre-concealment inspection

The following items shall be verified prior to the concealment of any sprinkler system:

1. Sprinklers are installed in all areas as required by Section R313.3.1.1
2. Where sprinkler water spray patterns are obstructed by construction features, luminaries or ceiling fans, additional sprinklers are installed as required by Section R313.3.2.4.2.

3. Sprinklers are the correct temperature rating and are installed at or beyond the required separation distances from heat sources as required by sections R313.3.2.1 and R313.3.2.2.
4. The pipe size equals or exceeds the size used in applying Tables R313.3.6.2(4) through R313.3.6.2(9) or, if the piping system was hydraulically calculated in accordance with Section R313.3.6.1, the size used in the hydraulic calculation.
5. The pipe length does not exceed the length permitted by Tables R313.3.6.2 (4) through R313.3.6.2.(9) 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 calculations.
6. Nonmetallic piping that conveys water to sprinklers is listed for use with fire sprinklers.
7. Piping is supported in accordance with the pipe manufacturer's and sprinkler manufacturer's installation instructions.
8. The piping system is hydraulically pressure tested to 200 psig for at least 2 hours.

(11) Section R313.3.8.2 of the California Residential Code is amended to read as follows:

R313.3.8.2 Final inspection

The following items shall be verified upon completion of the system:

1. Sprinklers are not painted, damaged or otherwise hindered from operation.
2. Where a pump is required to provide water to the system, the pump starts automatically upon system water demand.
3. Pressure-reducing valves, water softeners, water filters, or other impairments to water flow that were not part of the original design have not been installed.
4. The sign or valve tag required by Section R313.3.7 is installed and the owner's manual for the system is present.
5. A spare-head cabinet is installed in an approved location with a wrench at least three spare heads of a type similar to those used in the system.
6. A flow tested is conducted to confirm system functions as designed.

(12) Section R322.1.6 and R322.1.7 are hereby deleted, new Section R322.1.6 is added as follows:

R322.1.6 Flood Damage Protection

see Sonoma County Code Chapter 7B-11A for Flood Damage Protection

(13) Section R327.1.3 of the California Residential Code is amended to read as follows:

R327.1.3 Application.

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

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from property lines or an applicable building.
2. Buildings of an accessory character classified as Group U occupancy less than 1000 square feet in floor area located at least 50 feet from property lines or an applicable building, as determined by the fire official.
3. Buildings less than 3000 square feet in floor area classified as a Group U Agricultural Building, as defined in Section 202 of this code (also see Appendix C – Group U Agricultural Buildings), when located at least 50 feet from an applicable building, as determined by the fire official.

(14) Section R327.1.3.1 is amended to add the following exceptions:

3. Additions to and remodels of buildings located in any Fire Hazard Severity Zone within State Responsibility Areas, for which an application for a building permit is required, shall comply with all sections of this chapter, limited to the added or remodeled areas only.
4. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this chapter. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this chapter provided the new or proposed use is less hazardous, based on life and fire risk than the existing use.

(15) Section R327.7.3.2 is added to the California Residential Code as follows:

R327.7.3.2 Replacement of Exterior Wall Covering.

Materials for replacement of existing exterior wall covering shall meet or exceed the standards set forth in this chapter.

Exception: Where less than 50% of any wall surface is being replaced or repaired and the matching of the new plane to the existing plane on that wall is not possible.

(16) Section R327.11 is added to the California Residential Code as follows:

R327.11 Setbacks For Structure Defensible Space

See California Fire Code as amended, Chapter 49, Section 4905.4 "Building Setbacks", Table 4905.4(a) and Table 4905.4(b), as set forth in Sonoma County Code Chapter 13.

(F) The 2013 California Green Building Standards Code Chapters 1-9 and Appendix A4 (Tier 1) and Appendix A5 (Tier 1) for new construction only, excepting A4.2 and A5.2 respectively, are adopted as mandatory provisions and incorporated herein by reference.

(G) 2013 California Energy Code is adopted and incorporated by reference.

(H) 2013 California Historical Building Code is adopted and incorporated by reference.

(I) 2013 California Referenced Standards Code is adopted and incorporated by reference.

(J) 2013 California Administrative Code is adopted and incorporated by reference.

(K) The 2009 California Existing Building Code Chapter 1, Section 101.5.4 and Chapter 15 is adopted and incorporated herein by reference

(e) Section 7-14.5, Stream setback for structures requiring a building permit, is revised to read:

Sec. 7-14.5. - Stream setback for structures requiring a building permit.

All new or relocated structures requiring a building permit or an agricultural exemption shall be set back from streams, as measured from the toe of the stream bank outward, a distance of 2.5 times the height of the stream bank plus thirty (30) feet, or thirty (30) feet outward from the top of the stream bank, whichever distance is greater, unless a greater distance is established in the general plan, local coastal program, and/or zoning code. If the top of the stream bank cannot be determined by visual analysis, it shall be determined by hydraulic analysis as the water surface elevation for the 100 year event plus 1.5 feet. Stream bank height is the change in elevation from the top of bank and the lowest toe of bank.

- (a) An exception to the entire set back restriction may be allowed for (i) projects sponsored by a public agency or resource conservation district where there is a clear benefit to the community or environment; and (ii) projects related to elevating existing structures per federal flood regulations which maintain the existing building footprint.
- (b) Exceptions. An exception to the 30 feet portion may be approved by the chief building official if one or more of the following criteria apply:
 - (1) Constructability. The stream setback makes the lot unbuildable for the primary use of the base planning district.
 - (2) Minor Expansion. The proposed development involves a one-time minor expansion of an existing structure. The footprint of a minor expansion shall not exceed 25% of the existing structure by area, and shall not expand in a direction toward, or closer to, any stream.

- (3) Vertical Expansion. The proposed development involves expansion in the vertical direction with the expansion of a second story that is within the existing building footprint and does not exceed zoning requirements for overall height restrictions.
 - (4) Existing Structures. The proposed development involves only the maintenance or remodeling of an existing structure or a non-structural use. The rebuild of an existing structure is allowed as long as it is within the existing building footprint, or such that the rebuilt structure is not an expansion of the existing structure and it is constructed further away from the creek.
- (c) Stream bank restoration or stabilization. The proposed development involves the restoration or stabilization of a stream bank. Exception provisions. An exception may be approved by the Building Official if the following provisions are met:
- (1) Minimize disturbance. The removal of the natural vegetation is minimized or compensated by planting of natural vegetation within the setback.
 - (2) Riparian function. The applicant demonstrates that the encroachment into the setback area will be accomplished with a minimum damage to the riparian functions and no reasonable alternative exists.
 - (3) Soils report. The applicant submits a soils report that is acceptable to the Building Official. The soils report shall address the soil stability relative to the foundation of the proposed development and relative to the potential destabilizing effect the stream may or may not have on the proposed development.

(g) Section 7-19, Definitions, is revised to read:

Sec. 7-19. - Definitions.

Whenever any of the following names or terms are used herein or in any codes adopted by reference by this chapter, unless the context directs otherwise, such names or terms so used shall have the meaning ascribed thereto by this section as follows:

- (a) "Building official," "chief building official," "chief electrical inspector," "administrative authority," and similar references to a chief administrative position shall mean the director of the permit and resource management department of the county or his or her designee; provided, however, that where such terms are used in conjunction with those duties imposed upon the public health officer, the terms shall mean the public health officer of the county.

- (b) The "building division," "electrical division," or "plumbing division" shall mean the permit and resource management department of the county.
- (c) "City" shall mean the county when referring to a political entity, or an unincorporated area of the county.
- (d) "City clerk" means "county clerk" and/or "clerk of the board of supervisors."
- (e) "City council" or "mayor" means the board of supervisors.
- (f) "Board of appeals" shall mean the local appeals board and housing appeals board provided for in Section 7-3.
- (g) "California Building Code" or "2013 California Building Code" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 2, 2013 California Building Code, which incorporates by adoption the 2012 International Building Code, published by the International Code Council, with necessary California amendments.
- (h) "California Building Standards Administrative Code" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 1, 2013 California Building Standards Administrative Code, which incorporate by adoption the 2013 edition of the California Administrative Code published by the International Code Council.
- (i) "California Electrical Code" or "2013 California Electrical Code" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 3, California Electrical Code, which incorporate by adoption the 2011 edition of the National Electric Code, with necessary California amendments.
- (j) "California Energy Code" or "2013 California Energy Code" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 6, 2013 California Energy Code.
- (k) "California Fire Code" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 9, 2013 California Fire Code, which incorporate by adoption the edition of the International Fire Code, with necessary California amendments.
- (l) "California Historical Building Code" or "2013 California Historical Building Code" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 8, 2013 California Historical Building Code.
- (m) "California Mechanical Code" or "2013 California Mechanical Code" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 4, 2013 California Mechanical Code, which incorporate by adoption the 2012 edition of the Uniform Mechanical Code published by International Association of Plumbing and Mechanical Officials, with necessary California amendments.
- (n) "California Plumbing Code" or "2013 California Plumbing Code" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 5, 2013 California Plumbing Code, which incorporate by adoption the 2012 edition of the Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials, with necessary California amendments.

(o) "California Referenced Standards Code" or "2013 California Referenced Standards Code" means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 12, 2013 California Referenced Standards Code.

(p) "California Residential Code" or "2013 California Residential Code", means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 2.5 California Residential Code, which incorporate by the 2012 International Residential Code, with necessary California amendments.

(q) "California Green Building Standards Code" or 2013 California Green Building Standards Code", means the regulations adopted by the California Building Standards Commission in California Code of Regulations, Title 24, Part 11, 2013 California Green Building Standards Code.

(r) "Local coastal program" means the Sonoma County local coastal program.

(s) "General plan" means the Sonoma County general plan.

(t) "Stream" means any natural channel with bed and banks containing flowing water or showing evidence of having contained flowing water (e.g., deposit of rock, sand, gravel, or soil).

(u) "Zoning Code" means Chapters 26 and 26C of this code.

SECTION II. Chapter 7D2 of the Sonoma County Code is hereby amended as follows:

(a) Section 7D2-6, General Compliance Requirements, is revised to read:

7D2-6 General Compliance Requirements.

In addition to the requirements of the 2013 Building Energy Efficiency Standards, the following general compliance requirements shall apply to all permit applications subject to this chapter:

(A) **Residential Buildings.** When an application for a building permit involves a new residential building, the TDV Energy of the proposed building meets the requirements of the 2013 California Green Building Standards Code as amended and adopted by Chapter 7, Sonoma County Code.

(B) **Documentation.** In order to demonstrate compliance with the requirements of this Section, a permit applicant may be required to submit supplementary forms and documentation in addition to the building drawings, specifications, and standard Title 24 report forms, as deemed appropriate by the County's building official.

SECTION III. Findings

Pursuant to Health and Safety Code sections 13143.5 and 17958.7, the Board of Supervisors expressly finds that this ordinance and the changes or modifications made herein to the 2013 edition of the California Building Code including the amendment to the existing fire protection sprinkler and fire safe roofing standards, and the minimum fire safe standards for development within the unincorporated area of the county are

reasonably necessary because of local climatic, geological, and topographical conditions. The Board of Supervisors further finds in connection therewith as follows:

1. **Climatic Conditions.** Sonoma County has unique climatic conditions. The County is subject to year-round coastal winds. Average yearly rainfall for the County is approximately 30 inches. This rainfall generally occurs during October to April. During the summer months (July, August, September), the prevalent Pacific High Cell creates early morning fog, which assists the natural vegetation in growth. During the summer months, dry winds and vegetation mix to create a hazardous fuel condition. This condition causes grassland and brushland fires each year. While normal temperatures do not exceed 85-90 degrees during the summer months, temperatures can exceed 110 degrees in parts of the County. Particularly during times of high temperatures and low humidity, a fire can move quickly through the County.

Several years of drought conditions have previously occurred in the County, thus reducing available water. Groundwater as well as surface supplies have been affected. This condition has created a situation where lowered water tables, water contamination and increased demand on water systems due to population growth have all negatively impacted water availability for fire protection. These impacts degrade the quality of fire protection and fire suppression activities.

2. **Geological Conditions.** Sonoma County has geological and geographic characteristics which have scenic appeal for residents and visitors. The County is situated in a primarily rural setting with a rugged coastline forming its western boundary and mountainous areas forming its northern and eastern boundaries. Forested areas and grasslands are located throughout the County. These features create barriers to accessibility for emergency fire equipment and personnel.

The forested areas in the County also contribute to potential fire hazards, particularly when decayed trees, branches, needles and leaves drop to the ground. The dry vegetation and low water availability also cause problems for emergency fire equipment and personnel. The grassland areas in the County also are troublesome. These areas are easily ignitable, and create a potential for major conflagrations.

Further compounding the potential fire hazards, the County has active seismic faults within its boundaries (including the San Andreas Fault). Large portions of the County are within the Alquist-Priolo Special Study Zones. While systems have been developed to study and monitor the activity of earthquakes, science has not yet been able to reliably predict fault activity. New construction may be limited by their respective distances to faults, however, existing structures and replacement of those structures could present a serious problem.

Moreover, the mixture of developed and undeveloped areas within the County creates hazardous conditions when fallen trees, landslides or flooding block access by emergency fire equipment and personnel.

3. **Topographical Conditions.** The sources of water within the County are directly affected by its topographical layout. The water sources consist of on-site water storage

tanks, lakes, pools, wells, mutual water systems and the Sonoma County Water Agency distribution network. Water supplies within the County vary from less than ten (10) gallons per minute to flows in excess of four thousand (4000) gallons per minute. This wide variation causes major problems to fire suppression forces. The roadway system through most of the County is designed around the topographical lay of the land and consists in many cases of narrow, winding roads, steep grades and overhanging tree branches. The grades on roadway surfaces sometimes exceed twenty-five (25) percent, and widths of less than twelve (12) feet are not uncommon.

The topographical conditions also make construction more restricted to the level and semi-level portions of the County. The high concentration of commercial, industrial and residential structures in these areas has the potential to become a significant fire hazard. Further compounding the risk, these structures frequently are constructed of wood for economical and practical reasons. Consequently, there is a substantial risk of conflagration due to the high build out of certain areas in the County.

The topographical nature of the County also lends itself to power failures caused when fallen trees and limbs tear out sections of electrical transmission lines which run throughout the County. These power failures cause electrical pumps to become inactive, and thus, water supplies are interrupted. Vehicular accidents also have been known to interrupt this pumping operation. Narrow roads and heavy congestion increase the risk of vehicular accidents that cause such interruptions.

4. The preceding findings identify the local climatic, geological and topographical conditions which this Board has considered in adopting this ordinance. The Board finds that these conditions make the modifications as set forth herein reasonably necessary as such modifications will assist in mitigating the local climatic, geological and topographical conditions. These findings are intended to support each of the amendments to the building standards made as part of this ordinance based on local conditions.

5. Additional findings as to building standards and administrative changes.

(a) Agricultural building exemption permit- Sonoma County includes many acres of rural, agricultural property. Crops are grown and livestock raised throughout the County, and the preservation of agricultural land, farming, and the right to farm is an important goal of County government. Exemption from building permit requirements saves farmers the unnecessary cost of building permits and the inevitable delays in the construction process which are caused by permits and inspections, and helps to preserve the tradition of family farms, dairies, vineyards, and stables. Agricultural buildings are still required to conform to building standards notwithstanding this administrative exemption.

(b) Floating home standards - Sonoma county is bordered on the south by a region of San Francisco Bay characterized by marshes and mud flats. This area would be an ideal location for low cost housing. In the event that permanent or semi-permanent houseboats are proposed in this area as low cost housing that meet the appropriate environmental regulations, it is important to have building standards in place for such structures. The model codes do not specifically address floating homes.

(c) 10 foot fence permit exemption. Sonoma County is overpopulated with deer due to lack of predators. Deer not only destroy farm crops, but individual gardens and landscaping. A 6 foot fence will not keep deer from entering property, but a 10 foot fence forms a more effective barrier.

(d) Grading. Sonoma County has many areas with unstable soil conditions, including expansive and liquefiable soils. It is prone to long periods of dry weather which shrinks expansive soils, and heavy downpours, which promote landslides. In addition it is in an extremely active seismic area. These conditions not only make for unstable land under proposed structures, but cause pollution into streams and rivers when soil is disturbed. Special grading regulations are needed under these conditions.

(e) Septic requirements and plumbing code modifications. Sonoma county is unique in having many heavily developed areas where hilly and mountainous forested terrain, narrow winding roads, and existing watershed conditions have made the installation of sewer systems difficult. For this reason, most of these areas rely on septic systems, and there is the constant threat of pollution of rivers, streams, and the groundwater from human waste. (More than 85% of the developed parcels are served by septic systems.) These regulations are in place to insure that where human waste is discharged and no sewer is available, that it will be discharged into a properly functioning septic system.

(f) Green Building

(1) The design, construction, and maintenance of buildings and structures within the county can have a significant impact on the county's environmental sustainability, resource usage, energy efficiency, waste management, and the health and productivity of residents, workers, and visitors.

(2) Green building design, construction, and operation can have a significant, positive effect on resource conservation, energy efficiency, waste and pollution generation, and the health and productivity of a building's occupants over the life of the building.

(3) Green building benefits are spread throughout the systems and features of the building. Green buildings can include, among other things, the use of certified sustainable wood products; extensive use of high recycled content products; recycling of waste that occurs during deconstruction, demolition, and construction; orientation and design of a building to reduce the demand on the heating, ventilating, and air conditioning systems; the use of heating, ventilating, and air conditioning systems that provide energy efficiency and improved indoor air quality. Selection and use of construction materials that do not emit chemicals that are toxic or irritating to building occupants; the use of water conserving methods and equipment; and installation of alternative energy methods for supplemental energy production.

(4) Requiring commercial and residential projects to incorporate green building measures is necessary and appropriate to achieve the public health and welfare benefits of green building.

SECTION IV. Except as added, revised, amended or deleted herein, the remaining provisions of Chapters 7, 7D1 and 7D2 as previously adopted shall remain in full force and effect.

SECTION V. The Building Official is directed to file a copy of this Ordinance with the California Building Standards Commission of the State of California.

SECTION VI. The provisions of this Code shall not be construed as imposing upon the County of Sonoma any liability or responsibility for damages to persons or property resulting from defective work, nor shall the County of Sonoma, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the review or inspection authorized by the provisions of this Code of any permits or certifications issued under this Code.

SECTION VII: The Board of Supervisors finds and determines that this ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the State CEQA Guidelines as it can be seen with certainty that there is no possibility that this ordinance may have a significant effect on the environment. This finding and determination is based on the environmental determination of the Permit and Resource Management Department for this ordinance. The Director of Permit and Resource Management Department is directed to file a notice of exemption in accordance with CEQA and the State CEQA Guidelines.

SECTION VIII. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION IX. This ordinance shall take effect on January 1, 2014, after its adoption and pursuant to Ordinance No. 6048, published in summary format prior to adoption and within fifteen (15) days after its adoption, with the names of the Supervisors voting for or against the same, in a newspaper of general circulation published and circulated in the County of Sonoma.

In regular session of the Board of Supervisors of the County of Sonoma introduced on the 19th day of October, 2013, and finally passed and adopted this 5th day of November, 2013, on regular roll call of the members of said Board by the following vote:

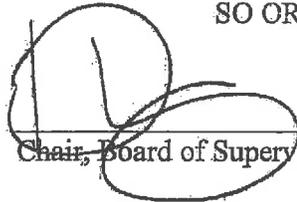
SUPERVISORS:

GORIN: Aye ZANE: Aye MGUIRE: Aye CARRILLO: Aye RABBITT: Aye

Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED.



Chair, Board of Supervisors

ATTEST:

Vernice L. Ferguson by M. Arellano
~~Michelle Arellano, Chief Deputy Clerk~~
of the Board of Supervisors