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

January 27, 2014

Jamie Wolff, Permit Technician
Building Division
Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546

RE: Ordinance #13-10

Dear Jamie Wolff:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 19, 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 city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

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

Sincerely,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

Mammoth Lakes
CALIFORNIA

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
BUILDING DIVISION
P.O. Box 1609, Mammoth Lakes, CA 93546
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December 11, 2013

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

RE: TOWN OF MAMMOTH LAKES; LOCAL AMENDMENTS TO THE CBSC

The Town of Mammoth Lakes has adopted the 2013 Editions of the California Building Codes effective January 1, 2014.

In addition to the adoption of the 2013 Codes, the Town of Mammoth Lakes is proposing the enclosed local amendments due to the climatic, geological, and topographical conditions unique to our location.

The local amendments included with this letter were adopted by the Town Council of the Town of Mammoth Lakes on December 4, 2013 and will be effective January 1, 2014 upon approval from the Building Standards Commission.

If additional information is desired please contact our office by phone at 760-934-8989 x.274 or by email at jwolff@townofmammothlakes.ca.gov.

Sincerely,

Town of Mammoth Lakes Building Division

Attachments: Town of Mammoth Lakes Ordinance No.13-10

ORDINANCE NUMBER 13-10

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AMENDING CHAPTER 15.04 AND 15.24 OF THE MAMMOTH LAKES MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, INCORPORATING THE 2013 CALIFORNIA BUILDING CODE (INCORPORATING AND AMENDING THE 2012 INTERNATIONAL BUILDING CODE), THE 2013 CALIFORNIA ADMINISTRATIVE CODE, THE 2013 CALIFORNIA ELECTRICAL CODE (INCORPORATING AND AMENDING THE 2011 NATIONAL ELECTRIC CODE); THE 2013 CALIFORNIA MECHANICAL CODE (INCORPORATING AND AMENDING THE 2012 UNIFORM MECHANICAL CODE), THE 2013 CALIFORNIA PLUMBING CODE (INCORPORATING AND AMENDING THE 2012 UNIFORM PLUMBING CODE), THE 2013 CALIFORNIA RESIDENTIAL CODE (INCORPORATING AND AMENDING THE 2012 INTERNATIONAL RESIDENTIAL CODE), THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2013 CALIFORNIA HISTORICAL BUILDING CODE, THE 2013 CALIFORNIA EXISTING BUILDING CODE, THE 2013 CALIFORNIA ENERGY CODE, THE 2013 CALIFORNIA REFERENCE STANDARDS CODE; AND THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE; TOGETHER WITH LOCAL AMENDMENTS THERETO

WHEREAS, pursuant to California Government Code Section 50022.1 et seq. the Town of Mammoth Lakes ("Town") may adopt by reference the California Building Standards Code, 2013 Edition, as provided in Title 24 and 25 of the California Code of Regulations and other codes, including, without limitation, the International Property Maintenance Code; and

WHEREAS, the California Building Standards Commission ("Commission") recently adopted the 2013 Edition of the California Building Standards Code; and

WHEREAS, California Health and Safety Code Section 17958.7 and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the Town Council held a public hearing on December 4, 2013 at which time all interested persons had the opportunity to appear and be heard on the matter of approving the Codes as amended herein; and

WHEREAS, the Town published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on November 15, 2013, November 22, 2013 and November 29, 2013; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals. The above recitals are all true and correct.

Section 2. Environmental Review. The Town Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3), that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment. Staff is directed to file a notice of exemption within five (5) days of the adoption of this ordinance.

Section 3. Legislative Findings. The Town Council finds that the changes and modifications to the 2013 Building Standards Codes as set forth in Chapter 15.04 and 15.24 of the Town of Mammoth Lakes Municipal Code are more restrictive than the standards adopted by the California Building Standards Commission, and are reasonably necessary because of local climatic, geologic or topographic conditions, based on the express findings and determinations, marked in relation to the respective amendments provided in this ordinance, described in Exhibit "B" attached hereto, and hereby adopted by the Town Council as the findings to support the modifications to the California Building Standards Code.

Section 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, then such decision shall not affect the validity of the remaining sections or portions of this Ordinance or part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that any one or more sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 5. Effective Date. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect the later of

January 1, 2014, or thirty (30) days from and after the date of its final passage and adoption.

Section 6. Filing. The Building Division of the Community and Economic Development Department shall file copies of this ordinance with the State Building Standards Commission as prescribed in state law.

Section 7. Publication. The Town Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the Town Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the Town Clerk, in accordance with California Government Code Section 36933.

ADOPTED, SIGNED and ***APPROVED*** this 4th day of December, 2013.

RICK WOOD, Mayor

ATTEST:

JAMIE GRAY, Town Clerk

Exhibit "A"

Chapter 15.04 BUILDING REGULATIONS AND CODES
Sections:

15.04.010 Purpose of chapter—Building Code.
15.04.020 Definitions—Building Code.
15.04.030 Codes adopted.
15.04.040 Filing of copies of the California Codes.
15.04.050 Plans and specifications—California Building Code.
15.04.060 Building permit expiration—California Building Code.
15.04.070 Compliance with health and zoning and other regulations prerequisite to building permits—California Building Code.
15.04.080 Utility connection—California Plumbing Code and California Building Code.
15.04.090 Certificate of occupancy—California Building Code.
15.04.100 Driveway encroachments.
15.04.110 Lot surveys.
15.04.130 Woodstoves and similar appliances—California Mechanical Code.
15.04.140 Woodstove inserts—California Mechanical Code.
15.04.150 Work requiring licensed contractor—Business and Professions Code.
15.04.160 Violations.

15.04.010 Purpose of chapter—Building Code.

This chapter is enacted for the purpose of adopting rules and regulations pursuant to the state housing law and the Health and Safety Code, for the protection of the public health, safety and general welfare of the occupants and the public; governing the creation, construction, enlargement, conversion, alteration, repair, moving, removal, demolition, occupancy, use, height, fire protection, sanitation, ventilation, and maintenance of any building used for human habitation.

15.04.020 Definitions—Building Code.

Whenever any of the following names or terms are used in this chapter or in any of the codes adopted by reference, unless the context directs otherwise, such names or terms so used shall have the meaning ascribed thereto by this section. For definitions not contained within this text, reference shall be made to "Webster's Third New International Dictionary of the English Language, Unabridged," Copyright 1986, for ordinary accepted meaning.

"Board of appeals," "housing advisory and appeals board" and any other reference to an appellate body in any of the California Building Codes adopted by reference by this chapter means the board of appeals/building advisory committee as established by the Town Council.

"Building department," "electrical department," "plumbing department," "office of administrative authority," or "housing department" means the Building Division of the Community and Economic Development Department of the Town.

"Building official," "plumbing official," "chief electrical inspector," "administrative authority" and similar references to a chief administrative position means the Building Official of the Town.

1. Where such terms are used in connection with those duties imposed by a statute or ordinance upon the state/county health officer, the terms shall refer to the County Health Officer.

2. Where enforcement of the provisions of this chapter has been delegated to a special district, the terms shall include the person or persons designated by the governing board of such special district to carry out the required inspections and enforcement.

"City" or "town" means the Town of Mammoth Lakes when referring to a political entity.

"City clerk" or "town clerk" means the Town Clerk and ex officio clerk of the Town Council.

"City council" or "mayor" or "town council" means the Mammoth Lakes Town Council.

"Fire chief" means the chief of the fire protection district wherein a particular building is or is to be located.

"Licensed contractor" means an individual licensed by the state to conduct activities within the construction industry.

"Loft" means an intermediate floor within a residential occupancy. See Section 15.24.110 of this title.

"Lot" means:

1. A parcel of real property with a separate and distinct number or other designation legally created under the provisions of the state Subdivision Map Act (Sections 66410 through 66499.58 of the Government Code) or created pursuant to local ordinance not in conflict with the map act.

2. A lot shall also have the following characteristics:

   a. It shall abut at least one public street or right-of-way or easement determined by the Planning and Economic Development Commission to be adequate for the purpose of access.

   b. The map or deed referred to in subsection (1) of this definition shall have been recorded in the office of the county recorder of Mono County.

"Square footage" or "gross square footage" for the calculation of building permit fees shall be as determined by multiplying exterior dimensions.

15.04.030 Codes adopted.

Subject to the modifications and amendments contained in this title, the following primary and secondary codes are adopted and incorporated into this code by reference and as having the legal effect as if their respective contents were set forth in this chapter.

A. The 2013 Edition of the California Building Code, together with Chapter 1 and the adopted appendices thereto, as developed by the International Code Council, is adopted by reference as the building code of the town.

B. The 2013 Edition of the California Plumbing Code, together with Chapter 1 and the adopted appendices thereto, as developed by the International Association of Plumbing and Mechanical Officials, is adopted by reference as the plumbing code of the town.

C. The 2013 Edition of the California Electrical Code, together with Article 89 and all other adopted chapters and articles thereto, as promulgated by the National Fire Protection Association, is adopted by reference as the electrical code of the town.

D. The 2013 Edition of the California Mechanical Code, together with Chapter 1 and all other adopted chapters and the appendices thereto, as developed by the International Association of Plumbing and Mechanical Officials, is adopted by reference as the mechanical code of the town.

E. The 2013 Edition of the California Administrative Code, as developed by the International Code Council, is adopted by reference as the administrative code of the town.

F. The 2013 Edition of the California Historical Building Code, as adopted by the state of California, is adopted by reference as the historical building code of the town.

H. The 2013 Edition of the California Existing Building Code, as adopted by the state of California, is adopted by reference as the existing building code of the town.

I. The 2013 Edition of the California Energy Code, as adopted by the state of California, is adopted by reference as the energy code of the town.

J. The 2012 Edition of the International Property Maintenance Code, as developed by the International Code Council, is adopted by reference as the property maintenance code of the town.

K. The 2013 Edition of the California Residential Code, together with Chapter 1, as developed by the International Residential Code Council, is adopted by reference as the residential code of the town.

L. The 2013 Edition of the California Green Building Standards Code, as adopted by the state of California, is adopted by reference as the green building standards code of the town.

M. The 2013 Edition of the California Reference Standards Code, as adopted by the state of California, is adopted by reference as the reference standards code of the town.

15.04.040 Filing of copies of the California Codes.

The Building Division of the Town shall maintain on file copies of the codes referred to in Section 15.04.030 and the codes shall be open to public inspection.

15.04.050 Plans and specifications—California Building Code.

With each application for a building permit, and when required by the Building Official for enforcement of any provisions of this code, three sets of plans, engineering calculations (if required), specifications, diagrams and other necessary data shall be submitted. Plans shall properly identify the property on which the proposed project will be located and the name, phone number and address of the author(s) of the plans, specifications and other related documents.

The Building Division shall require plans and specifications to be prepared, designed, wet stamped and signed by an engineer or architect licensed by the state to practice as such.

A. This section does not prohibit any person from preparing plans, drawings, or specifications for any of the following:

1. Single-family dwellings of wood frame construction not more than two stories and basement in height;

2. Multiple dwellings containing no more than four dwelling units of wood frame construction not more than two stories and basement in height. However, this subsection shall not be construed as allowing an unlicensed person to design multiple clusters of up to four dwelling units each to form apartment or condominium complexes where the total exceeds four units on any lawfully divided lot;

3. Garages or other structures appurtenant to buildings described under subsection A of this section, of wood frame construction not more than two stories and basement in height;

4. Agricultural and ranch buildings of wood frame construction, unless the building official having jurisdiction deems that an undue risk to the public health, safety, or welfare in involved.

B. If any portion of any structure exempted by this section deviates from the conventional framing requirements for wood frame construction found in the California Building Code, the building official shall require the preparation of plans, drawings, specifications, or calculations for that portion by, or under the direct supervision of, a licensed architect or registered engineer. The documents for that portion shall bear the stamp and signature of the licensee who is responsible for their preparation.

15.04.060 Building permit expiration—California Building Code.

A. Commencement and Abandonment. Every permit issued by the Building Official under the provisions of the building code shall expire and become null and void if the work authorized by the permit does not commence within one hundred eighty days from the issuance of the permit. Any abandonment of a project for a period of time in excess of one hundred eighty days shall also cause a building permit to become null and void. For the purpose of this section, November 1 through April 1, because of climatic constraints associated with the winter months, will not be considered as part of the one hundred eighty-day time schedule.

B. Active building permits shall remain valid for a period not to exceed three years from the date of issuance. The building official may extend an unexpired permit for a period not to exceed one year upon written request by the permittee.

C. To renew action on an expired permit, the permittee shall pay a fee equal to the original building permit fee multiplied by the percentage of construction remaining as determined by the building official.

15.04.070 Compliance with health and zoning and other regulations prerequisite to building permits—California Building Code.

A. No building permit shall be issued for any building for which an individual sewage disposal system, a connection to a public sewage collection system, an individual water supply system and/or a connection to a public water supply system must be installed, altered or added to until the building official is satisfied that all appropriate permits have been issued therefore.

B. No building permit shall be issued if the construction authorized by the permit will violate any existing ordinance or law.

C. No building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a permit has first been obtained from the building division.

D. Exempted Work. A building permit shall not be required for that work exempted in the California Building Code, except platforms, decks, permanent roof, and similar structures affected by snow loads shall require a building permit.

15.04.080 Utility connection—California Plumbing Code and California Building Code.

A. It is unlawful for any person, including utility companies, to connect electric power lines or liquefied petroleum gas to any building or structure for which a permit is required by this chapter until such structure complies with all applicable ordinances and codes and has been approved by the building division. This section shall not prohibit the erection and use of temporary power poles when approved by the building official, provided that such temporary electrical connections and facilities are removed prior to connection of permanent lines.

B. Electrical service may be connected to a building or structure prior to final inspection and approval, provided:

1. The applicant completes a temporary power agreement, on the form supplied by the building division, and executes a disconnect order which authorizes the town to disconnect, under the applicant's liability and expense, in the event of unauthorized usage and/or failure to meet a schedule of completion;

2. The building division finds that the early connection is not hazardous, and the completion time estimate is reasonable;

3. Electrical service is for construction use only and the building division has granted approval for such use.

15.04.090 Certificate of occupancy—California Building Code.

No building, structure or leasehold improvement shall be used or occupied without a final inspection and approval of the building division. Occupying or using a structure without this approval shall, in addition to other civil violations, constitute an infraction.

15.04.100 Driveway encroachments.

All driveway encroachments shall be installed in accordance with the town's driveway standards and approved prior to the issuance of a certificate of occupancy.

15.04.110 Lot surveys.

All building permits shall require a lot survey or evidence of the location of all lot lines. The evidence shall be in writing and shall be by a person authorized to practice land surveying in the state of California by the State Board of Registration for Professional Engineers. The permittee/property owner shall be responsible for lot line locations.

A. This section shall apply to the following type of building permits:

1. Initial building construction on vacant lots;

2. Any additions to existing structures that increase the building footprint or lot coverage of any occupancy as defined by the California Building Code;

3. Detached structures or accessory buildings including those structures exempted from permits in the California Building Code.

B. In lieu of a survey of corners and lot lines, the permittee, with prior approval of the building official, may have the surveyor verify the building location.

15.04.130 Woodstoves and similar appliances—California Mechanical Code.

It is unlawful for anyone to install and use a woodstove, woodstove insert, or similar appliance without first obtaining a building permit and an inspection or approval from the Building Official or his/her designee authorizing its use.

15.04.140 Woodstove inserts—California Mechanical Code.

A. "Woodstove insert" shall mean a factory-built metal solid fuel burning device designed to be inserted into a fireplace constructed of masonry, metal, or other materials.

B. All newly installed and/or reconstructed woodstove inserts shall meet the following requirements:

1. Dimensions to combustibles: A minimum of forty-eight inches vertically of non-combustible material shall be installed within the chase area measured from the top of the existing pre-fabricated metal firebox. A minimum of twenty-four inches horizontally of non-combustible material shall be installed within the chase area measured from the edge of the woodstove insert. Some construction exceptions may be permitted due to unforeseen circumstances. Further, should the manufacturer's minimum dimensions be greater than the above dimensions, the manufacturer's dimensions shall prevail.

2. Air channels around enclosure panel: Per NFPA 211, passive circulation shall be maintained in the void space around the woodstove insert and the pre-fabricated fireboxes. Passive circulation shall be installed in each corner of the panels installed with the woodstove insert.

3. Circulation of air in the pre-fabricated fireboxes: Passive circulation shall be maintained around the walls of the pre-fabricated firebox.

4. Lintel bar: All lintels and all supporting material for said lintels shall be of non-combustible material.

5. Flue pipe: Required spacing of not less than two inches shall be maintained for all installations. No exceptions shall be granted for existing non-conforming flue pipes, and all flue pipes shall meet the standards in this ordinance prior to any final approval being issued.

6. Support of pre-fabricated fireboxes at the base of unit: Should the woodstove insert assembly weigh more than 200 pounds then the base of the pre-fabricated firebox shall be supported by an approved method and means. Should the complete assembly of the woodstove insert exceed more than two stories in height then the base of pre-fabricated firebox shall be supported regardless of the weight of the woodstove insert.

7. Pre-fabricated firebox: Any modification to the pre-fabricated firebox shall be approved by the manufacturer of record. Town inspection and verification shall be required prior to installing decorative panels.

8. Approved manufacturers: Unless otherwise approved by the board of appeals, building official and fire marshal, all woodstove inserts shall be manufactured by the following manufacturers: Quadra Fire, Buck Stoves, Regency Fire, Lopi, Jotul, Sierra Stove, Avalon, Pacific Energy, Napoleon, Enviro, Country Stoves, Hampton, Drolet, and Flame XTD.

C. All woodstove inserts currently installed within the town shall be removed or be reconstructed to meet the requirements of this section upon the sale of the real property within which the woodstove insert is located (provided that for a property for which escrow is opened in conjunction with the sale, the requirements of this paragraph shall apply only to properties for which escrow is opened after June 30, 2013) or by October 31, 2022, if no sale has occurred prior to that date. If the buyer assumes responsibility, in writing on a form approved by the Community and Economic Development Director, for woodstove insert replacement or removal, the deadline for such action shall be extended to 60 calendar days from the date of completion of the sale or transfer. This requirement shall apply to all occupancy types, including single family homes, multifamily residential structures, and commercial structures in which woodstove inserts have been installed.

D. The Building Official and Fire Marshal may enforce the provisions of this section. Neither the Building Official nor Fire Marshal shall finally approve any building permit for a woodstove insert without determining that the insert complies with the provisions of this section. This subsection is not intended to and does not modify or abrogate any town immunities set forth in the Government Code.

E. Pursuant to Section 1102.6(a) of the California Civil Code, sellers of residential real property shall disclose to purchasers of such property the provisions of this section. This disclosure obligation shall be satisfied by providing to each purchaser a "Local Option Real Estate Transfer Disclosure Statement" specified by the town and by providing a copy of this section.

15.04.150 Work requiring licensed contractor—Business and Professions Code.

A. Any person or firm who alters or installs any mechanical, electrical or plumbing facilities, or installs, alters, or reconstructs any permanent structural framework shall be a licensed contractor or work under the direct supervision of a contractor licensed in the state of California by the Registrar of Contractors.

B. Exceptions:

1. An owner-builder working on or within an individual dwelling unit may act as his own contractor under the provisions of the California Contractor's License Law.
2. All exceptions granted under the California Contractor's License Law shall apply.

15.04.160 Violations.

Section 114 of the California Building Code is amended to read as follows:

"Section 114 Violations

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

114.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties. 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 in section 1.12.010 of the Mammoth Lakes Municipal Code."

Chapter 15.24 DESIGN REQUIREMENTS
Sections:

15.24.010 Wind design—California Building Code.

15.24.020 Seismic design—California Building Code.

15.24.030 Energy design standards.

15.24.040 Snow loads/snow design—California Building Code.

15.24.045 Roof materials—California Building Code.

15.24.060 Concrete placement during cold weather—California Building Code.

15.24.070 Retaining wall design—California Building Code.

15.24.085 Installation of liquefied petroleum gas (LPG) appliances—California Plumbing Code and California Mechanical Code.

15.24.086 Installation of liquefied petroleum gas (LPG) sensors and alarms.

15.24.090 Water service piping—California Plumbing Code.

15.24.095 Under-floor and perimeter insulation—California Plumbing Code—Adding 313.13.

15.24.100 Loft requirements—California Building Code.

15.24.110 Frost line—California Building Code.

15.24.120 Flood hazard areas—California Building Code.

15.24.130 Temporary structures—California Building Code.

15.24.010 Wind design—California Building Code.

The minimum basic wind speeds are established for the following regions:

A. Town of Mammoth Lakes—Eighty-five miles per hour.

B. Mammoth Lakes Airport—Ninety-five miles per hour.

The wind design shall comply with exposure C requirements unless the architect or structural engineer in general charge can justify that the building site and surrounding terrain conform to other criteria.

15.24.020 Seismic design—California Building Code.

All structures within the boundaries of the town shall be designed to seismic ground accelerations of Ss = 1.68 and S1 = 0.68 as defined in the California Building Code. One-third of the design snow load (Pf) shall be added to the dead load for seismic design.

15.24.030 Energy design standards.

The following shall be considered minimum design standards for calculations within the guidelines established by the California Energy Commission, Title 24, state of California:

A. The Town shall be considered within climatic zone 16 as defined by the California Energy Commission;

B. Winter design temperature shall be minus two degrees Fahrenheit;

C. Summer design temperatures shall be seventy-four degrees Fahrenheit;

D. Heating degree-days shall be eight thousand.

15.24.040 Snow loads/snow design—California Building Code.

A. The town shall be considered a snow area. All structures within the town shall be designed to withstand snow loads and any additional effects created by snow.

B. Basic ground snow load (Pg) is established as follows:

a. One hundred pounds per square foot for Mammoth Lakes Airport;

b. Two hundred thirty pounds for elevations eight thousand five hundred feet or less;

c. Three hundred pounds for elevations greater than eight thousand five hundred feet.

2. Roof snow load (Pf) shall be established as follows:

Pf = .7(Ce)(Ct)(I)(Pg)

Ce	=	Snow exposure coefficient
I	=	Snow design importance factor
Pg	=	Basic ground snow load
Ct	=	Thermal factor

3. The snow exposure coefficient (Ce) shall be determined as follows or as per ASCE 7:

Ce	=	1.0 Partially exposed roofs
Ce	=	0.9 Fully exposed roofs on all sides with no shelter from terrain, trees or higher structures
Ce	=	1.2 Tightly forested

4. The snow design importance factor (I) shall be determined as follows:

I	=	1.2 Essential facilities.
I	=	1.1 Assembly areas with occupancy greater than three hundred and daycare facilities with occupancy greater than one hundred fifty agricultural buildings and similar structures.

I	=	0.8 Agricultural buildings and similar structures.
I	=	1.0 All other structures.

5. The thermal factor (Ct) shall be determined as follows or as per ASCE 7.

Ct	=	1.1 for structures with ventilated roofs and insulation values of R-25 or greater.
Ct	=	1.2 for unheated structures.
Ct	=	1.1 for all other structures.

C. Snow load reductions for roof pitch will be permitted pr ASCE 7, provided the roof design does not allow snow to accumulate from ground level to the roof eave. This shall be assumed to be a minimum ten feet from eave to grade level. Design consideration shall be given to drifting snow and other accumulations on the roof, exposure, impact, effects on adjacent property, and other dynamic loading due to snow avalanching onto lower structural elements, against projections such as vents, and onto targets on the around.

D. Setbacks to Property Lines (For Snowshed Impact Zones).

1. All eaves of sloped roofs (>2:12) shall maintain setbacks so that snowshed impact areas will occur on the property of the subject structure. The minimum impact area setback shall be ten feet measured horizontally from a vertical line projecting from the roof eave to the property line.

2. The eave of a structure may encroach into the impact area setback a maximum three feet provided an engineered snowslide restraint device, designed in accordance with the provisions of this code, is incorporated into the roof design.

3. Property owners shall maintain snowshed impact areas to prevent snow from encroaching onto adjacent properties.

E. Protection of Required Entries/Exits, Parking, and Driveways.

1. The roof and eaves of all structures shall be designed so that snowshed impact areas will not occur in or on entries/exits (required exits only for R-3 occupancies), vehicle parking areas, driveways, LPG storage tanks, walkways, and public ways. The minimum snowshed impact area shall have a setback of ten feet measured horizontally from a vertical line projecting from the roof eave to the aforementioned improvement.

2. The snowshed impact area may be eliminated provided an engineered snow restraint system, designed in accordance with this code, is incorporated into the roof design and, in other than R-3 occupancies, an approved roof drainage system (e.g., heated gutter and downspout) is installed to prevent ice formation/accumulation at the grade or access level.

3. Property owners shall maintain snowshed impact areas to prevent snow from encroaching beyond the impact area boundaries.

4. Existing structures may use engineered snowslide restraint devices without an approved roof drainage system to reduce hazards associated with the existing roof design.

F. Projections such as plumbing vents, equipment vents, and similar elements, which penetrate the roof, shall terminate within thirty-six inches of the ridge or uppermost portion of the roof area. Mechanical vents and air intakes installed on vertical surfaces shall terminate at least two feet above the anticipated snow depth (ten feet). Vertical terminations subjected to shedding roof snow shall increase the height of the termination by fifty percent.

G. Overhead electrical service weatherheads and similar utility connections shall not be located in any area subject to damage from sliding snow or ice. Weatherheads may project through the roof with a riser constructed of two-inch minimum diameter rigid galvanized steel conduit, provided no alternative locations are available and the building official and servicing utility have approved the location.

H. A roof projection such as a fireplace chase, parapet or similar structure, which could be subjected to sliding snow or ice, shall be designed for these horizontal forces (Fs).

The resultant moment produced from Fs shall be applied to the mid-height of the projection.

$$Fs = \frac{F_{v(x)}}{\sqrt{X^2 + Y^3}}$$

Fv (for roof projections)	=	L (0.5L + B) Pf
Fv (for snow retention devices)	=	L (B) Pf

Fs	=	Horizontal load against roof projection, pounds.
Fv	=	Snow weight against projection, pounds.
X	=	Vertical component of roof slope (rise), feet.
Y	=	Horizontal component of roof slope (run), feet.
L	=	Horizontal distance between projection and ridge, feet.
B	=	Width of projection, feet. Not to exceed six feet.
Pf	=	Minimum roof snow load, pounds per square foot (PSF).

I. Projections shall be protected with an ice splitter or cricket. All ice splitters shall be constructed the full width of the projection base and shall terminate not lower than the midpoint height of the projection.

J. Snow rails, roof cleats, and similar snowslide restricting devices shall be designed using the formula set forth in subsection H above, except calculations for Fv need only consider the tributary load area of the device. Snowslide restraint devices shall be installed within the first three feet of the roof eave and spaced per the design of the system.

K. Warm roofs that drain water over the eaves shall be capable of supporting 2.0 × Pf at the overhang when the roof is unventilated with insulation R-value of less than thirty or ventilated roofs with R-values less than twenty.

L. All roof systems shall consider the effects of ice dams and shall be designed to prevent water infiltration at the eaves. As a minimum, the underlayment at the eaves shall consist of two layers of Type 15 felt solid cemented together with an approved cementing material or other approved equivalent material. The ice dam protection shall extend from the eave to a line six feet inside the exterior wall line of the building.

15.24.045 Roof materials—California Building Code.

Every new structure, and every existing structure when fifty percent or more of the total roof area is re-roofed within any one-year period, shall have a fire retardant roof covering that is at least Class A as defined in the California Building Code, as adopted and amended by the State Building Standards Commission. The installer of the roof covering shall provide certification of the roof covering classification to the building owner and, when requested, to the Mammoth Lakes Building Division. The installer shall also install the roof covering in accordance with the manufacturer's listing.

15.24.060 Concrete placement during cold weather—California Building Code.

It shall be the responsibility of the contractor/installer to protect concrete installed in cold weather (below forty degrees Fahrenheit). The building division may monitor foundation site temperatures during cold months. When foundation temperatures are below freezing within the first seven days of curing, special engineers' reports may be required.

15.24.070 Retaining wall design—California Building Code.

A building permit shall be required for retaining walls exceeding four feet in height or retaining walls supporting any surcharge or special loads. A professional engineer licensed in the state shall design such walls.

15.24.085 Installation of liquefied petroleum gas (LPG) appliances—California Plumbing Code and California Mechanical Code.

A. Liquefied petroleum gas (LPG) burning appliances shall not be installed in an above-grade, under-floor space, attic area, or basement unless the location is provided with an approved method for the removal of unburned gases. Approved ventilation methods shall extend to the outside and terminate at an unobstructed area (an area not subject to snow accumulation). Other methods are subject to the approval of the building official.

B. LPG appliance vents, which extend through the roof shall terminate within three feet of the ridge or uppermost portion of the roof. Vents, which extend through a wall or other vertical surface shall terminate two feet above the anticipated snow depth (ten feet). Horizontal vent terminations subject to shedding roof snow accumulations shall increase the height of the termination by fifty percent.

C. Exceptions.

1. New LPG appliance vents which extend through the roof of existing structures shall terminate within three feet or as close as practical to the ridge or uppermost portion of the roof. Terminations greater than three feet below the ridge shall be protected by an approved means.
2. New LPG appliance vents which extend through a wall or other vertical surface of an existing structure shall terminate as high as practical above- grade. The installer shall furnish the owner or post in a conspicuous location instructions to maintain vent clearances.

15.24.086 Installation of liquefied petroleum gas (LPG) sensors and alarms.

A. All R Occupancies containing liquefied petroleum gas (LPG) appliances and/or LPG facilities shall be equipped with a listed LPG sensing device (sensor) attached to an audible alarm. Sensors shall be installed on the lowest floor of the dwelling unit and in the lowest portion of any crawlspace area. Sensors shall be connected to an alarm audible throughout the living area(s). Sensor/alarms in new construction and where practical in existing construction shall be hardwired and interconnected. In accessible units alarms shall be audible and visual.

Exception: Centrally located LPG appliances and facilities serving multiple units need not provide alarms to all living areas provided, if in the opinion of the building official, adequate notification can be relayed to all occupants.

Exception: Sensors located in individual units within a multi-family structure equipped with a fire-warning system may have alarms independent of the main alarm system. Required sensors located in crawlspace areas, equipment rooms, and similar areas shall be connected to alarms that are audible and visual, and continuously monitored.

B. Sensors and alarms shall be installed when the valuation of new construction, addition, alteration or repair of a Group R Occupancy exceeds one thousand dollars and a permit is required.

15.24.090 Water service piping—California Plumbing Code.

Potable water supply and drainage systems outside buildings or structures shall be installed per the standards established by the Mammoth Community Water District. The minimum depth of water supply piping shall be four feet below grade.

15.24.095 Under-floor and perimeter insulation—California Plumbing Code—Adding 312.13.

To protect under-floor plumbing, the perimeter of the crawlspace area shall be insulated. Concrete or masonry stem walls shall be insulated with a material having a minimum R-Value of seven (R-7). Framed walls shall be insulated with a material having a minimum R-Value of twenty-one (R-21).

15.24.100 Loft requirements—California Building Code.

A. Floor Area.

1. All lofts shall be considered habitable space and shall have an area of not less than seventy square feet.
2. Lofts in residential occupancies shall be considered as sleeping areas.
3. All lofts below the fourth story shall be provided with an escape/rescue window as specified in the California Building Code.

Exception: All lofts in existing construction where installation of an escape/rescue window is not feasible shall have at least one common wall to the room below. The wall area shall be open and

unobstructed (except for open guardrails, columns and posts) by at least fifty percent or twenty-five square feet, whichever is greater. The minimum opening above the guardrail shall be at least twenty-four inches.

4. Every loft within residential occupancies shall be provided with stairs complying with California Building Code.

5. Partitions may be installed, provided the aggregate floor area of the enclosed space does not exceed twenty-five percent of the loft area. Enclosed areas shall be included in computations for the total aggregate area of the loft.

15.24.110 Frost line—California Building Code.

Footings and foundations shall extend below the frost line. The frost line shall be considered a minimum of twenty-four inches below grade.

15.24.120 Flood hazard areas—California Building Code.

Design for structures within flood hazard areas shall be per the requirements established in the most recently adopted floodplain management ordinance.

15.24.130 Temporary structures—California Building Code.

The building official may approve temporary structures associated with current or future development projects. Use and/or occupancy of such structures shall be limited to the time established by the permit, but not to exceed three years. The building official may consider reduced snow load design standards for such temporary structures provided an alternate means to mitigate snow loads has been provided.

Exhibit "B"

Findings to Support Amendments to the 2013 Edition of the California Building Standards Code

This Exhibit B provides the express findings and determinations (where necessary pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5) justifying the Town of Mammoth Lakes' amendments to the 2013 Edition of the California Building Standards Code as reasonably necessary because of local climatic, geologic or topographic conditions.

Amendments to 2013 California Building Standards Code

Amendment Section	Amendment	Justification (see below key to justifications)
15.04.020	Definitions	A
15.04.050	Plans and specifications	A
15.04.060	Permit expiration	A/B
15.04.070	Zoning compliance	A/B
15.04.080	Utility connection	A/B/C/D
15.04.090	Certificate of occupancy	A
15.04.100	Driveway encroachment	A
15.04.110	Lot surveys	A
15.04.130	Woodstoves	A/B/C/D
15.04.150	Licensed contractors	A
15.04.160	Violations	A
15.24.010	Wind design	B
15.24.020	Seismic design	C
15.24.030	Energy design	B
15.24.040	Snow loads/design	B
15.24.045	Roof materials	B
15.24.060	Concrete placement during cold weather	B
15.24.070	Retaining wall design	D
15.24.085	Installation of LPG appliances	A/C

15.24.086	Installation of LPG sensors and alarms	A/C
15.24.090	Water service piping	A/B
15.24.100	Loft requirements	A/D
15.24.110	Frost line	B
15.24.120	Flood hazard areas	A
15.24.130	Temporary structures	B

Justifications KEY: Findings to Support Amendments to California Building Standards Code

A – This amendment is necessary for administrative clarification, and does not modify a building standard pursuant to California Health & Safety Code Sections 17958, 17958.7 and/or 18941.5. This amendment establishes administrative standards for the effective enforcement of the building standards in the Town of Mammoth Lakes.

B – This amendment is reasonably necessary because of the following local climatic conditions:

(i) During the winter the Town experiences of periods of very cold temperatures accompanied by periods of significant snowfall and high winds; and

(ii) During the summer months relatively hot temperatures with periods of low humidity and high winds. The vegetative environment surrounding the Town varies from meadow/high desert vegetation communities (grass/brush) to densely populated stands of timber.

(iii) These conditions require building conditions suitable for these wildland environments.

C – This amendment is reasonably necessary because of the following local geological conditions:

(i) The Town is within an active seismic/volcanic area; and

(ii) A significant earthquake could render emergency responders incapable of providing adequate emergency response.

D – This amendment is reasonably necessary because of the following local topographical conditions:

(i) The Town is located in a geographically challenging environment with elevations ranging from approximately 7,500 feet to over 11,000 feet. Slopes vary from relatively flat to hillsides exceeding 60 degrees; and

These conditions require building conditions addressing these challenges.

TOWN OF MAMMOTH LAKES

Notice is hereby given that on November 20, 2013 the Town Council introduced an Ordinance entitled:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, AMENDING CHAPTER 15.04 AND 15.24 OF THE MAMMOTH LAKES MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, INCORPORATING THE 2013 CALIFORNIA BUILDING CODE (INCORPORATING AND AMENDING THE 2012 INTERNATIONAL BUILDING CODE), THE 2013 CALIFORNIA ADMINISTRATIVE CODE, THE 2013 CALIFORNIA ELECTRICAL CODE (INCORPORATING AND AMENDING THE 2011 NATIONAL ELECTRIC CODE); THE 2013 CALIFORNIA MECHANICAL CODE (INCORPORATING AND AMENDING THE 2012 UNIFORM MECHANICAL CODE), THE 2013 CALIFORNIA PLUMBING CODE (INCORPORATING AND AMENDING THE 2012 UNIFORM PLUMBING CODE), THE 2013 CALIFORNIA RESIDENTIAL CODE (INCORPORATING AND AMENDING THE 2012 INTERNATIONAL RESIDENTIAL CODE), THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2013 CALIFORNIA HISTROICAL BUILDING CODE, THE 2013 CALIFORNIA EXISTING BUILDING CODE, THE 2013 CALIFORNIA ENERGY CODE, THE 2013 CALIFORNIA REFERENCE STANDARDS CODE; AND THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE; TOGETHER WITH THE LOCAL AMENDMENTS THERETO.

A copy of the complete text of the Ordinance is posted and may be read at the Town Offices, Minaret Mall, Old Mammoth Road, Mammoth Lakes, and/or a copy may be obtained from the office of the Town Clerk at a nominal charge.

Dated: November 21, 2013

JAMIE GRAY, Town Clerk
Town of Mammoth Lakes

TOWN OF MAMMOTH LAKES

Notice is hereby given that on December 4, 2013 the Town Council adopted an Ordinance entitled:

ORDINANCE NO. 13-10

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, AMENDING CHAPTER 15.04 AND 15.24 OF THE MAMMOTH LAKES MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, INCORPORATING THE 2013 CALIFORNIA BUILDING CODE (INCORPORATING AND AMENDING THE 2012 INTERNATIONAL BUILDING CODE), THE 2013 CALIFORNIA ADMINISTRATIVE CODE, THE 2013 CALIFORNIA ELECTRICAL CODE (INCORPORATING AND AMENDING THE 2011 NATIONAL ELECTRIC CODE); THE 2013 CALIFORNIA MECHANICAL CODE (INCORPORATING AND AMENDING THE 2012 UNIFORM MECHANICAL CODE), THE 2013 CALIFORNIA PLUMBING CODE (INCORPORATING AND AMENDING THE 2012 UNIFORM PLUMBING CODE), THE 2013 CALIFORNIA RESIDENTIAL CODE (INCORPORATING AND AMENDING THE 2012 INTERNATIONAL RESIDENTIAL CODE), THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2013 CALIFORNIA HISTROICAL BUILDING CODE, THE 2013 CALIFORNIA EXISTING BUILDING CODE, THE 2013 CALIFORNIA ENERGY CODE, THE 2013 CALIFORNIA REFERENCE STANDARDS CODE; AND THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE; TOGETHER WITH THE LOCAL AMENDMENTS THERETO.

by the following vote:

AYES: Councilmembers Eastman, Lehman, Raimondo, Mayor Pro Tem Bacon, and Mayor Wood

NOES: None

ABSENT: None

ABSTAIN: None

DISQUALIFICATION: None

A certified copy of the complete text of the Ordinance is posted and may be read at the Town Offices, Minaret Mall, Old Mammoth Road, Mammoth Lakes, and /or a copy may be obtained from the office of the Town Clerk at a nominal charge.

Dated: December 9, 2013

JAMIE GRAY, Town Clerk
Town of Mammoth Lakes

STATE OF CALIFORNIA)
COUNTY OF MONO) ss.
TOWN OF MAMMOTH LAKES)

I, JAMIE GRAY, Town Clerk of the Town of Mammoth Lakes, DO HEREBY CERTIFY under penalty of perjury that the foregoing is a true and correct copy of Ordinance No. 13-10, which was introduced at a meeting of the Town Council of the Town of Mammoth Lakes, California, held on November 20, 2013 and adopted at a meeting of the Town Council on December 4, 2013 by the following vote:

AYES:	Councilmembers Eastman, Lehman, Raimondo, Mayor Pro Tem Bacon, and Mayor Wood
NOES:	None
ABSENT:	None
DISQUALIFICATION:	None

JAMIE GRAY, Town Clerk

STATE OF CALIFORNIA)
COUNTY OF MONO) ss.
TOWN OF MAMMOTH LAKES)

AFFIDAVIT
OF PUBLISHING
AND POSTING

JAMIE GRAY, being first duly sworn, deposes and says: That she is the duly appointed Town Clerk of the Town of Mammoth Lakes; that in compliance with State laws of the State of California, Ordinance No. 13-10, being:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, AMENDING CHAPTER 15.04 AND 15.24 OF THE MAMMOTH LAKES MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, INCORPORATING THE 2013 CALIFORNIA BUILDING CODE (INCORPORATING AND AMENDING THE 2012 INTERNATIONAL BUILDING CODE), THE 2013 CALIFORNIA ADMINISTRATIVE CODE, THE 2013 CALIFORNIA ELECTRICAL CODE (INCORPORATING AND AMENDING THE 2011 NATIONAL ELECTRIC CODE), THE 2013 CALIFORNIA MECHANICAL CODE (INCORPORATING AND AMENDING THE 2012 UNIFORM MECHANICAL CODE), THE 2013 CALIFORNIA PLUMBING CODE (INCORPORATING AND AMENDING THE 2012 UNIFORM PLUMBING CODE), THE 2013 CALIFORNIA RESIDENTIAL CODE (INCORPORATING AND AMENDING THE 2012 INTERNATIONAL RESIDENTIAL CODE), THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2013 CALIFORNIA HISTROICAL BUILDING CODE, THE 2013 CALIFORNIA EXISTING BUILDING CODE, THE 2013 CALIFORNIA ENERGY CODE, THE 2013 CALIFORNIA REFERENCE STANDARDS CODE; AND THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE; TOGETHER WITH THE LOCAL AMENDMENTS THERETO.

was published in summary in The Sheet newspaper on November 29, and December 13, 2013 and was posted at the Town Administrative Offices.

JAMIE GRAY, Town Clerk