

**BUILDING STANDARDS COMMISSION**

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



April 26, 2011

Johnathan R. Hurst, Building Official  
City of Arroyo Grande  
300 E. Branch Street  
Arroyo Grande, CA 93420

Dear Mr. Hurst:

This letter is to acknowledge receipt on April 8, 2011 of the City of Arroyo Grande electronic submittal pertaining to Ordinance No. 594 with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code Section 17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Enrique M. Rodriguez", is written over a horizontal line.

Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings

**ORDINANCE NO. 594**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE AMENDING ARROYO GRANDE MUNICIPAL CODE SECTION 8.04.010 RELATED TO THE ADOPTION OF THE CALIFORNIA FIRE CODE AND INTERNATIONAL FIRE CODE, ADDING SECTION 8.04.020 RELATED TO AUTOMATIC FIRE SPRINKLERS, AMENDING SECTION 15.04.010 RELATED TO THE ADOPTION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA EXISTING BUILDING CODE AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE AND REPEALING AND AMENDING PROVISIONS WITHIN TITLES 8, 12, 15 AND 16 FOR INTERNAL CONSISTENCY AND CLARIFICATION**

**WHEREAS**, the City of Arroyo Grande ("City") is a municipal corporation organized under the laws of the State of California; and

**WHEREAS**, pursuant to California Health and Safety Code Section 17921, the State of California ("State") must adopt and enforce regulations (sometimes hereinafter referred to as the "uniform code requirements") for the protection of the public governing the construction, alteration, demolition, occupancy, or other use of buildings used for human habitation; and

**WHEREAS**, pursuant to California Health and Safety Code Section 17958, cities may adopt ordinances imposing the uniform code requirements as established by the State; and

**WHEREAS**, the City desires to amend its municipal code to adopt more recent editions of the uniform codes established by the State; and

**WHEREAS**, pursuant to California Health and Safety Code Section 17958.7, a city may modify the uniform code requirements if it makes express findings that such modification is reasonably necessary because of local climatic, geological, or topographical conditions; and

**WHEREAS**, the City Council further desires to adopt rules and regulations regarding safety assessment placards and repair and reconstruction regulations in order to protect the life, safety and welfare of the community; and

**WHEREAS**, the City Council further desires to adopt cost recovery regulations in order to provide the City with a mechanism to recover emergency service costs due acts of negligence; and

**WHEREAS**, additionally, by this Ordinance, the City Council desires to make general corrections to its municipal code in order to ensure internal consistency with other modifications set forth herein.

**THE CITY COUNCIL OF THE CITY OF ARROYO DOES ORDAIN AS FOLLOWS:**

**SECTION 1:** The above recitals and findings are true and correct and are incorporated herein by this reference.

**SECTION 2:** Arroyo Grande Municipal Code ("AGMC") Section 8.04.010, entitled "Adoption of the Uniform Fire Code", is hereby amended as follows:

**8.04.010 Adoption of California Fire Code.**

There is adopted by the city, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, those certain codes known as the "California Fire Code", as amended, and the "International Fire Code", including Appendix Chapters 1, 4, A, B, C, D, F and H and any amendments, and incorporating any California amendments required by the California Code of Regulations, Title 24. Published by the International Code Council (ICC), being particularly the 2006 Edition thereof and the whole thereof, copies of both of which have been and now are on file in the Building and Life Safety Division of the city of Arroyo Grande and the same are adopted and incorporated as fully as if set out in full herein, and from the date on which the ordinance shall take effect, the provision thereof shall be controlling within the city.

**SECTION 3:** Modifications to Section 903 of the California Fire Code, entitled "Automatic Sprinkler Systems", are reasonably necessary based on the findings set forth in Exhibit "A" attached hereto and incorporated herein.

**SECTION 4:** Section 8.04.020, entitled "Section 903 Amended: Approved automatic sprinkler systems" is hereby added to the AGMC as set forth in Exhibit "B" attached hereto and incorporated herein by this reference.

**SECTION 5:** Section 8.04.030, entitled "Section 103 Amended: Fees" is hereby added to the AGMC as set forth in Exhibit "C" attached hereto and incorporated herein by this reference.

**SECTION 6:** Section 8.04.040, entitled "Cost Recovery", is hereby added to the AGMC as set forth in Exhibit "D" attached hereto and incorporated herein by this reference.

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**SECTION 7:** AGMC Section 8.08.020, entitled "Amendment to Fire Code", is hereby amended as follows:

8.08.20 Amendment to Fire Code.

California Fire Code Chapter 33 is amended to add the following provisions regarding the sale and use of fireworks, Class C ("Safe and Sane").

**SECTION 8:** AGMC Subsection 8.16.040.D. of Section 8.06.040 entitled "Alarm business standards" is hereby amended as follows:

D. Each alarm business that monitors fire alarm systems must comply with all sections of National Fire Protection Association Bulletin No. 72, as amended.

**SECTION 9:** AGMC Section 12.04.020, entitled "Building numbers – Materials and size", is hereby amended as follows:

12.04.020 Building numbers – Materials and size.

The figures to be used shall be contrasted to the background and shall be at least four inches high; provided however, where numbers are painted on windows or other parts of structures, the same shall be deemed sufficient.

**SECTION 10:** AGMC Section 15.04.010, entitled "Adoption of Codes", is hereby repealed in its entirety and replaced as set forth in Exhibit "E" attached hereto and incorporated herein by this reference.

**SECTION 11:** Section 15.04.020, entitled "Section 3401, 3402 and 3403 Amended: General; Definitions; Additions, alterations or repair" is hereby added to the AGMC as set forth in Exhibit "F" attached hereto and incorporated herein by this reference.

**SECTION 12:** Chapter 15.10, entitled "Safety Assessment Placards" is hereby added to the AGMC as set forth in Exhibit "G" attached hereto and incorporated herein by this reference.

**SECTION 13:** Chapter 15.12, entitled "Moving buildings" is hereby repealed from the AGMC in its entirety.

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**SECTION 14:** AGMC Subsection 16.16.080.E.5. of Section 16.16.080 entitled "Minor Use Permits-Plot Plan Review" is hereby amended as follows:

16.16.080 Minor Use Permits – Plot Plan Review

E.5. Where applicable, the project meets the alternative building regulations pursuant to Part 8 of Title 24 of the 2007 California Historical Building Code and the Secretary of Interior's Standards for Historic Preservation Projects.

**SECTION 15:** AGMC Subsection 16.20.130.D.8. of Section 16.20.130 entitled "Condominiums, condominium conversions, and mobilehome park conversions" is hereby amended as follows:

16.20.130 Condominiums, condominium conversions, and mobilehome park conversions

D.8. All condominium and condominium conversion projects shall meet or exceed the California Fire Code requirements, and shall be inspected and approved by the Director of Building and Fire, and additionally shall have a complete one-hour fire separation between dwelling units (floors/ceilings, as well as walls).

**SECTION 16:** AGMC Subsection 16.36.030.B.6. of Section 16.36.030 entitled "Commercial and mixed use regulations" is hereby repealed from the AGMC in its entirety.

**SECTION 17:** AGMC Subsection 16.56.070.A.3. of Section 16.56.070 entitled "Design and paving standards for off-street parking facilities" is hereby amended as follows:

16.56.070 Design and paving standards for off-street parking facilities

A.3. Handicapped Parking Spaces, All Applicable Uses. The number and size of handicapped spaces are specified in the California Building Code (part 2 of Title 24) Chapter 11. Each handicapped parking space shall be fourteen (14) feet wide, lined to provide a nine-foot wide parking area and a five-foot wide loading area, and shall be a minimum eighteen (18) feet in depth. If two handicapped spaces are located adjacent to each other, they may share the five foot wide loading area, resulting in a width of twenty-three (23) feet for the two spaces (see Figure 16.56.070-A).

**SECTION 18:** Figure 16.56.070-A of the AGMC is hereby repealed and replaced with the figure set forth in Exhibit "H" attached hereto and incorporated herein by this reference.

**SECTION 19:** AGMC Subsection 16.56.140.C.4. of Section 16.56.140 entitled "Off-street parking structures" is hereby repealed from the AGMC in its entirety, and the remaining subsections C.5. and C.6. are hereby renumbered as C.4. and C.5. respectively.

**SECTION 20:** AGMC Subsections 16.56.140.E.2. and 16.56.140.E.3. of Section 16.56.140 entitled "Off-street parking structures" are hereby amended to read as follows:

16.56.140 Off-street parking structures.

E.2. Stairway access to street level shall be provided where parking is located either above or below the street level. The stairs shall be located near the user's destination and are subject to compliance with the California Building Code.

E.3. Elevators shall be provided in compliance with the California Building Code.

**SECTION 21:** AGMC Subsection 16.60.100.A. of Section 16.60.100 entitled "Construction specifications and safety" is hereby amended to read as follows:

16.60.100 Construction specifications and safety.

A. Compliance with Building Code. All signs shall comply with all applicable provisions of this code, including, but not limited to, the California Building Code relative to design and construction, structural integrity, connections and safety. Signs shall also comply with the provisions of all applicable electric codes and the additional construction standards set forth in this section.

**SECTION 22:** Within fifteen (15) days after passage of this Ordinance, it shall be published once, together with the names of the Council Members voting thereon, in a newspaper of general circulation within the City.

**SECTION 23:** This Ordinance shall take effect and be in full force and effect thirty (30) days after its passage.

**SECTION 24:** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

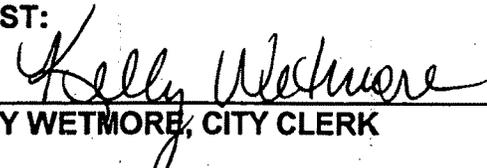
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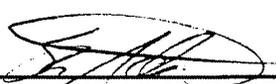
On motion of Council Member Costello, seconded by Mayor Pro Tem Arnold, and on the following roll call vote to wit:

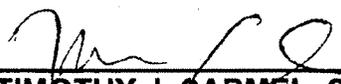
**AYES:** Council Member Costello, Arnold, Fellows, Guthrie, and Mayor Ferrara  
**NOES:** None  
**ABSENT:** None

the foregoing Ordinance was adopted this 27<sup>th</sup> day of November 2007.

  
\_\_\_\_\_  
TONY FERRARA, MAYOR

ATTEST:  
  
\_\_\_\_\_  
KELLY WETMORE, CITY CLERK

APPROVED AS TO CONTENT:  
  
\_\_\_\_\_  
STEVEN ADAMS, CITY MANAGER

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
TIMOTHY J. CARMEL, CITY ATTORNEY

**EXHIBIT "A"**

Pursuant to California Health and Safety Code Section 17958.7, the City of Arroyo Grande ("City") hereby modifies Section 903 of the California Fire Code and Sections 3402 and 3403 of the California Building Code (collectively referred to herein as "Amendments"), which are more restrictive in nature than those found in the those sections adopted by the State of California and are based on the local climatic, geological, or topographical conditions and findings (collectively "Findings") referenced hereinbelow.

The Amendments, address the fire problem(s) and building problem(s), concern(s), and future direction(s), by which the City can establish and maintain an environment which will afford an adequate level of fire and life safety protection to its citizens and guests. The Findings contained herein shall address each of the Amendments and shall present the local situation, which either singularly or in combination, create the need for the Amendments to be adopted.

**CLIMATIC:**

Climatically, the City has dry warm summer and early fall conditions (as well as moderate late fall and winter conditions) with dry winds which remove moisture from vegetation. Further, the City frequently experiences Santa Ana wind conditions which exacerbate fire hazards and potential spread of fire within the area, both in rural and urban settings..

**GEOGRAPHIC:**

Geographically, the City is located in an area prone to frequent seismic activity which has a high potential for large scale, simultaneous building and infrastructure damage, including fire. A major seismic event would create a community-wide demand on fire protection services, which would be beyond the response capability of the Fire Department. This potential problem can be partially mitigated by requiring initial fire control through the installation of automatic fire protection systems. Further, the City has numerous older and historic buildings and structures which can often fail due to moderate seismic activity. Additions, alterations and repairs of these antiquated structures need to be properly addressed.

Additionally, the many foothills and surrounding mountains are prime sites for residential development. These hillside residential sites, together with isolated rural and semi-rural settings of the City, create difficult conditions in which to provide immediate fire response.

The City is heavily vegetated throughout and encourages native wildlife protection and enhancement. As the community is developing and housing densities increase, the planting of shrubs and trees and other landscape is encouraged to beautify and enhance City living conditions. However, this increased density results in much higher fuel loads and together with increased planting, and when combined with native

vegetation, significantly increases fire hazards and fire spreading from one dwelling or structure to another.

**TOPOGRAPHIC:**

The topographic element of these findings is closely associated with the geographical elements noted above. While the geographic features create the topographic conditions, the findings in this section are, for the most part, a result of the construction and design of the City.

Highway 101 completely traverses and bisects the City. There are only three over/underpasses allowing access to either side of the City. These physical barriers create significant barriers to emergency response.

With limited parking and as the community grows and commercial activity increases in the City, delivery and other vehicles tend to double park. When added to already narrow streets, cars parked on the sides of streets and traffic congestion (especially around rush hour), emergency response times are highly affected.

The City encourages and emphasizes affordable housing development. This creates buildings that provide minimum required clearances between structures and maximum allowable height. Although these buildings are built with more stringent standards, the reality is that this type of development creates significant barriers in terms of access and fuel load for fire fighting purposes.

**STATEMENT OF THE PROBLEM:**

The City has limited resources, in terms of fire fighting capabilities and due to the conditions noted above, need for additional fire protections are necessary. A report by the Institute for Local Self-Government, entitled "Alternative to Traditional Public Safety Delivery Systems" finds that a fire chief must move toward built-in private fire protection equipment and systems if he/she is to control the fire department operational budget and the community fire protection problem.

This study, using guidelines from the Institute for Local Self-Government and the National Fire Protection Association, proposed that the fire department control fires in all new structures built within the City. This could be accomplished by using an established first alarm assignment that will not create a deficiency in the fire protection services offered to the already established community.

This ordinance and future ordinances of the same kind should reduce the need for additional publicly funded fire protection and allow the City to grow with an adequate level of fire protection.

**EXHIBIT "B"**

**8.04.020 Section 903 Amended: Approved automatic sprinkler systems.**

A. Section 903.2 of the 2007 California Fire Code is amended in its entirety to read as follows:

Approved automatic sprinkler systems shall be installed in the following locations:

1. All new buildings or structures where the total floor area exceeds 1,000 (one thousand) square feet and as provided in the locations described in this section.
2. Throughout structures where additions to existing buildings adds more than 50% of the existing square footage to the structure and results in a total square footage in excess of 1,000 (one-thousand) square feet.
3. Throughout existing structures where alterations encompass more than 50% of the existing square footage of the structure and is in excess of 1,000 (one-thousand) square feet or where there is a change of occupancy to a more hazardous use.

These requirements will be applicable to the combined square footage of all building permits issued for the address or site within the last five years. Buildings or structures separated by less than ten (10) feet shall be considered as a single building or structure.

B. Section 903.2.7 of the 2007 California Fire Code is amended in its entirety to read as follows:

An Automatic sprinkler system installed in accordance with sections 903.2 (as amended above) and 903.3 shall be provided throughout all buildings with a group R or group U fire area.

**EXHIBIT "C"**

**8.04.030 Section 103 Amended: Fees.**

Section 103.5 of the 2006 International Property Maintenance Code, entitled "Fees", is amended in its entirety to read as follows:

**103.5 Fees.** The fees for activities and services performed by this department in carrying out its responsibilities under this code shall be set and amended from time to time by resolution of the City Council.

**EXHIBIT "D"**

**8.04.040. Cost recovery.**

The city shall be entitled to recover the cost of emergency services as described in subsections A through E. Service costs shall be computed by the Department of Building and Fire under the direction of the Financial Services Department and shall include the costs of personnel, equipment, facilities, materials and other external resources.

A. Any person or corporation who allows a hazard to exist on property under control of that person or corporation, after having been ordered by the Department of Building and Fire or other City department to abate that hazard, is liable for the cost of services provided by the Department of Building and Fire should an emergency arise as a result of said unabated hazard.

B. Any person or corporation whose negligence causes an incident to occur on any public or private street, driveway or highway, which, for purposes of life, property or environmental protection, places a service demand on the Department of Building and Fire resources beyond the scope of routine service delivery, shall be liable for all costs associated with that service demand.

C. Any person or corporation who conducts unlawful activity which results in fire, explosion, chemical release or any other incident to which the Department of Building and Fire responds for the purpose of performing services necessary for the protection of life, property or the environment shall be liable for the costs associated with the delivery of those services.

D. When, in the interest of public safety, the Fire Chief of the Department of Building and Fire assigns the department of building and fire employees as standby personnel at any event, or upon any premises, the person or corporation responsible for the event or premises shall reimburse the Department of Building and Fire department for all costs associated with the standby services.

**EXHIBIT "E"**

**15.04.010 Building and construction codes adopted.**

A. California Building Code. The 2007 California Building Code, including the 2006 International Building Code and appendix chapters 1, B, and I, as amended, is hereby adopted by the City of Arroyo Grande and incorporated herein by this reference as though set forth in full.

B. California Electrical Code. The 2007 California Electrical Code, as amended, is hereby adopted by the City of Arroyo Grande and incorporated herein by this reference as though set forth in full.

C. California Mechanical Code. The 2007 California Mechanical Code, including all of the appendix chapters, as amended, and excluding Table 1-1 of Appendix 1, is hereby adopted by the City of Arroyo Grande and incorporated herein by this reference as though set forth in full.

D. California Plumbing Code. The 2007 California Plumbing Code, including all of the appendix chapters as amended, and excluding Table 1-1 of Appendix 1, is hereby adopted by the City of Arroyo Grande and incorporated herein by this reference as though set forth in full.

E. California Existing Building Code. The 2007 California Existing Building Code, including appendix A of the 2006 International Existing Building Code, as amended, is hereby adopted by the City of Arroyo Grande and incorporated herein by this reference as though set forth in full.

F. International Property Maintenance Code. The 2007 International Property Maintenance Code, as amended, is hereby adopted by the City of Arroyo Grande and incorporated herein by this reference as though set forth in full.

**EXHIBIT "F"**

**15.04.020 Section 3401, 3402 and 3403 Amended: General; Definitions; Additions, alterations or repair.**

**A. Section 3401 Amended: General**

Section 3401, entitled "General" of the 2007 California Building Code, is hereby amended to add the following subsection 3401.5:

**3401.5 Adoption and intent.** This chapter establishes regulations as amendments to the California Building Code for the expeditious repair of damaged structures. In the event an amendment to the California Building Standards Code results in differences between these building standards and the California Building Standards Code, the text of these building standards shall govern.

**B. Section 3402.1 Amended: Definitions.**

Section 3402.1, entitled "Definitions" of the 2007 California Building Code, is hereby amended to add the following definition:

**Substantial Structural Damage.** A condition where:

1. In any story, the vertical elements of the lateral-force-resisting system, have suffered damage such that the lateral load-carrying capacity of the structure in any direction has been reduced by more than 20 percent from its pre-damaged condition, or
2. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damaged condition, and the remaining capacity of such affected elements with respect to all dead and live loads is less than 75 percent of that required by the building code for new buildings of similar structure, purpose, and location.

**C. Section 3403 Amended: Repairs.**

Section 3403, entitled "Additions, alterations, or repair" is hereby amended to add the following subsection 3403.5:

**3403.5.1 Repairs.** Repairs of structural elements shall comply with this section.

**3403.5.1.1 Seismic evaluation and design.** Seismic evaluation and design of an existing building and its components shall be based on the following criteria.

**3403.5.1.1.1 Evaluation and design procedures.** The seismic evaluation and design shall be based on the procedures specified in the building code, ASCE 31 Seismic Evaluation of Existing Buildings (for evaluation

only) or ASCE 41 Seismic Rehabilitation of Existing Buildings. The procedures contained in Appendix A of the International Existing Building Code shall be permitted to be used as specified in Section 3403.5.1.1.3.

3403.5.1.1.2 CBC level seismic forces. When seismic forces are required to meet the building code level, they shall be one of the following:

1. 100 percent of the values in the building code. The R factor used for analysis in accordance with Chapter 16 of the building code shall be the R factor specified for structural systems classified as "Ordinary" unless it can be demonstrated that the structural system satisfies the proportioning and detailing requirements for systems classified as "Intermediate" or "Special".

2. Forces corresponding to BSE-1 and BSE-2 Earthquake Hazard Levels defined in ASCE 41. Where ASCE 41 is used, the corresponding performance levels shall be those shown in Table 3403.5.1.1.2.

**TABLE 3403.5.1.1.2  
ASCE 41 and ASCE 31 PERFORMANCE LEVELS**

OCCUPANCY CATEGORY (BASED ON IBC TABLE 1604.5)	PERFORMANCE LEVEL FOR USE WITH ASCE 31 AND WITH ASCE 41 BSE-1 EARTHQUAKE HAZARD LEVEL	PERFORMANCE LEVEL FOR USE WITH ASCE 41 BSE-2 EARTHQUAKE HAZARD LEVEL
I	Life Safety (LS)	Collapse Prevention (CP)
II	Life Safety (LS)	Collapse Prevention (CP)
III	Note (a)	Note (a)
IV	Immediate Occupancy (IO)	Life Safety (LS)

a. Performance Levels for Occupancy Category III shall be taken as halfway between the performance levels specified for Occupancy Category II and Occupancy Category IV.

3403.5.1.1.3 Reduced CBC level seismic forces. When seismic forces are permitted to meet reduced building code levels, they shall be one of the following:

1. 75 percent of the forces prescribed in the building code. The R factor used for analysis in accordance with Chapter 16 of the

building code shall be the R factor as specified in Section 3403.5.1.1.2.

2. In accordance with the applicable chapters in Appendix A of the International Existing Building Code as specified in Items 2.1 through 2.5 below. Structures or portions of structures that comply with the requirements of the applicable chapter in Appendix A shall be deemed to comply with the requirements for reduced building code force levels.

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

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

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

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

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

3. In accordance with ASCE 31 based on the applicable performance level as shown in Table 3403.5.1.1.2.

4. Those associated with the BSE-1 Earthquake Hazard Level defined in ASCE 41 and the performance level as shown in Table 3403.5.1.1.2. Where ASCE 41 is used, the design spectral response acceleration parameters  $S_{xs}$  and  $S_{x1}$  shall not be taken

less than 75 percent of the respective design spectral response acceleration parameters SDS and SD1 defined by the International Building Code and its reference standards.

3403.5.1.2 Wind Design. Wind design of existing buildings shall be based on the procedures specified in the building code.

3403.5.2 Repairs to damaged buildings. Repairs to damaged buildings shall comply with this section.

3403.5.2.1 Unsafe conditions. Regardless of the extent of structural damage, unsafe conditions shall be eliminated.

3403.5.2.2 Substantial structural damage to vertical elements of the lateral-force-resisting system. A building that has sustained substantial structural damage to the vertical elements of its lateral-force-resisting system shall be evaluated and repaired in accordance with the applicable provisions of Section 3403.5.2.2.1 through 3403.5.2.2.3.

3403.5.2.2.1 Evaluation. The building shall be evaluated by a registered design professional, and the evaluation findings shall be submitted to the code official. The evaluation shall establish whether the damaged building, if repaired to its pre-damage state, would comply with the provisions of the building code. Wind forces for this evaluation shall be those prescribed in the building code. Seismic forces for this evaluation are permitted to be the reduced level seismic forces specified in Code Section 3403.5.1.1.3.

3403.5.2.2.2 Extent of repair for compliant buildings. If the evaluation establishes compliance of the pre-damage building in accordance with Section 3403.5.2.2.1, then repairs shall be permitted that restore the building to its pre-damage state, using materials and strengths that existed prior to the damage.

3403.5.2.2.3 Extent of repair for non-compliant buildings. If the evaluation does not establish compliance of the pre-damage building in accordance with Section 3403.5.2.2.1, then the building shall be rehabilitated to comply with applicable provisions of the building code for load combinations including wind or seismic forces. The wind design level for the repair shall be as required by the building code in effect at the time of original construction unless the damage was caused by wind, in which case the design level shall be as required by the code in effect at the time of original construction or as required by the building code, whichever is greater. Seismic forces for this rehabilitation design shall be those

required for the design of the pre-damaged building, but not less than the reduced level seismic forces specified in Section 3403.5.1.1.3. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of the building code for new buildings of similar structure, purpose, and location.

**3403.5.2.3 Substantial structural damage to vertical load-carrying components.** Vertical load-carrying components that have sustained substantial structural damage shall be rehabilitated to comply with the applicable provisions for dead and live loads in the building code. Undamaged vertical load-carrying components that receive dead or live loads from rehabilitated components shall also be rehabilitated to carry the design loads of the rehabilitation design. New structural members and connections required by this rehabilitation design shall comply with the detailing provisions of the building code for new buildings of similar structure, purpose, and location.

**3403.5.2.3.1 Lateral force-resisting elements.** Regardless of the level of damage to vertical elements of the lateral force-resisting system, if substantial structural damage to vertical load-carrying components was caused primarily by wind or seismic effects, then the building shall be evaluated in accordance with Section 3403.5.2.2.1 and, if non-compliant, rehabilitated in accordance with Section 3403.5.2.2.3.

**3403.5.2.4 Less than substantial structural damage.** For damage less than substantial structural damage, repairs shall be allowed that restore the building to its pre-damage state, using materials and strengths that existed prior to the damage. New structural members and connections used for this repair shall comply with the detailing provisions of the building code for new buildings of similar structure, purpose, and location.

**3403.5.3 Referenced Standards**

Standard Reference Number	Title	Referenced In Code Section Number
ASCE 31-03	Seismic Evaluation of Existing Buildings	3403.5.1.1.1, TABLE 3403.5.1.1.2, 3403.5.1.1.3
ASCE 41-06	Seismic Rehabilitation of Existing Buildings	3403.5.1.1.1, 3403.5.1.1.2, TABLE 3403.5.1.1.2 3403.5.1.1.3

**EXHIBIT "G"**

**Chapter 15.10 Safety assessment placards.**

**15.10.010 Intent**

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

**15.10.020 Application of provisions.**

The provisions of this chapter are applicable to all buildings and structures of all occupancies regulated by the City of Arroyo Grande.

**15.10.030 Definitions.**

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

**15.10.040 Placards.**

A. The following are verbal descriptions of the official jurisdiction placards to be used to designate the condition for continued occupancy of buildings or structures. Copies of actual placards are on file in the Department of Building and Fire.

1. **INSPECTED** - Lawful Occupancy Permitted is to be posted on any building or structure wherein no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure.
2. **RESTRICTED USE** is to be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restriction to the continued occupancy. The individual who posts this placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy.
3. **UNSAFE** - Do Not Enter or Occupy is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the Building Official, or his or her authorized representative. Safety assessment teams shall be authorized to enter these buildings at any time. This placard is not to be used or considered as a demolition order. The individual who posts this placard will note in general terms the type of damage encountered.
4. **STOP WORK** is to be posted on structures that are found to be in violation of the California Building Code, Sections 103, 104.2.4, and the Arroyo Grande

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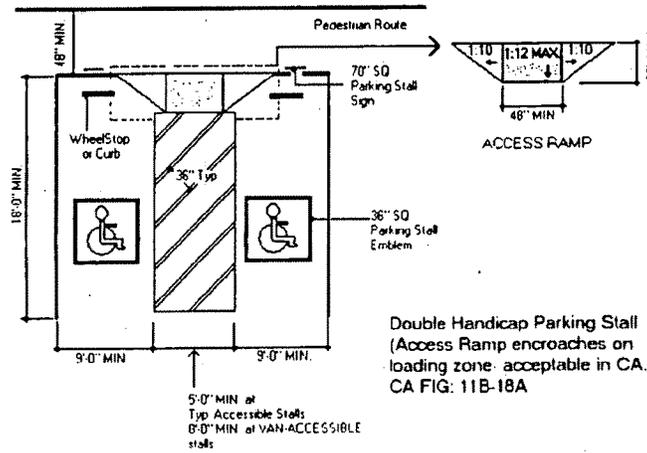
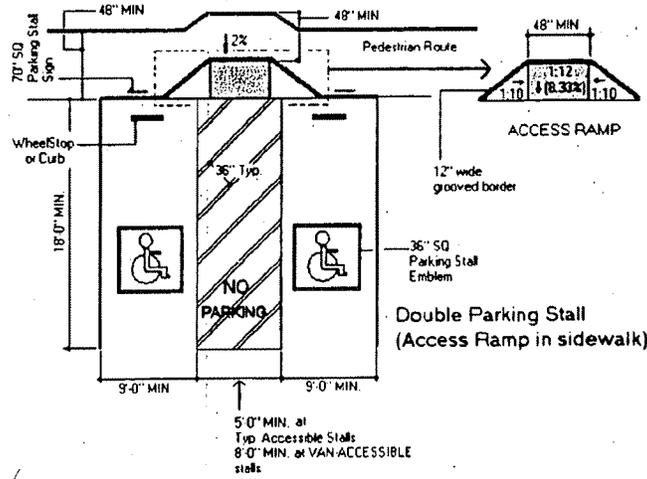
Municipal Code Section 15.04.010, in that WORK HAS BEEN DONE WITHOUT PROPER PERMITS.

B. This ordinance number, the name of the jurisdiction, its address, and phone number shall be permanently affixed to each placard.

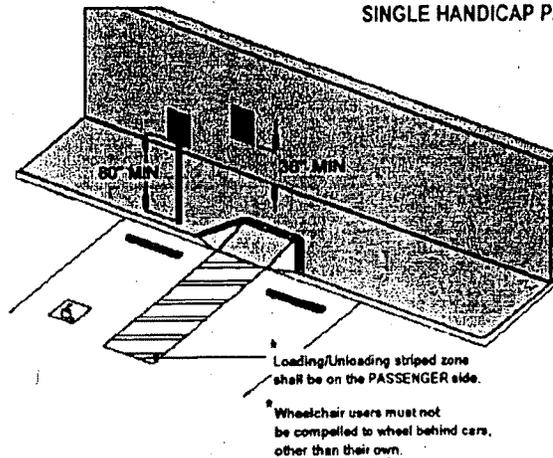
C. Once it has been attached to a building or structure, a placard is not to be removed, altered or covered until done so by the Building Official or his or her authorized designee. It shall be unlawful for any person, firm or corporation to alter, remove, cover or deface a placard, unless authorized pursuant to this section.

EXHIBIT "H"

Figure 16.56.070-A



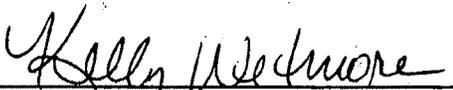
SINGLE HANDICAP PARKING SPACE



**OFFICIAL CERTIFICATION**

I, **KELLY WETMORE**, City Clerk of the City of Arroyo Grande, County of San Luis Obispo, State of California, do hereby certify under penalty of perjury, that the attached is a true, full, and correct copy of Ordinance No. 594 which was introduced at a regular meeting of the City Council on November 13, 2007; was passed and adopted at a regular meeting of the City Council of the City of Arroyo Grande on the 27<sup>th</sup> day of November 2007; and was duly published in accordance with State law (G.C. 40806).

**WITNESS** my hand and the Seal of the City of Arroyo Grande affixed this 28<sup>th</sup> day of November 2007.

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**KELLY WETMORE, CITY CLERK**