

BUILDING STANDARDS COMMISSION

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



November 10, 2011

Jennifer Carman, Development Services Manager
Development Services Division
City of El Cerrito
10890 San Pablo Avenue
El Cerrito, CA 94530

Dear Ms. Carman:

This letter is to acknowledge receipt on November 10, 2011 of the City of El Cerrito electronic submittal pertaining to Ordinance No. 2010-09 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 that reads "Enrique M. Rodriguez". The signature is stylized and written in cursive.

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



November 9, 2011

California Building Standards Commission
2525 Natomas Park Dr., Suite 130
Sacramento, CA. 95833-2936

Subject: Filing of Local Amendments to 2010 California Building Standards Code

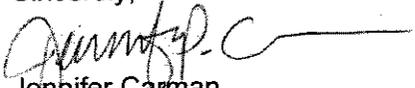
Dear Sir or Madam:

Attached hereto, please find a complete analysis of local amendments to the 2010 California Building Standards Code, adopted by the City Council of the City of El Cerrito. Such amendments are justified on the basis of one or more local climatic, geologic and/or topographic conditions as specifically and individually identified in the attached analysis.

The amendments are individually identified in the attached Ordinance No. 2010-09, adopted November 15, 2010. Each amendment has been individually and expressly justified as identified in the attached Resolution No. 2010-67, adopted October 21, 2010.

Should you have any questions, please contact me at 510-215-4332.

Sincerely,


Jennifer Carman
Development Services Manager

ATTACHMENTS:

- 1) Ordinance 2010-09
- 2) Resolution 2010-67

ORDINANCE NO. 2010-09

AN ORDINANCE OF THE CITY OF EL CERRITO AMENDING TITLE 16 OF THE EL CERRITO MUNICIPAL CODE TO ADOPT, WITH MODIFICATIONS TO ADDRESS UNIQUE LOCAL CONDITIONS, THE 2010 EDITION OF THE CALIFORNIA GREEN BUILDING CODE, INCLUDING ALL APPENDICES THERETO, THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE (BASED ON THE 2009 INTERNATIONAL BUILDING CODE), VOLUMES 1 AND 2, INCLUDING ALL APPENDICES THERETO, THE 2010 CALIFORNIA FIRE CODE (BASED ON THE 2009 INTERNATIONAL FIRE CODE), INCLUDING ALL APPENDICES THERETO, THE 2010 EDITION OF THE CALIFORNIA ADMINISTRATIVE CODE, THE 2010 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (BASED ON THE 2009 INTERNATIONAL RESIDENTIAL CODE), INCLUDING ALL APPENDICES THERETO, THE 2010 CALIFORNIA PLUMBING CODE (BASED ON THE 2009 UNIFORM PLUMBING CODE), INCLUDING ALL APPENDICES THERETO, THE 2010 CALIFORNIA MECHANICAL CODE (BASED ON THE 2009 UNIFORM MECHANICAL CODE), INCLUDING ALL APPENDICES THERETO, THE 2010 CALIFORNIA ELECTRICAL CODE (BASED ON THE 2008 NATIONAL ELECTRICAL CODE), INCLUDING ALL APPENDICES THERETO, THE CALIFORNIA HOUSING LAW REGULATIONS, THE 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2009 UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE, AND THE 2009 UNIFORM SOLAR ENERGY CODE

The City Council of the City of El Cerrito does hereby ordain as follows:

DIVISION I. That certain documents, copies of which are on file and are open for inspection by the public in the office of the Building Official of the City of El Cerrito, being marked and designated as the California Building Standards Code, 2010 Edition, comprising Title 24, Parts 1, 2 (Vol. 1 and 2), 2.5, 3, 4, 5, 6, 9, 11, and 12 California Code of Regulations, together with all appendices thereto; the California Housing Law Regulations; the 2009 International Property Maintenance Code; the 2009 Uniform Swimming Pool, Spa and Hot Tub Code; the 2009 Uniform Solar Energy Code; are hereby adopted, with certain modifications to reflect unique local conditions, as contained in the Municipal Code of the City of El Cerrito for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the City of El Cerrito. Each and all of the regulations, provisions, conditions, and terms of such California Building Standards Code, California Housing Law Regulations, International Property Maintenance Code, Uniform Swimming Pool, Spa and Hot Tub Code, and Uniform Solar Energy Code, all of which are on file in the office of the Building Official are hereby referred to, adopted and made a part hereof as if fully set out in this ordinance. The application and use of the Appendices in the California Building Standards Codes and California Fire Code are subject to approval of the Building Official and Fire Chief respectively.

The City Council of the City of El Cerrito further ordains as follows:

DIVISION II. TITLE 16, CHAPTER 16.02., ORDINANCE NO. 2007-14, (CALIFORNIA BUILDING CODE) OF THE EL CERRITO MUNICIPAL CODE IS HEREBY REPEALED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING CHAPTER 16.02, TITLED "CALIFORNIA BUILDING CODE":

Chapter 16.02

CALIFORNIA BUILDING CODE

Sections:

- 16.02.010 California Building Code - Adoption
- 16.02.020 Chapter 1 Subsection 105.2 (4) and (6) Amended - Exempted Work
- 16.02.030 Chapter 1 Section 105.5 Amended - Expiration of Permits
- 16.02.040 Chapter 1 Subsection 105.8 Added - Permit Issuance
- 16.02.050 Chapter 1 Section 107.2.5 Added - Filing Plat Survey
- 16.02.055 Chapter 1 Section 107.2.5.2 Added - Garage, Carport and Driveway Grades
- 16.02.060 Chapter 1 Subsection 107.3 Amended - Examination of Documents
- 16.02.070 Chapter 1 Section 114.1.1 Added - Littering of Streets
- 16.02.080 Chapter 1 Section 117 Added - General Regulation of Construction
- 16.02.090 Section 202 Amended - Accessory Living Unit
- 16.02.100 Section 202 Amended - Fire Hazard
- 16.02.110 Section 202 Amended - Kitchen
- 16.02.120 Section 501.2 Amended - Premises Identification Numbering
- 16.02.125 Subsection 903.2 Amended - Automatic Fire Extinguishing Systems
- 16.02.130 Subsection 904.3.5 Amended - Sprinkler System Supervision Alarm
- 16.02.140 Subsection 905.3.1 Amended - Standpipe Requirements
- 16.02.150 Section 907.2.8 Amended - Fire Alarm System (Hotel)
- 16.02.160 Section 907.2.9 Amended - Fire Alarm System (Apartment House)
- 16.02.170 Section 1507.1.1 Added - Roof Covering Requirements
- 16.02.180 Section 1613.8, ASCE 7-05 Section 12.8.7 Amended - Structural
- 16.02.200 Subsection 1704.4 Amended - Special Inspection
- 16.02.210 Subsection 1908.1 Amended - Structural Forces
- 16.02.220 Chapter 23 Amended - Wood
- 16.02.230 Subsection 2304.11.2.6 Amended - Shingle or Shake Siding Materials
- 16.02.240 Section 2505 Deleted - Gypsum Shear
- 16.02.250 Subsection 3402.1 Amended - Substantial Structural Damage
- 16.02.260 Chapter 3405 Adoption - Repair and Reconstruction Ordinance
- 16.02.270 Section 3405 Added - Repairs including all subsections associated
- 16.02.280 Appendix Chapter 1, Section 110.7 Added - Storm Water Pollution Control Measures
- 16.02.290 Appendix G Section G102.3 Added - Construction in Flood Hazard Areas
- 16.02.300 Section R403.1.3 of the CRC Amended - Seismic Reinforcing
- 16.02.310 Section R602.10.2.1 and Table R602.10.1.2(2) of the CRC Amended - Seismic Reinforcing

16.02.010 California Building Code - Adoption.

The Building Code for the City, sometimes referred to as "the CBC," is the 2010 California Building Code, incorporating Volumes 1 and 2, (based on the International Building Code, 2009 Edition), including Appendix chapters 1, A, B, C, D, F, G, H, I, and J, and the 2010 California Residential Code (based on the International Residential Code, 2009 Edition) including all Appendices, as approved by the California Building Standards Commission, and as published in Title 24, Part 2, Volumes 1 and 2, and Part 2.5 of the California Code of Regulations.

16.02.020 Chapter 1 Subsection 105.2 (4) and (6) Amended - Exempted Work

Subsection 105.2(4) of the CBC is amended to read:

4. Retaining walls which do not retain more than thirty (30) inches of earth when the earth retained is level and where there is no surcharge load, and retaining walls which do not retain more than two (2) feet of earth when the earth retained is sloping not greater than 2h:1v and there is no surcharge load. The above does not apply to retaining walls impounding Class I, II, or IIIA Liquids. See CBC Section 2304.11.7 for treatment of wood used for retaining walls.

Subsection 105.2(6) of the CBC is amended to read:

6. Sidewalks not more than 30 inches above the adjacent grade, and...

16.02.030 Chapter 1 Subsection 105.5 Amended - Expiration of Permit

Subsection 105.5 of the CBC is amended to read as follows:

All permits issued by the building division shall expire one hundred eighty (180) calendar days from date of issuance if the work is not commenced within that period. The maximum time allowable for the completion of all work is established as follows:

Maximum Time Allowed
Applicable to construction, Alteration and Repair Work

Total Estimated cost	Total Time Allowed
\$500 or less	2 months
Over \$500 to and including \$1,000	3 months
Over \$1,000 to and including \$10,000	6 months
Over \$10,000 to and including \$50,000	9 months
Over \$50,000 to and including \$100,000	12 months
Over \$100,000 to and including \$1,000,000	18 months
Over \$1,000,000 to and including \$2,000,000	24 months
Over \$2,000,000 to and including \$10,000,000	30 months
Over \$10,000,000	36 months

16.02.040 Chapter 1 Subsection 105.8 Added - Permit Issuance

Subsection 105.8 is added to the CBC, to read as follows:

105.8 Permit Issuance

105.8.1 Except as otherwise provided in this chapter, a permit shall be issued only to a person holding a valid, unexpired, or unrevoked California building contractor's license.

105.8.2 A permit may be issued for work in a single-family dwelling used exclusively for living purposes, including any accessory buildings, if the permittee is the bona fide owner of the structure occupied by or designed to be occupied by the owner, in which case the owner himself fulfills the role of contractor for all work under the permit.

105.8.3 Any permit issued pursuant to this chapter shall not be transferable

16.02.050 Chapter 1 Subsection 107.2.5 Added - Filing Plat Survey

Subsection 107.2.5 is added to the CBC, to read as follows:

Section 107.2.5 Plat survey.

Any person applying for a permit for the erection or construction of a building or structure, or for moving an existing building to a new location, shall file duplicate copies of the plat survey drawing of the property proposed to be improved by each such building or structure.

The plat survey shall be made by a state Registered Civil Engineer or a state Licensed Land Surveyor.

A. The plat survey drawings shall show in permanent markings the following information:

1. The exterior lines of the property to be improved, defined by appropriate stakes or marks.
2. The elevations of such stakes or marks.
3. The location of said exterior lines by map or deed distance to the nearest intersecting street.
4. Ties to existing permanent monuments.
5. Contours of not more than five (5) foot intervals, which shall extend to the center of the street when said street is unimproved.
6. The location of every existing structure on the property.
7. The location of existing curbs, sidewalks, reserves, main sewers, waterways, drains and culverts affecting the property.

8. Additional information added to the plat survey drawing in permanent markings prior to submission to the City Building Official, shall be as follows:
 - (a) The location, dimensions, and finished floor elevations of the proposed improvement.
 - (b) The location of the proposed sewer lateral from the structure to the main sewer.

- B. The plat survey drawings shall be drawn to a scale of not less than one-tenth (1/10) inches to one (1) foot, or as otherwise approved by the City Engineer, and all the elevations shown thereon shall be to the city datum unless the nearest city bench mark is more than five hundred (500) feet from said property.

- C. All drawings received by the City Building Official under the provisions, of section 302 of the CBC shall be filed as follows:
 1. One copy shall be indexed on a map of the City and filed for the convenience of interested persons.
 2. One copy shall be filed in the Official Records of Surveys and Maps of the city.

16.02.055 Chapter 1 Section 107.2.5.2 Added -Garage, Carport & Driveway Grades

Section 107.2.5.2 is added to the CBC, to read as follows:

Section 107.2.5.2 Garage, Carport and Driveway Grade Requirements.

- (a) Garage and carport floors shall be concrete.

- (b) Any person to whom a building permit has been issued shall, where established, obtain official line and grade information as required in Section 13.20.150 of the City Code prior to the construction of foundations or footings for carports and garages.

- (c) When official line and grade has not been established, it shall be the responsibility of that person to provide such information as required by City Engineer to establish lines and grades.

- (d) Any person to whom a building permit has been issued shall construct the finish floor of carports and garages to an elevation which shall conform to the official driveway data as set forth on plan LL-1031 on file with the City Engineer.

16.02.060 Chapter 1 Subsection 107.3 Amended - Examination of Documents

Subsection 107.3 is added to the CBC, to read as follows:

Review by Fire Chief. Whenever application is made for a building permit, as required by the CBC, the Building Official shall withhold issuance of the building permit until notification from

the Fire Chief that all plans required by the California Fire Code (chapter 16.26 of this title) have been reviewed and approved, and that the requirements specified in Section 16.26 have been met.

16.02.070 Chapter 1 Section 114.1.1 Added - Littering of Streets

Section 114.1.1 is added to the CBC, to read as follows:

Section 114.1.1 - Littering of Streets

It shall be unlawful for any person to excavate, dig or move dirt, rock, or other substances so as to allow fragments thereof from being thrown or dropped against or upon lots or buildings, or upon any public right-of-way. Any person dropping such material or tracking dirt, mud or rocks from private property upon any public right-of-way shall immediately cause the same to be removed. Transportation of dirt and rock requires a permit obtained pursuant to chapter 13.24 of the El Cerrito Municipal Code.

16.02.080 Chapter 1 Section 117 Added - General Regulation of Construction

Section 117 is added to the CBC, to read as follows:

Section 117 - General Regulation of Construction

- (a) Work may be prohibited during inclement weather upon the order of the City Building Official.
- (b) The hours of work shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday. Work shall be prohibited on Sundays and Holidays.

Work hours in the public right-of-way shall be regulated by Public Works Department.

- (c) Work must be controlled to prevent causing a public nuisance such as dust, noise, vibrations, and traffic congestion.

16.02.090 Section 202 Amended - Accessory Living Unit

Section 202 of the CBC is amended to include the following definition:

Accessory Living Unit is a second dwelling unit on the same lot as a single family dwelling with or without a separate entrance from the exterior.

16.02.100 Section 202 Amended - Fire Hazard

Section 202 of the CBC is amended to include the following definition:

Fire Hazard is any building device, appliance, apparatus, equipment, tank, vehicle, combustible material or waste, fence or vegetation which, in the opinion of the City Building Official or the Fire Chief, is in such condition as to cause a fire or explosion or to augment the spread and intensity of a fire or explosion arising from any cause.

16.02.110 Section 202 Amended - Kitchen

Section 202 of the CBC is amended to include the following definition:

Kitchen is an area that has provisions for cooking, or eating, or washing and storing of utensils, or storing food for independent living purposes.

16.02.120 Section 501.2 Amended - Premises Identification Numbering

Section 501.2 of the CBC is amended to read as follows:

Section 501.2 - Premises Identification Numbering.

- a) The city shall keep on file a description of the method to be used in the assignment of street address identification numbers. This method shall be approved by Council resolution, and shall be available for inspection by any member of the public.
- b) Every main structure or building constructed, altered, repaired or moved into the city shall be assigned a street identification number by the Building Official.
- c) Numbers identifying the street address shall be placed on the street side of the building or structure in such manner as to be plainly visible from the street or public way. Identification numbers shall be a minimum of four (4) inches in height with minimum ½" stroke width for residential, and six (6) inches in height with minimum 1" stroke width for commercial buildings, and of a color to contrast with the surrounding color. Numbers shall be installed prior to final inspection and occupancy of the building or structure.
- d) The premises street address shall be internally or externally illuminated to the satisfaction of the Building Official.
- e) The owner shall be responsible for the maintenance of identification numbers.
- f) Any change of the assigned street identification number must be approved by the Building Official.
- g) Every owner or occupant of any building or structure not numbered in accordance with the provisions of this section shall, within ten (10) days after notice given by the City change the number of such building or structure to the number specified in the notice.

16.02.125 Subsections 903.2 Amended - Automatic Fire-Extinguishing Systems

Subsection 903.2 of the CBC is amended to add:

Automatic Fire Extinguishing Systems shall be provided:

- a) In every building where the total floor area exceeds 5,000 square feet.
- b) In every building having three (3) or more stories.

16.02.130 Subsection 904.3.5 Amended - Sprinkler System Supervision Alarm

Section 904.3.5 of the CBC is amended by adding the words, "or when required by the Fire Chief."

16.02.140 Subsection 905.3 Amended - Standpipe Requirements

Subsection 905.3 is amended to read as follows:

Standpipes shall be required in all buildings three (3) stories in height in addition to other requirements in this section, or when required by the Fire Chief.

16.02.150 Section 907.2.8 Amended - Fire Alarm System (Hotel)

Section 907.2.8 of the CBC is amended to add the following sentence:

Every hotel shall have an approved fire alarm system as described in the California Fire Code (Chapter 16.26 of this title).

16.02.160 Section 907.2.9 Amended - Fire Alarm System (Apartment House)

Section 907.2.9 of the CBC is amended to add the following sentence:

Every apartment house shall have an approved fire alarm system as described in the California Fire Code (Chapter 16.26 of this title).

16.02.170 Section 1507.1.1 Added - Roof Covering Requirements

Section 1507.1.1 of the CBC is added to read as follows:

Roof Coverings: Roof coverings for Group R, Division 1 and 3, and Group U Occupancies shall be fire-retardant, Class B or better, complying with ASTM E108 or UL 790, except that in very high fire hazard severity zones, no wood shake or shingles shall be permitted regardless of class designation. See section 8.30.030 of the El Cerrito Municipal Code for roofing standards in very high fire hazard severity zones.

16.02.180 Section 1613.8 ASCE 7-05 Section 12.8.7 Amended – Structural Modifications

Section 1613.8 is added to 2010 CBC Section 1613 to read as follows:

1613.8 ASCE 7, Section 12.8.7. Modify ASCE 7, Section 12.8.7 by amending Equation 12.8-16 as follows:

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

16.02.200 Subsection 1704.4 Amended - Special Inspection

CBC Subsection 1704.4, Concrete Construction is amended to read as follows:

1704.4 Concrete Construction. The *special inspections* and verifications for concrete construction shall be as required by this section and TABLE 1704.4.

Exceptions: *Special inspections* shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above *grade plane* that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pound per square inch (psi) (17.2 Mpa).

16.02.210 Subsection 1908.1.8 Added - Structural Forces

Section 1908.1.8. Revised ACI 318 section 22.10.1 that allows the use of plain concrete in residential structures assigned to seismic design category D, E or F.

Section 1908.1.8 ACI 318, section 22.10 Delete ACI 318, section 22.10, and replace with the following:

22.10 - Plain concrete in structures assigned to seismic design category C, D, E or F.

22.10.1- Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

- (a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

Exception: In detached one and two-family dwelling three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.

- (b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area

of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exception: In detached one and two-family dwellings three stores or less in height and constructed with stud bearing walls, plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

16.02.220 Chapter 23 Amended - Wood

The following Sections 2308.9.3 and Table 2308.12.4 are amended and/or deleted to read as follows:

Section 2308.9.3 is deleted in its entirety, to be replaced with the following:

2308.9.3 Bracing

A. Braced wall lines shall consist of braced wall panels, which meet the requirements for location, type and amount of bracing as shown in Figure 2308.9.3, specified in Table 2308.9.3(1) and are in line or offset from each other by not more than 4 feet (1219 mm). Braced wall panels shall start not more than 12.5 feet (3810 mm) from each end of a braced wall line. Braced wall panels shall be clearly indicated on the plans. Construction of braced wall panels shall be by one of the following methods:

1. Wood boards of 5/8-inch (16 mm) net minimum thickness applied diagonally on studs spaced not over 24 inches (610 mm) on center.
2. Wood structural panel sheathing with a thickness not less than 3/8-inch (7.9 mm) for 16-inch (406 mm) stud spacing and not less than 3/8-inch (9.5 mm) for 24-inch (610 mm) stud spacing in accordance with Tables 2308.9.3(2) and 2308.9.3(3).
3. Fiberboard sheathing 4-foot by 8-foot (1219 mm by 2438 mm) panels not less than 1/2-inch (13 mm) thick applied vertically on studs spaced not over 16-inches (406 mm) on center when installed in accordance with Section 2306.6.6 and Table 2306.6
4. Particleboard wall sheathing panels where installed in accordance with 2308.9.3(4).
5. Hardboard panel siding when installed in accordance with Section 2303.1.6 and Table 2309.9.3(5).

For cripple wall bracing see Section 2308.9.4.

For methods 1, 2, 3, 4, and 5, each braced wall panel must be at least 48-inches (1219 mm) in length, covering three stud spaces where studs are 16-inches (406 mm) apart and covering two stud spaces where studs are spaced 24-inches (610 mm) apart.

B. All vertical joints of panel sheathing shall occur over studs. Horizontal joints shall occur over blocking equal in size to the studding except where waived by the installation requirements for the specific sheathing materials.

C. Braced wall panel sole plates shall be nailed to the floor framing and top plates shall be connected to the framing above in accordance with Table 2304.9.1. Sills shall be bolted to the foundation or slab in accordance with Section 1805.6. Where joists are perpendicular to braced wall lines above, blocking shall be provided under and in line with the braced wall panels.

Table 2308.12.4

In footnotes "b" and "c" of Table 2308.12.4, delete all references to "gypsum board", "lath and plaster", "Portland cement plaster", and "gypsum sheathing boards".

16.02.230 Subsection 2304.11.2.6 Amended - Shingle or Shake Siding Materials

Subsection 2304.11.2.6 of the CBC is amended to add the following sentence at the end thereof:

Siding Materials: Wood shingles or shakes shall be Class B or better which comply with ASTM E108 or UL 790, except that in very high fire hazard severity zones, no wood shake or shingle siding shall be permitted regardless of class designation. See section 8.30.030 of the El Cerrito Municipal Code for roofing standards in very high fire hazard severity zones.

16.02.240 Section 2505 Deleted - Gypsum Shear

Section 2505 of the CBC on the use of gypsum shear is deleted in its entirety.

16.02.250 Subsection 3402.1 Amended - Substantial Structural Damage

Subsection 3402.1 of the CBC is amended to add a definition to read as follows:

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.

16.02.260 Chapter 3405 Adoption - Repair and Reconstruction Ordinance

Chapter 3405 establishes regulations as amendments to the building code for the expeditious repair of damaged structures.

16.02.270 Section 3405 Added - Repairs including all subsections associated

The following repair requirements are hereby added as a new Subsection 3405.2.1.1 to Section 3405 "Repairs" of the CBC to read as follows:

3405 Repairs. Repairs of structural elements shall comply with this section.

3405.2.1.1 Seismic evaluation and design. Seismic evaluation and design of an existing building and its components shall be based on the following criteria.

3405.2.1.2 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 3405.2.1.4.

3405.2.1.3 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 3405.2.1.3.

**TABLE 3405.2.1.3
ASCE 41 and ASCE 31 PERFORMANCE LEVELS**

OCCUPANCY a 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
P e r f o r 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.

3405.2.1.4 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 3405.2.1.3.

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 3405.2.1.3.

4. Those associated with the BSE-1 Earthquake Hazard Level defined in ASCE 41 and the performance level as shown in Table 3405.2.1.3. 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 S_{DS} and S_{D1} defined by the *International Building Code* and its reference standards.

3405.2.1.5 Wind Design. Wind design of existing buildings shall be based on the procedures specified in the building code.

3405.2.1.6 Repairs to damaged buildings. Repairs to damaged buildings shall comply with this section.

3405.2.1.7 Unsafe conditions. Regardless of the extent of structural damage, unsafe conditions shall be eliminated.

16.02.280 Appendix Chapter 1, Section 110.7 Added - Storm Water Pollution Control Measures

Chapter 1 Section 110.7 is added to the CBC to read as follows:

Storm water pollution control measures shall be implemented during all construction phases of development to prevent pollution from entering waterways. Specific practices of the California Stormwater Quality Association (CASQA) Construction Best Management Practices Handbook shall be incorporated herein.

16.02.290 Appendix G Section G102.3 Added - Construction in Flood Hazard Areas

Section G102.3 is added to the CBC, to read as follows:

Section G102.3 - construction in Special Flood Hazard Area

Construction within special Flood Hazard Areas must comply with chapter 13.40 of the Municipal Code.

16.02.300 Section R403.1.3 of the CRC Amended – Seismic Reinforcing

Section R403.1.3 of the CRC is amended to read as follows:

R403.1.3 Seismic reinforcing. Concrete footings located in Seismic Design Categories D0, D1 and D2, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D0, D1 and D2 where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D0, D1 and D2 where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D0, D1 and D2 masonry stem walls without solid grout and vertical reinforcing are not permitted.

Exception: In detached one- and two-family *dwelling*s which are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

16.02.310 Section R602.10.2.1 and Table R602.10.1.2(2) of the CRC Amended – Seismic Reinforcing

Section R602.10.2.1 and Table R602.10.1.2(2) of the CRC are amended by adding a new footnote “d” to the end of CRC Table R602.10.1.2(2), to read:

d. In Seismic Design Categories D₀, D₁, and D₂, Method GB is not permitted and the use of Method PCP is limited to one-story single family dwellings and accessory structures.

Add the “d” footnote notation in the title of Table R602.10.1.2(2) after the three footnotes currently shown, to read:

TABLE R602.10.1.2(2)^{a,b,c,d}

Add a new subsection R602.10.2.1.1, to read:

R602.10.2.1.1 Limits on methods GB and PCP. In Seismic Design Categories D₀, D₁, and D₂, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the

studs from other types of braced wall panel sheathing. In Seismic Design Categories D₀, D₁, and D₂, the use of Method PCP is limited to one-story single family dwellings and accessory structures.

DIVISION III. TITLE 16, CHAPTER 16.04, ORDINANCE NO. 2007-14, (CALIFORNIA PLUMBING CODE) OF THE EL CERRITO MUNICIPAL CODE IS HEREBY REPEALED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING CHAPTER 16.04, TITLED "CALIFORNIA PLUMBING CODE":

Chapter 16.04

CALIFORNIA PLUMBING CODE

Sections:

- 16.02.010 California Plumbing Code - Adoption
- 16.04.020 Subsections 103.1.1 and 103.1.1.1 Added - Permits Required
- 16.04.030 Section 103.4.1 Amended - Schedule of Fees

16.04.010 California Plumbing Code - Adoption

The Plumbing Code for the City, sometimes referred to as "the CPC," is the California Plumbing Code, 2010 Edition, (based on the Uniform Plumbing Code, 2009 Edition), as approved by the California Building Standards Commission, and as published in Title 24, Part 5, of the California Code of Regulations, except as amended and supplemented in the manner set forth in this chapter.

16.04.020 Subsections 103.1.1 and 103.1.1.1 Added - Permits Required

Subsections 103.1.1 and 103.1.1.1 are added to the CPC, to read as follows:

103.1.1 Except as otherwise provided in this chapter, a permit shall be issued only to a person holding a valid, unexpired, or unrevoked California plumbing contractor's license.

103.1.1.1 A permit may be issued for work in a single-family dwelling used exclusively for living purposes, including any accessory buildings, if the permittee is the bona fide owner of the structure occupied by or designed to be occupied by the owner, in which case the owner himself fulfills the role of contractor for all work under the permit.

16.04.030 Section 103.4.1 Amended - Schedule of Fees

Section 103.4.1 of the CPC is amended to read as follows:

Permit fees shall be as established in the City's Master Fee Schedule.

DIVISION IV. TITLE 16, CHAPTER 16.06, ORDINANCE NO. 2007-14, (CALIFORNIA MECHANICAL CODE) OF THE EL CERRITO MUNICIPAL CODE IS HEREBY REPEALED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING CHAPTER 16.06 TITLED "CALIFORNIA MECHANICAL CODE":

Chapter 16.06

CALIFORNIA MECHANICAL CODE

Sections:

- 16.06.010 California Mechanical Code - Adoption.
- 16.06.020 Subsection 114.1 and 114.1.1 Added - Permit Issuance.
- 16.06.030 Subsection 115.1 Amended - Permit Fees.

16.06.010 California Mechanical Code - Adoption

The Mechanical Code for the City, sometimes referred to as "the CMC," is the California Mechanical Code, 2010 Edition, (based on the Uniform Mechanical Code, 2009 Edition), as approved by the California Building Standards Commission, and as published in Title 24, Part 4, of the California Code of Regulations, except as amended and supplemented in the manner set forth in this chapter.

16.06.020 Subsections 114.1 and 114.1.1 Added - Permit Issuance

Subsection 114.1 and 114.1.1 are added to the CMC, to read as follows

114.1 A permit shall be issued only to a person holding a valid, unexpired, or unrevoked California mechanical contractor's license, except as otherwise provided in this chapter.

114.1.1 A permit may be issued for work in a single-family dwelling used exclusively for living purposes, including any accessory buildings, if the permittee is the bona fide owner of the structure occupied by or designed to be occupied by the owner, in which case the owner himself fulfills the role of contractor for all work under the permit.

16.06.030 Subsection 115.1 Amended -Permit Fees

Subsection 115.1 of the CMC is amended to read as follows:

Permit fees shall be as established in the City's Master Fee Schedule.

DIVISION V. TITLE 16, CHAPTER 16.08 (CALIFORNIA ELECTRICAL CODE) OF THE EL CERRITO MUNICIPAL CODE IS HEREBY REPEALED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING CHAPTER 16.08, TITLED "CALIFORNIA ELECTRICAL CODE":

Chapter 16.08

CALIFORNIA ELECTRICAL CODE

Sections:

- 16.08.010 California Electrical Code - Adoption.
- 16.08.020 Annex H: Administration 80.19 (C) Added - Permit Issuance.
- 16.08.030 Annex H: Administration 80.19 (E) Amended - Permit Fees.
- 16.08.040 Article 230.70 (A) (1) Amended - Readily Accessible Location
- 16.08.050 Article 230.82 (6) Deleted - Equipment Connections
- 16.08.060 Article 250.66 Amended - Size of AC Grounding Electrode Conductor
- 16.08.070 Article 690.64 Amended - Point of Connection
- 16.08.080 Article 690.64 (A) Amended - "Supply Side"

16.08.010 California Electrical Code - Adoption

The Electrical Code for the City sometimes referred to as "the CEC," is the California Electrical Code, 2010 Edition, (based on the National Electrical Code, 2008 Edition), as approved by the California Building Standards Commission, and as published in Title 24, Part 3, of the California Code of Regulations, except as amended and supplemented in the manner set forth in this chapter. Sections 16.08.020 and 16.08.030 are applicable to the NEC, which is a part of the National Fire Protection Association Regulations.

16.08.020 Annex H: Administration 80.19 (C) Added - Permit Issuance

Annex H: Administration 80.19 (C) is added to the National Electric Code to read as follows:

- (1) An electrical permit shall be issued only to a person holding a valid, unexpired or unrevoked California electrical contractor's license, except as otherwise provided in this chapter.
- (2) A permit may be issued for work in a single-family dwelling used exclusively for living purposes, including any accessory buildings, if the permittee is the bona fide owner of the structure occupied by or designed to be occupied by the owner, in which case the owner himself fulfills the role of contractor for all work under the permit.

16.08.030 Annex H: Administration 80.19 (E) Amended - Permit Fees

Annex H: Administration 80.19 (E) of the National Electric Code is amended to read as follows:

Permit fees shall be as established in the City's Master Fee Schedule.

16.08.040 Article 230.70 (A) (1) Amended - Readily Accessible Location

Article 230.70 (A) (1) of the National Electric Code is amended to read as follows:

The service disconnecting means shall be installed at a readily accessible location outside of a building or structure near the point of entrance of the service conductors.

16.08.50 Article 230.82 (6) Deleted – Equipment Connections.

Article 230.82 (6) of the California Electric Code is amended as follows:

The following sentence is deleted,

“Equipment connected to supply side of service disconnects.”

16.08.060 Article 250.66 Amended - Size of AC Grounding Electrode Conductor.

Article 250.66 of the National Electric Code is amended to read as follows:

The size of the grounding electrode conductor of a grounded or ungrounded ac system shall not be less than given in Table 250.66.

16.08.070 Article 690.64 Amended - Point of Connection

Article 690.64 of the National Electric Code is amended to read as follows:

The output of a photovoltaic utility interactive inverter power source shall be connected as specified in 690.64 (B) to electrical service entrance equipment that satisfies the present code requirements.

16.08.80 Article 690.64 (A) Amended – “Supply Side”

The term “Supply Side” shall be deleted.

DIVISION VI. TITLE 16, CHAPTER 16.10, (UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE) OF THE EL CERRITO MUNICIPAL CODE IS HEREBY REPEALED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING CHAPTER 16.10, TITLED “UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE”:

Chapter 16.10

UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE

Sections:

- 16.10.010 Uniform Swimming Pool, Spa and Hot Tub Code - Adoption
- 16.10.020 Subsections 103.1.1 Added - Permit required
- 16.10.030 Section 103.4 Amended - Schedule of fees
- 16.10.040 Section 314.1.1 Added - Surface mounted drains
- 16.10.050 Section 301.0.1 Added - Pool Structure Location
- 16.10.060 Section 301.0.2 Added - Distance from fence

16.10.010 Uniform Swimming Pool, Spa and Hot Tub Code - Adoption

The swimming pool, spa and hot tub code for the City is the Uniform Swimming Pool, Spa and Hot Tub Code (USPC), 2009 Edition, as published by the International Association of Plumbing and Mechanical Officials, except as amended and supplemented in the manner set forth in this chapter.

16.10.020 Subsections 103.1.1 Added - Permit required

Subsections 103.1.1 is added to the USPC, to read as follows:

- (a) No building permit shall be issued without a written statement from a civil engineer registered in the state certifying that the construction of the pool will not have a detrimental effect on any structure.
- (b) No building permit shall be issued for a pool without a written statement from a soils engineer certifying that the site is suitable for the proposed construction from a seismic safety standpoint.

16.10.030 Section 103.4 Amended - Schedule of fees

Section 103.4 of the USPC is amended to read as follows:

The schedule of fees is hereby deleted. Permit fees shall be as established in the City's Master Fee Schedule.

16.10.040 Section 314.1.1 Added - Surface mounted drains

Section 314.1.1 is added to the USPC, to read as follows:

All swimming pools shall be provided with a minimum of two (2) surface mounted drains. Drains shall be a minimum of two (2) inches in diameter and shall convey the water underground

to a drain location in a manner approved by the Building Official.

16.10.050 Section 301.0.1 Added - Pool Structure Location

Section 301.0.1 is added to the USPC, to read as follows:

No part of any pool, including coping or other appendages, shall occupy any parts of an easement without the written consent of the owner thereof.

16.10.060 Section 301.0.2 Added - Distance from fence

Section 301.0.2 is added to the USPC, to read as follows:

The minimum distance between a pool and a protective fence enclosure is five (5) feet.

DIVISION VII. TITLE 16, CHAPTER 16.12, (UNIFORM SOLAR ENERGY CODE) OF THE EL CERRITO MUNICIPAL CODE IS HEREBY REPEALED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING CHAPTER 16.12, TITLED "UNIFORM SOLAR ENERGY CODE":

Chapter 16.12

UNIFORM SOLAR ENERGY CODE

Sections:

- 16.10.010 Uniform Solar Energy Code - Adoption
- 16.10.020 Table 1.11 Amended - Schedule of fees

16.12.010 Uniform Solar Energy Code - Adoption

The solar energy code for the City is the Uniform Solar Energy Code (USEC), 2009 Edition, adopted by the International Association of Plumbing and Mechanical Officials except as amended and supplemented in the manner set forth in this chapter.

16.12.020 Table 1.11 Amended - Schedule of fees.

Table 1.11 of the USEC is amended to read as follows:

The schedule of fees is hereby deleted. Permit fees shall be as established in the City's Master Fee Schedule.

DIVISION VIII. TITLE 16, CHAPTER 16.20 (UNIFORM HOUSING CODE) OF THE EL CERRITO MUNICIPAL CODE IS HEREBY REPEALED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING CHAPTER 16.20 TITLED "HOUSING AND PROPERTY MAINTENANCE CODE":

Chapter 16.20

HOUSING AND PROPERTY MAINTENANCE CODE

Section:

- 16.20.010 Housing and Property Maintenance Code - Adoption
- 16.20.020 IPMC 102.3 Amended - Application of Other Codes
- 16.20.030 IPMC 111 Amended - Means of Appeal
- 16.20.040 IPMC 304.14 Amended - Insect Screens
- 16.20.050 IPMC 307.3.1 Amended - Disposal of Garbage
- 16.20.060 IPMC 602.4 Amended - Occupied Work Spaces

16.20.010 Housing and Property Maintenance Code - Adoption

The housing code for the City is the California Housing Law Regulations combined with the 2009 International Property Maintenance Code (IPMC) except as amended and supplemented in the manner set forth in this chapter.

16.20.020 IPMC 102.3 Amended - Application of Other Codes

Section 102.3 of the IPMC is amended as follows:

The International Codes are not adopted by the City, and where referenced in this code shall be replaced with the California Codes.

16.20.030 IPMC 111 Amended - Means of Appeal

Section 111 of the IPMC is amended as follows:

Section 111 is deleted in its entirety and replaced with ECMC sections 1.14.080, 1.14.090, 1.14.100, and 1.14.110

16.20.040 IPMC 304.14 Amended - Insect Screens

Section 304.14 of the IPMC is amended as follows:

That portion of the sentence reading "During the period from [date] to [date]," is deleted and replaced with "During the entire year,"

16.20.050 IPMC 307.3.1 Amended - Disposal of Garbage

Section 308.3.1 of the IPMC is amended as follows:

That portion of the sentence reading “an approved incinerator unit in the structure available to the occupants in each dwelling unit” shall be deleted in its entirety.

16.20.060 IPMC 602.4 Amended - Occupied Work Spaces

Section 602.4 of the IPMC is amended as follows:

That portion of the sentence reading “during the period from [date] to [date]” is deleted and replaced with “during the entire year.”

DIVISION IX. TITLE 16, CHAPTER 16.24 (BUILDING CONSERVATION CODE) OF THE EL CERRITO MUNICIPAL CODE IS HEREBY REPEALED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING CHAPTER 16.24:

Chapter 16.24

CALIFORNIA GREEN BUILDING CODE

Section:

16.24.010 California Green Building Code - Adoption.

The Green Building Code for the City is the California Green Building Standards Code, 2010 Edition, as approved by the California Building Standards Commission, and as published in Title 24, Part 11, of the California Code of Regulations.

DIVISION X. TITLE 16, CHAPTER 16.26 (CALIFORNIA FIRE CODE) OF THE EL CERRITO MUNICIPAL CODE IS HEREBY REPEALED IN ITS ENTIRETY AND REPLACED WITH THE FOLLOWING CHAPTER 16.26, TITLED “CALIFORNIA FIRE CODE”:

Chapter 16.26

CALIFORNIA FIRE CODE

Section:

- 16.26.010 California Fire Code - Adoption.
- 16.26.020 Chapter 1 Section 1.1.1.2 Added - Title
- 16.26.030 Chapter 1 Section 1.1.8 Amended - Amendments to the Fire Code
- 16.26.040 Chapter 1 Section 1.11.1 Amended - Office of the State Fire Marshall
- 16.26.050 Chapter 1 Section 102.1 Amended - Applicability
- 16.26.060 Chapter 1 Section 102.9 Amended - Matters Not Provided For
- 16.26.070 Chapter 1 Section 104.1 Amended - General Authority and Responsibility
- 16.26.080 Chapter 1 Section 104.1.1A and 104.1.1B Added - General Authority Peace Officer Status
- 16.26.090 Chapter 1 Section 104.9 Amended - Alternative materials and methods
- 16.26.100 Chapter 1 Section 105.1.1 Amended - Required permits

- 16.26.110 Chapter 1 Section 105.6 Amended - Required operational permits
- 16.26.120 Chapter 1 Section 108 Amended - Board of Appeals
- 16.26.130 Chapter 2 Section 202 Amended – General Definitions
- 16.26.140 Chapter 2 Section 202 Amended - Definitions - F
- 16.26.150 Chapter 2 Section 202 Amended - Definitions - R
- 16.26.160 Chapter 3 Section 318 Added - General precautions against fire
- 16.26.170 Chapter 4 Section 401.5 Amended - Making false report
- 16.26.180 Chapter 5 Sections 503, 504 and 507 Amended -Fire Service Features
- 16.26.190 Chapter 6 Section 603.6 Amended - Building Services and Systems
- 16.26.200 Chapter 9 Section 903.2 Amended – Automatic Fire Extinguishing Systems
- 16.26.210 Chapter 9 Section 903.2 Amended - Automatic Fire Sprinkler Systems
- 16.26.220 Chapter 9 Section 905.3.1 Amended - Standpipe Systems
- 16.26.230 Chapter 9 Section 907.2 Amended - Fire Alarm and Detection Systems
- 16.26.240 Chapter 9 Section 907.8.2 Amended - Record of completion
- 16.26.250 Chapter 10 Section 1008.1.10 Amended - Panic and fire exit hardware
- 16.26.260 Chapter 10 Section 1027.6 Amended - Exit and pathways
- 16.26.270 Chapter 27 Section 2701.1.2 Added - Hazardous Materials
- 16.26.280 Chapter 27 Section 2703.1.1 Amended - General Provisions
- 16.26.290 Chapter 30 Section 3001.1A Added - Compressed Gasses
- 16.26.300 Chapter 33 Section 3301.1.1A Added - Explosives and Fireworks
- 16.26.310 Chapter 34 Section 3404.2.13 Added - Flammable and Combustible Liquids –
Below Ground Tanks
- 16.26.320 Chapter 34 Section 3406 Amended - Flammable and Combustible Liquids -
Above Ground Tanks
- 16.26.330 Chapter 35 Section 3503A Added - Flammable Gases and Flammable Cryogenic
Fluids
- 16.26.340 Chapter 38 Section 3803.2.1.7 Amended - Liquefied Petroleum Gases - Inside
Buildings
- 16.26.350 Chapter 38 Section 3804.2A Added - Liquefied Petroleum Gases - Outside
Buildings

16.26.010 California Fire Code - Adoption.

It is hereby adopted by the city council of the city of El Cerrito for the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion, that certain codes and standards known as the 2010 California Building Standards Code, Title 24, California Code of Regulations (CCR), Part 9 (California Fire Code), and by reference the 2009 International Fire Code published by the International Code Council, Inc. (ICC), (including Appendix Chapters A, B, C, D, E, F, G, I, and J) save and except such portions as are deleted, modified or amended by this chapter, of which not less than one copy each have been and are now filed in the office of the Fire Chief and the Building Official of the City of El Cerrito and the same is hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this chapter shall take effect, the provisions thereof shall be controlling within the limits of the City of El Cerrito.

16.26.020 Chapter 1 Section 1.1.1.2 Added - Title

Section 1.1.1.2 Title is added as follows:

Section 1.1.1.2 These regulations shall be known as the Fire Code of the City of El Cerrito, hereinafter referred to as "this code." The California Fire Code and the International Fire Code adopted by reference in Section 1, amendments thereto, additions, and deletions as set forth in this Section shall become effective as set forth in Section 1.1.8 Division and Appendix numbers used are those of the California Fire Code.

16.26.030 Chapter 1 Section 1.1.8 Amended - Amendments to the Fire Code

Section 1.1.8 is amended by adding the following:

The limits referred to in Section 1.1.8.1 of the California Fire Code and International Fire Code adopted by reference in Section 1, amendments thereto, additions, and deletions and appendices as set forth in this section shall become effective as set forth in Section 1.1.9 Article, Section, Division, and Appendix numbers used are those of the California Fire Code.

16.26.040 Chapter 1 Section 1.11.1 Amended - Office of the State Fire Marshall

Section 1.11.1 is amended by adding 1.11.1 A, B and C

A. The California Fire Code as adopted and amended herein shall be enforced by the city fire prevention division which is hereby established and which shall be operated under the supervision of the fire marshal.

B. The fire marshal in charge of the fire prevention division shall be appointed by the fire chief of the city of El Cerrito on the basis of examination to determine his or her qualifications for the position.

C. The chief of the fire department shall recommend to the city council the employment of technical staff members, who, when such authorization is made, shall be selected on the basis of examination to determine their qualifications for the position.

16.26.050 Chapter 1 Section 102.1 Amended - Applicability

Section 102.1 is amended by adding Section 102.1.1

Section 102.1.1 Buildings in existence at the time of the adoption of this code may have their existing use or occupancy continued, if such use or occupancy was legal at the time of the adoption of this code, provided such continued use is not dangerous to life.

Section 102.2 is amended by adding section 102.2.1

Section 102.2.1 Plans for compliance. Upon written notice to the responsible property owner, plans for compliance shall be submitted and approved, and within 18 months or earlier depending on the life-safety significance of the hazard work shall be completed or the building shall be vacated until made to conform.

16.26.060 Chapter 1 Section 102.9 Amended - Matters Not Provided For

Section 102.9 is amended by adding subsection 102.9.1A

102.9.1A Unless otherwise limited by law, the applicable provisions of this code shall apply to vehicles, ships, boats, and mobile vehicles and other facilities when fixed in a specific location within the boundaries of this jurisdiction.

16.26.070 Chapter 1 Section 104.1 Amended - General Authority and Responsibility

Section 104.1 is amended by adding the following:

The Fire Chief or the Fire Code Official is authorized to render interpretations of this code and to make and enforce rules and supplemental regulations in order to carry out the application of its provisions. The Chief may be guided by the 2010 Supplement to the Uniform Fire Code. Such interpretations, rules and regulations, and supplements shall be in conformance with the intent and purpose of this code and shall be available to the public during normal business hours.

16.26.080 Chapter 1 Section 104.1.1A and 104.1.1B Added - General Authority Peace Officer Status

Section 104.1.1A and 104.1.1B are added in their entirety to read as follows:

Section 104.1.1A The Fire Chief and his designated representatives shall have the powers of peace officers while engaged in the performance of their duties with respect to the prevention, investigation, and suppression of fires and the protection and preservation of life and property against the hazards of fire and conflagration.

Section 104.1.1B The Chief, or his duly authorized agents, may issue citations for violations of this ordinance in accordance with Chapter 5C (commencing with Section 853.5), Title 4, Part 2, of the Penal Code.

16.26.090 Chapter 1 Section 104.9 Amended - Alternative materials and methods

Section 104.9 is amended by adding 104.9.3

Section 104.9.3 - The city council, the fire chief and the fire marshal shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in the California Fire Code. The fire marshal shall post such list in a conspicuous place at the offices of the fire prevention division and distribute copies thereof to interested persons.

16.26.100 Chapter 1 Section 105.1.1 Amended - Required permits

Section 105.1.1 is amended by adding Section 105.1.1A:

Section 105.1.1A Fee for Plan Review, Inspection and Permits. Fees required by the City shall

be established in the City's master fee schedule, to defray: the costs for plan review of plans required by this code; requested or required inspection services; administrative costs; issuance of permits and all other direct costs incurred by the city.

Section 105.4.1.1 is amended by adding Section 105.4.1.2 (1 to 6):

Section 105.4.1.2 Review of Plans. Whenever required by this Code, plans shall be submitted to the Fire Chief for review and approval prior to construction. Whenever application is made for a building permit, as required by the Building Code, the Building Official shall withhold issuance of the building permit until notification from the Fire Department that plans required by this code have been reviewed and approved and that the requirements set forth in section 105 have been met. In addition to plan submittals required by other sections of this Code, plans shall be submitted whenever any of the following land developments and/or improvements are proposed:

1. Subdivision of land.
2. Construction, alteration or renovation of a building.
3. Demolition of a building.
4. Provision of a water supply for fire protection.
5. Provision of access for fire apparatus.
6. An occupancy for the storage, use, or handling of any hazardous substance, hazardous material process, or hazardous device.

16.26.110 Chapter 1 Section 105.6 Amended - Required operational permits

Section 105.6 is amended by adding 105.6.48 thru 105.6.51.

48. Christmas tree sales. To use a property for the purpose of selling cut Christmas trees. See applicable provisions of Chapter 3 General Precautions against fire.
49. Pumpkin patches/lots. To use a property for the purpose of selling pumpkins and seasonal items. See applicable provisions of Chapter 3 General Precautions against fire.
50. Liquefied petroleum gases. To store, use, or handle liquefied petroleum gas inside buildings. See Chapter 38.
51. Rockets. To launch model rockets. See California Code of Regulations Title 19, Division 1, Article 17.

16.26.120 Chapter 1 Section 108 Amended - Board of Appeals

Section 108 is amended by adding 108.1.1

Section 108.1.1 Whenever the fire chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code has been misconstrued or wrongly interpreted, the applicant may appeal within thirty days the chief's decision to the city council.

16.26.130 Chapter 2 Section 202 Amended – General Definitions

Section 202 - General Definitions is amended as follows: by changing the definition of Jurisdiction and adding the definition for Fire Marshal by adding Sections 202. A and 202. B.

A. Wherever the word "jurisdiction" is used in the California Fire Code, it shall be held to mean the City of El Cerrito.

B. Where the party responsible for the enforcement of the California Fire Code is given the title of "Fire Marshal," add the following definition: Fire Marshal is the chief of the bureau of fire prevention.

16.26.140 Chapter 2 Section 202 Amended - Definitions - F

Section 202 -F - is amended by adding:

Facility - any structure or location used for storing, processing or handling material or equipment.

Fair - a temporary enterprise principally devoted to the exhibit or sale of products of commerce, agriculture or industry, or to entertainment and amusement and may include the operation of amusement rides or devices, or concession booths.

Firebreak - a continuous strip of land upon and from which all rubbish, weeds, grass or other growth that could be expected to burn when dry has been abated or otherwise removed in order to prevent the surface extension of fire from one area to another.

Fire trail - a graded firebreak of sufficient width, surface, and design to provide access for fire personnel and equipment to suppress and to assist in preventing a surface extension of fires.

Fuel break - a specified width, strip, or block of land on which the vegetation has been permanently modified to a low volume fuel type so that fires burning on it can be more readily controlled.

16.26.150 Chapter 2 Section 202 Amended - Definitions - R

Section 202 - R is amended by adding:

Response Time - the calculated time difference between receiving a report of an alarm and the application of extinguishing agent.

Running Time - the calculated time difference between leaving the first due fire station and arriving on the emergency scene.

Rural Area - that area generally designated for agricultural or open space uses with parcels over 10 acres in size.

Rural Residential Area - that area generally designated for single family residential use with parcels between 3 and 10 acres in size.

16.26.160 Chapter 3 Section 318 Added - General precautions against fire

Chapter 3 Section 318 is added in its entirety:

Section 318 Exterior hazard control.

Section 318.1 Weeds and Rubbish to be Destroyed or Removed.

It shall be unlawful for any person owning, occupying, renting, managing or controlling any real property in this jurisdiction to cause, or permit to remain on the property, or on portions of streets adjoining such property, any weeds, rubbish, litter or other flammable material which creates a fire hazard, a menace to the public health or which is otherwise noxious or dangerous. It shall be the duty of every such person to remove or destroy such weeds, rubbish, litter or other flammable material. Destruction by burning within the jurisdictions unlawful unless the written permission of the Fire Chief of the City is first obtained and all other applicable permits are obtained from appropriate governing jurisdictions.

Section 318.2 Definitions, As used in this article

1. "Weed," as used in this part, means all weeds growing upon streets or private property in this jurisdiction and includes any of the following:
 2. Weeds that bear seeds of a downy nature or are subject to flight.
 3. Sagebrush, chaparral and any other brush or weeds which obtain such large growth as to become, when dry, a fire menace to adjacent improved property or to streets.
 4. Weeds that are otherwise noxious or dangerous.
 5. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
 6. Dry grass, stubble, brush, litter or other flammable materials that endanger the public safety by creating a fire hazard.
7. "Rubbish" means waste matter, litter, trash, refuse, debris and dirt on streets, or private property in the jurisdiction that is, or when dry may become a fire hazard.
8. "Streets" include alleys, parkways, driveways, sidewalks and areas between sidewalks and curbs.
9. "Person" includes individuals, firms, partnerships and corporations.
10. "Cost of Abatement" shall include all expenses incurred by jurisdiction, including administrative costs, in its work of abatement undertaken pursuant Section 318 of this

ordinance.

11. "Superintendent" shall mean the City Manager or designee.

Section 318.3 Declaration of Policy.

The City Council, as the supervising, legislative and executive authority of this jurisdiction, hereby declares that the removal of dry grass, stubble, brush, rubbish, litter or other flammable material which creates a fire hazard, a menace to the public health or which is otherwise noxious or dangerous is a matter of extreme municipal importance. The City Council hereby adopts the following Fire Hazard Abatement Program for the purpose of abating fire hazards caused by the presence of dry grass, stubble, brush, rubbish, litter or other flammable material on private properties within the City. This program shall be conducted in accordance with the provisions of Government Code Sections 39560-39588 as those sections presently exist or as may be amended. The City Manager or designee shall be deemed the street superintendent for the purpose of carrying out the provisions of this policy.

Section 318.4 Abatement Procedures

a. The City Council of El Cerrito shall declare by resolution annually, or as often as may be necessary, those properties which are deemed public nuisances because of the presence of dry grass, stubble, brush, rubbish, litter or other flammable material which creates a fire hazard, a menace to the public health or which is otherwise noxious or dangerous.

b. The resolution may also declare that certain identified properties are seasonal and recurrent nuisances as defined by Government Code Section 39562.1

c. The resolution shall designate a date, time and place for a hearing at which the owners of the properties identified in the resolution may object to the designation of their properties as public nuisances, and object to the abatement actions proposed by the City as authorized by Government Code Sections 39560-39588.

d. Written notice shall be provided to the owners of the properties identified in the resolution informing them of the date, time and place of the hearing. This notice shall be in substantially the same form as contained in Government Code Section 39566. Notice to the owners of those properties declared seasonal and recurrent nuisances shall incorporate the provisions contained in Government Code Section 39562.1. The notice shall be served as provided for in Government Code Sections 39564-39567.1.

e. At the hearing, the City Council shall hear and consider all objections. By resolution, the City Council shall allow or overrule these objections. The City Council shall also order the City Manager or designee to abate the public nuisances conditions at the properties designated in the initial resolution by having the dry grass, stubble, brush, rubbish, litter or other flammable material which creates a fire hazard, a menace to the public health or which is otherwise noxious or dangerous removed.

f. The City Manager may abate these public nuisance conditions either through the use of City employees or by private contract. The City Manager is authorized to execute such public contracts as may be necessary to abate these public nuisance conditions.

g. The City manager shall keep a report of the cost of abatement for each property subject to the City Council resolution. At such time as the City Manager deems appropriate, a hearing shall be scheduled before the City Council for confirming the report. Notice shall be mailed to each property owner at least five days before the date of the hearing. The notice shall inform the property owner of the costs of abatement of the public nuisance conditions on the property; date, time and place of the hearing at which the property owner may object to the report; and a statement that if the report is confirmed by the City Council, that the costs of tax bill levied against the parcel for collection at the time and in the manner of ordinary municipal taxes. The report shall also be posted at least three days prior to the hearing date at or near the hearing place as required by Government Code Section 39575.

h. At the time fixed for the hearing, the City Council shall consider the report and hear any objections from the property owners liable to be assessed the costs of abatement. The City Council may modify the report if it is deemed necessary. The City Council may also establish installment payments for the abatement costs as provided for in Government Code Section 39581. At the conclusion of the hearing, the City Council shall confirm the report by resolution.

i. The cost of abatement upon each property and the costs incurred by the City in enforcing the abatement shall constitute a special assessment against the property as provided for in Government Code Section 39577. A lien shall attach to the property upon recordation of the order confirming the assessment by the County Recorder. On or before August 10th of each year, the City Manager shall file a certified copy of the report with the County Auditor. As authorized by Government Code Section 39581, the amount of the assessment shall be collected at the time and in the manner of ordinary municipal taxes, subject to the same penalties and procedure of foreclosure and sale provided for ordinary municipal taxes.

Section 318.5 Alternate Mitigation.

In lieu of ordering abatement of fire hazards as provided in Section 318.4, the Fire Chief may order the preparation of firebreaks/fuel breaks around parcels of property when combustible weeds, crops, or brush is present. In determining the proper width of firebreaks/fuel breaks, the Fire Chief shall consider the height of the growth, weather conditions, topography and accessibility to the property of fire protection equipment. The procedure set forth in Section 318.4 for the abatement of weeds and rubbish shall also apply to the preparation of firebreaks/fuel breaks.

Section 318.6 Alternate Procedures

The procedures provided for by this Article are an alternative to any other procedure adopted by

the City Council for the abatement of public nuisances, such as Chapter 8.34 of the El Cerrito Municipal Code, or which may be authorized by the law of the State of California.

Section 318.7 Peat Fire, Penalties Therefore

a. It is the duty of each person, firm, corporation or association not to permit on their property a peat fire in, or a fire involving combustible vegetable materials under the surface of the natural ground. It is hereby declared that it is the duty of any person as herein defined to take all necessary precautions to extinguish any subsurface fire involving peat or vegetative material at his/her own cost and expense.

b. If there exists upon the lands of any person herein defined, subsurface fire involving the burning or combustion of peat or vegetative matter, and the owner or occupant thereof has not taken reasonable precautions within a reasonable time to extinguish or minimize such fire or combustion, the City of El Cerrito may, in addition to its regular duties to extinguish or minimize such fire or combustion, enter upon the lands of any person as herein defined and extinguish such fire or combustion. Any costs incurred by the Fire Department in fighting the fire and for the cost of providing rescue or emergency medical services shall be a charge against said person. The charge shall constitute a debt of that person and is collectable by the fire department incurring those costs in the same manner as in the case of an obligation under contract, express or implied. (Health & Safety Code 13009.)

16.26.170 Chapter 4 Section 401.5 Amended - Making false report

Section 401.5 is amended by adding an additional sentence:

Section 401.5 A charge may be made for excessive false alarms.

16.26.180 Chapter 5 Sections 503, 504 and 507 Amended -Fire Service Features

Chapter 5 Sections 503, 504 and 507 are amended as follows.

Section 503.4 is amended by adding Section 503.4.1:

Section 503.4.1 When approved, gates and barriers may be installed across or over Fire Department access roads. These installations shall meet the standards approved by the Fire Chief and design shall be approved prior to installation.

Section 504.1 is amended by adding:

Exterior exit pathway surfaces leading from an exit to a public way shall be maintained and suitable for pedestrian use in all weather conditions.

Section 507.1 is amended by adding a preface sentence to read as follows:

The type of water supply provided shall meet the standards approved by the Fire Chief.

16.26.190 Chapter 6 Section 603.6 Amended - Building Services and Systems

Section 603.6 is amended by adding subsection 603.6.6:

Section 603.6.6 Spark Arrester. Chimneys used with fireplaces or heating appliances in which solid or liquid fuel is used shall be maintained with a spark arrester as required for incinerators by the mechanical code.

16.26.200 Chapter 9 Section 903.2 Amended – Automatic Fire Extinguishing Systems

Section 903.2 is amended by adding 903.2.19:

903.2.19. An automatic fire extinguishing system shall be required in all occupancies of 5000 square feet or greater.

16.26.210 Chapter 9 Section 903.2 Amended - Automatic Fire Sprinkler Systems

Section 903.2 is amended by adding subsections 903.2.19.1 through 903.2.19.6

Section 903.2.19.1 Fire Department Delivery Capability. An automatic fire sprinkler system shall be installed in all new buildings or occupancies or in existing buildings or structures that change occupancy classification or use when the required fire flow exceeds 2,000 GPM, or the total floor area exceeds 5,000 square feet.

For the purpose of this section, buildings separated by area separation walls, as set forth in Section 706 of the California Building Code, shall not be considered to create separate buildings unless such walls are constructed as specified in the California Fire Code.

Section 903.2.19.2 Undetermined Occupancy. When fire sprinkler systems are required in buildings of undetermined occupancy, they shall be designed and installed to have a sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with a minimum design area of 3,000 square feet. Occupancy is considered undetermined if not classified at the time the building permit is issued. Where a subsequent occupancy requires a fire sprinkler system of greater density than Ordinary Hazard Group 2, the system shall be upgraded to such use.

Section 903.2.19.3 Response Times. An automatic fire sprinkler system shall be installed in all new buildings or occupancies when any of the following requirements is exceeded.

Section 903.2.19.4 Run Times. A maximum running time of 3 minutes or a maximum response time of 5 minutes from the first-due station. Times shall be measured by the most direct route on surface streets.

Section 903.2.19.5 Distance from Fire Apparatus Access. The Fire Chief may require installation of automatic fire sprinkler system when the exterior wall of the 1st story is located more than 150 feet from approved fire apparatus access.

Section 903.2.19.6 Other Codes. An automatic sprinkler system shall be installed in all other occupancies as may be required by the Uniform Building Code or the California Building Code.

16.26.220 Chapter 9 Section 905.3.1 Amended - Standpipe Systems

Section 905.3.1 Subsection (2) is amended by replacing subsection (2) in its entirety:

Section 905.3.1 Subsection (2). "three stories" (3) or more in height replaces four stories (4) or more in height.

Section 905.3.1 is amended by adding subsection (5):

5. When standpipes are required and the building is equipped with automatic fire sprinklers, a class one standpipe(s) is required and the standpipe shall be interconnected with the fire sprinkler system.

16.26.230 Chapter 9 Section 907.2 Amended - Fire Alarm and Detection Systems

Section 907.2 is amended by adding subsection 907.2 A:

Section 907.2 A. At the discretion of the Fire Chief, single-station smoke alarms or multiple-station smoke alarms may be required to be connected to an approved 24-hour monitored fire alarm system.

16.26.240 Chapter 9 Section 907.8.2 Amended - Record of completion

Section 907.8.2 is amended by adding subsection 907.8.2.1

Section 907.8.2.1 Acceptance, maintenance and testing records. A copy of acceptance, maintenance and testing records shall be maintained on site and shall be available to the city upon request.

16.26.250 Chapter 10 Section 1008.1.10 Amended - Panic and fire exit hardware.

Section 1008.1.10 Exception is amended by adding the following sentence:

The use of this exception may be revoked by the Fire Chief or the Building Official for due cause.

16.26.260 Chapter 10 Section 1027.6 Amended - Exit and pathways

Section 1027.6 is amended by adding Subsection 1027.6.1:

Section 1027.6.1. Exterior Exit Pathways. Exterior exit pathway surfaces leading from an exit to a public way shall be maintained and suitable for pedestrian use in all weather conditions.

16.26.270 Chapter 27 Section 2701.1.2 Added - Hazardous Materials

Section 2701.1 is amended by adding subsection 2701.1.2:

Section 2701.1.2 Coordinated Enforcement. Where the Contra Costa County Health Services Department is enforcing State Health and Safety and/or County health regulations, the Fire Department will coordinate efforts to eliminate duplication of time and resources to comply with hazardous material regulations. When approved by the Fire Chief equivalent documentation and compliance may be accepted in lieu of requirements of Appendix E. Where Contra Costa County Health & Safety regulations and California Fire Code regulations conflict, the more restrictive provisions shall prevail.

Exception: Where state or county regulations specifically limit or pre-empt local regulations to be more restrictive.

16.26.280 Chapter 27 Section 2703.1.1 Amended - General Provisions

Section 2703.1.1 is amended by adding 2703.1.1 A, and 2703.1.1 B

A. The limits referred to in Section 2703.1.1 of the California Fire Code, in to which the storage of hazardous materials is restricted are hereby established as follows: All areas within the jurisdiction shall be for retail in group M occupancies.

B. Exception - A permit shall be obtained from the Fire Marshal approving on site Hazardous Materials for retail sales, storage or commercial/industrial use.

16.26.290 Chapter 30 Section 3001.1A Added - Compressed Gasses

Section 3001.1 is amended by adding 3001.1A

A. The limits referred to in Section 3001.1 of the California Fire Code, in which the storage of compressed natural gas is restricted, are hereby amended as follows: All areas within the jurisdiction without and approved permit by the Fire Marshall.

16.26.300 Chapter 33 Section 3301.1.1A Added - Explosives and Fireworks

Section 3301.1.1 is amended by adding 3301.1A and Exception:

A. The limits referred to in Section 3301.1 of the California Fire Code and Title 19 Division 1 Chapter 6 and 10 subchapter 3, in which the storage of storage of explosives and blasting agents is restricted, are hereby amended as follows: All areas within the jurisdiction.

Exception: The Fire Marshall may authorize limited amount of explosives or blasting agents with permit.

16.26.310 Chapter 34 Section 3404.2.13 Added - Flammable and Combustible Liquids – Below Ground Tanks

Section 3404.2.13 is added in its entirety to read:

Section 3404.2.13. Abandonment and status of tanks. Tanks taken out of service as a result of properties being abandoned or its use being changed shall be removed in accordance with Section 3404.2.14

Section 3404.2.13.1.3 is amended in its entirety to read:

Section 3404.2.13.1.3 Out of Service for More Than 180 Days. Underground tanks that have been out of service for a period greater than 180 days shall be removed from the ground in accordance with Section 3404.2.14 and the site shall be restored in an approved manner. Permit requirements with the Contra Costa County Health Services Department, Environmental Division shall be complied concurrently with the permit requirements of the City.

Section 3404.2.13.1.4 is deleted in its entirety.

Section 3404.2.13.2.3 Is amended to replace “one year” with “more than 180 days”

Section 3404.2.13.2.3. Out of service for more than 180 days Aboveground tanks which have been out of service for a period greater than 180 days shall be removed in accordance with Section 3404.2.14 and the site shall be restored in an approved manner. Permit requirements with the Contra Costa County Health Services Department, Environmental Division shall be complied with concurrently with the permit requirements of the City.

16.26.320 Chapter 34 Section 3406 Amended - Flammable and Combustible Liquids - Above Ground Tanks

Section 3406.2.4.4 is amended by adding 3406.2.4.4 A and 3406.2.4.4 B establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited or restricted:

A. The limits referred to in Section 3406.2.4.4 of the California Fire Code, in which the storage of flammable or combustible liquids in outside above ground tanks is restricted, are hereby amended as follows: All areas within the jurisdiction without an approved permit by the Fire Marshal.

B. The limits referred to in Section 3406.4 in which new bulk plants for flammable or combustible liquids are prohibited, are hereby amended as follows: Any area which is zoned other than industrial without an approved permit from the Fire Marshal.

16.26.330 Chapter 35 Section 3503A Added - Flammable Gases and Flammable Cryogenic Fluids

Section 3503 is amended by adding 3503A and Exception:

A. Stationary containers is restricted, are hereby established as follows: All areas within the jurisdiction without an approved permit by the Fire Marshal.

Exception: The Fire Marshall may authorize limited amount of explosives or blasting agents with permit.

16.26.340 Chapter 38 Section 3803.2.1.7 Amended - Liquefied Petroleum Gases - Inside Buildings

Section 3803.2.1.7 is amended in its entirety to read:

Section 3803.2.1.7 Individual portable containers used, stored, or handled inside of buildings used for assembly or business for people cooking, display, or similar use shall be limited in size to one quart capacity and shall be of an approved type. The number of portable containers permitted will be at the discretion of the Fire Chief or authorized representative.

16.26.350 Chapter 38 Section 3804.2A Added - Liquefied Petroleum Gases - Outside Buildings

Section 3804.2 is amended by adding 3804.2 A

A. The limits referred to in Section 3804.2 of the California Fire Code, in which storage of liquefied petroleum gas is restricted, are hereby amended as follows: All areas of the jurisdiction without an approved permit from the Fire Marshal.

DIVISION XI. TITLE 16, CHAPTER 16.40 (ADMINISTRATIVE CODE) OF THE EL CERRITO MUNICIPAL CODE IS HEREBY ADDED:

Chapter 16.40

CALIFORNIA ADMINISTRATIVE CODE

Sections:

16.40.010 California Administrative Code - Adoption.

16.40.010 California Administrative Code - Adoption

The Administrative Code for the City, sometimes referred to as "the CMC," is the California Administrative Code, 2010 Edition as approved by the California Building Standards Commission, and as published in Title 24, Part 1, of the California Code of Regulations, except as amended and supplemented in the manner set forth in this chapter.

DIVISION XII. SEVERABILITY CLAUSE

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

DIVISION XIII. EFFECTIVE DATE

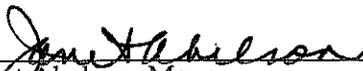
This ordinance shall take effect thirty (30) days after passage and shall within fifteen (15) days after passage, be posted in accordance with Section 36933 of the Government Code of the State of California with the names of these City Council members voting for and against it.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of El Cerrito, held on the 18th day of October, 2010.

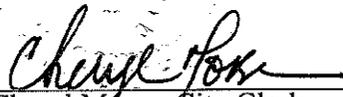
Adopted and ordered posted at a meeting of the City Council for the City of El Cerrito held on the 15th day of November, 2010 by the following vote:

AYES:	Councilmembers Cheng, Jones, Lyman, Potter and Mayor Abelson
NOES:	None
ABSTAIN:	None
ABSENT:	None

APPROVED:


 Janet Abelson, Mayor

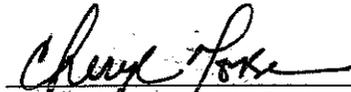
ATTEST:


 Cheryl Morse, City Clerk

ORDINANCE CERTIFICATION

I, Cheryl Morse, City Clerk of the City of El Cerrito, do hereby certify that this Ordinance is the true and correct original Ordinance No. 2010-09 of the City of El Cerrito; that said Ordinance was duly enacted and adopted by the City Council of the City of El Cerrito at a meeting of the City Council held on the 15th day of November, 2010; and that said Ordinance has been ordered published and/or posted in the manner required by law.

WITNESS my hand and the Official Seal of the City of El Cerrito, California, this 16th day of November, 2010.



Cheryl Morse, City Clerk

RESOLUTION NO. 2010-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO APPROVING FINDINGS TO SUPPORT LOCAL MODIFICATIONS TO THE STANDARDS CONTAINED IN THE 2010 CALIFORNIA BUILDING STANDARDS CODE, ENACTED AS PART OF ORDINANCE NO. 2010-09; AND DIRECTING THE CITY CLERK TO SCHEDULE A HEARING AND PUBLISH A NOTICE OF THE ADOPTION OF THE 2010 CALIFORNIA BUILDING STANDARDS CODE IN ACCORDANCE WITH STATE LAW

WHEREAS, Section 17922 of the California Health and Safety Code requires that local agencies adopt the building standards contained in the California Building Code, the California Fire Code, the California Plumbing Code, the California Mechanical Code, and the California Electrical Code, as such codes are approved by the State Building Standards Commission (collectively, the "California Building Standards Code"); and

WHEREAS, Section 17958.7 of the California Health and Safety Code allows local agencies to enact modifications to those building standards provided that such modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, Section 17958.7 of the California Health and Safety Code further provides that a local agency which enacts modifications to those building standards must adopt findings which tie those modifications to such local climatic, geological or topographical conditions; and

WHEREAS, the El Cerrito City Council has considered whether certain modifications to the building standards contained in the California Building Standards Code are necessary in El Cerrito due to local climatic, geological, or topographical conditions.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito does hereby adopt the following findings in conformance with its obligations under Section 17958.7 of the California Health and Safety Code:

I. The City of El Cerrito is subject to the following climatic, geological and topographical conditions:

A. Climatic Conditions

General Conditions

The seasonal climatic conditions during late summer, fall and early winter create serious difficulties regarding the control of and protection against fires in El Cerrito. The hot, dry weather typical of this area in the summer and fall, and the extreme dryness of fuel stands in the early winter, coupled with wind, temperature and precipitation conditions outlined below frequently cause fire events which threaten the City.

1. Precipitation and Relative Humidity

(a) Conditions

Precipitation ranges from 15 to 24 inches per year with an average of 18 inches per year. Ninety-five percent of all rainfall occurs during the seven months of October through April and only five percent occurs from May through September. The dry season is considered to last at least six months in this area, where typically 0.8 percent of the annual rainfall occurs in any given month during this period. In addition, the Northern California area is subject to recurrent periods of drought lasting for several years. Relative humidity remains in the middle range most of the year with 45 to 65 percent occurring during the spring, summer and fall, and a wider range of 60 to 90 percent in the winter. Occasionally, the relative humidity falls as low as 12 percent during temporary changes in climate and wind direction. Such low humidity periods can occur any time of year. Coastal fog, on the other hand, can raise humidity especially during night hours.

(b) Impact

During the dry season generally and during occasional periods of low humidity, burning conditions are worse than normal. Such weather conditions cause extreme dryness in combustible material including untreated wood shakes and shingles on buildings, wood siding, and combustible building materials. Non-irrigated grass, brush, and weeds, which are often near buildings, are also subject to extreme drying. Extremely dry, combustible materials are vulnerable to rapidly spreading exterior fires which can quickly transfer to other buildings by means of radiation or flying brands, sparks, or embers. Under such conditions, a small fire can rapidly grow in magnitude beyond the capabilities of the fire department to control. Such fires produce excessive fire loss that has a negative impact on the quality of life in the community.

2. Temperature

(a) Conditions

Temperatures have been recorded as high as 106° F. Seasonal highs over 90° can be sustained for several days in a row.

(b) Impact

High temperatures cause rapid fatigue and heat exhaustion of firefighters, reducing their effectiveness and ability to control large building and wildland fires. High temperatures will preheat combustible building materials and non-irrigated weeds, grass and brush causing their materials to ignite readily and burn more rapidly and intensely. In addition, a series of local ridges and valleys produce differences in solar heating of fuels which increase the probability of erratic fire behavior, including area-wide ignition and "blow-up" conditions. Higher air and fuel temperatures increase the rate of fire spread and reduce the effectiveness of

water applied to extinguish fires. Additional fire department resources and water will be required for timely and effective suppression of fires. Temperature has a direct relationship to the intensity and size of fires.

3. Winds

(a) Conditions

Prevailing winds in the area occur from the west or southwest. Off shore winds from the northeast and east, known locally as Diablo winds, frequently occur during the summer and fall and are prevalent during periods of hot, dry weather. Virtually any time during the year a climatic pattern of strong, steady, dry winds can occur for several days in succession, creating extremely dry conditions. Hillside elevation differences are ideal for the creation of localized up slope or down slope winds, which follow ridgelines or canyon valleys. Because of these topographic variables, winds can be experienced from virtually every direction depending on location and surrounding climatic conditions. Wind velocities range generally from 15 to 25 mph, with typical gusting to 35 mph. Severe storm gusts have been recorded as high as 80 mph. Westerly afternoon winds are common. Forty (40) mph winds are experienced occasionally during extreme fire weather conditions. In rare circumstances, both on shore and off shore breezes up to 55 mph have been registered locally during non-storm conditions.

(b) Impact

Local winds can cause water intrusion and structural deterioration to building components, this deterioration may facilitate a premature structural building collapse. These local winds cause interior and exterior fires to burn intensely and spread rapidly. Wind driven fires involving non-irrigated weeds, grass and brush can grow to a magnitude and intensity beyond the capabilities of the fire department to control. Even relatively moderate winds can cause extreme and erratic fire behavior. Prevailing winds generally align with local topographical features creating ideal avenues for uphill fire spread. Wind driven fires can move uphill or downhill with great speed. When wind driven fires are not controlled they can spread from property to property and threaten the entire community.

Summary

The local climatic conditions created by precipitation patterns, temperature and wind conditions combine to affect the rate of acceleration, intensity, and magnitude of fire in the community. Periods with little or no rainfall, low humidity and high temperatures create extreme fire hazard conditions. Temperature extremes can create intense and erratic fire behavior. Local winds can have a tremendous impact on fire intensity, growth, and spread. Winds can carry sparks and burning brands to other areas up to one-mile away thus spreading fire and causing conflagrations. In building fires and fires at the bottom of canyons, winds can literally create a "blow torch" effect, which concentrates heat and resists control efforts.

B. Geologic Conditions

General Conditions

The geologic features of the local area create conditions that leave the area vulnerable to local flooding, earthquakes, land sliding, restricted access and conflagration. These events create serious difficulty regarding the control of and protection against fires in El Cerrito. Local flooding conditions can impede the ability of the fire department to aid or assist in fire control, evacuations, rescues and other emergency tasks. Among the potential effects of earthquake activity are isolation of neighborhoods or the entire community, loss of water sources and conflagration. Seismic events and landslides may isolate El Cerrito from surrounding communities and restrict or eliminate internal circulation by rendering surface travel difficult or impossible. Topographic features present multiple problems in the delivery of emergency services including fire protection.

1. Seismic

(a) Conditions

El Cerrito is located in a High Risk Seismic Zone, the worst risk rating in the United States. Buildings and other structures in High Risk Zones can experience major damage as the result of a seismic event. Contra Costa County is in close proximity to the San Andreas Fault and contains all or portions of the Hayward, Calaveras, Concord, Antioch, Mt. Diablo, Rogers and other lesser faults. The Hayward and Calaveras faults have been identified as likely sites for a major seismic event in the 7 + Richter scale range within the next 25 years. Minor seismic events have been localized in the El Cerrito-Berkeley area.

Much of the transportation infrastructure is built upon soils classified as subject to liquefaction or landslide. San Pablo Avenue, a major north-south route through the city, is subject to liquefaction. Arlington Blvd., the other main north-south route, is subject to damage from landslide. Potrero, Moeser and Stockton Avenues, primary east-west routes, are all subject to damage from landslide. Damage to these roadbeds would have a significant, negative impact on response times.

Earthquakes of the magnitude experienced locally can cause major damage to electrical transmission facilities which in turn, cause power failures while at the same time starting fires throughout the city. The simultaneous occurrence of multiple fires will quickly disperse available fire department resources, thereby reducing and delaying an emergency response to any additional fires. An electrical power outage would incapacitate elevators, building smoke management systems, lighting systems, alarm systems and other electrical equipment. Since these are urgently needed to assist evacuation and fire control in large buildings there is increased expectation of life loss and major fire losses in such larger buildings.

A seismic event powerful enough to damage roadways would also damage other utility systems such as water mains, natural gas pipelines and telephone lines. The East Bay Municipal Utilities District anticipates seismic disruption of water service. Damage to these

systems would have a negative impact on the service delivery capabilities of local emergency services.

(b) Impact

The above listed local geologic conditions increase accessibility problems and fire hazards in the City of El Cerrito. Fire following an earthquake has the potential of causing greater loss of life and damage than the earthquake itself. Hazardous materials, particularly toxic gases, could pose the greatest threat to a larger number of citizens should a leak occur during a significant seismic event. Public safety resources would have to be prioritized to meet the greatest threat and may be unavailable for smaller structure fires in dwellings or other structures. Smaller fires may grow to conflagration proportions. Other factors can intensify the situation:

- 1) The extent of damage to the water system;
- 2) The extent of isolation due to bridge or freeway overpass collapse;
- 3) The extent of roadway damage or amount of debris blocking the roadway;
- 4) Climatic conditions (hot, dry weather with high winds);
- 5) Time of day will influence the amount of traffic on roadways and could intensify the risk to life during normal business hours;
- 6) The availability of timely mutual aid or military assistance;
- 7) Dwellings with wood shingle roof coverings could burn and result in conflagrations.

Summary

The local geologic conditions leave the city vulnerable to emergency conditions created by local flooding, earthquakes, landslide, and conflagration. Local flooding from the drainages and slopes of the East Bay Hills could result in conditions rendering the roads impassible. Earthquakes can occur at anytime. Earthquakes can isolate the community or significant portions of the community, cause loss of water sources used to provide fire protection and cause injury or rescue situations, which could then overtax the available resources to respond to new fires. Land movement can impair, restrict or deny emergency access to significant portions of the city. Geologic features and conditions can make firefighting strategy and tactics difficult at best. When coupled with prevailing climatic and topographic conditions, the City is at risk to conflagration at any time and is extremely vulnerable during or after a triggering event such as earthquake, floods, landslide or fire.

C. Topographic

General Conditions

The topographic features of the city increase the difficulty of fighting fires. Steep hillsides, ridges and deep, well-defined canyons are subject to fires that, in those areas, are easily influenced by wind and weather. Steep canyons are subject to rapid- fire spread, spot fires and area ignition. Fire growth controlled by topographic features (topography-driven fires) is subject to erratic fire behavior including blowups, fire whirls, and sudden changes in fire front direction. On the other hand, certain topographic features such as moist or sparse vegetation conditions, surface features, and man-made improvements such as roads have a dampening influence on erratic fire behavior.

1. Soils

(a) Conditions

The area is replete with various soils, which are unstable: clay loam, unconsolidated fills, and alluvial fans are predominant. These soil conditions are moderately to severely prone to swelling and shrinking, and are plastic and tend to liquefy. Large hillside portions of the city are subject to landslide, slumping and collapse.

(b) Impact

Throughout El Cerrito the topography and the pattern of growth and development have created a network of aging, narrow roads which limit access to some neighborhoods even in the best conditions. These roads are subject to damage and closure from mud and rock slides caused by earthquakes, storms or erosion. Unstable soils can slip causing trees, power poles and lines, or other obstructions to close roadways. Any significant seismic or weather event can close roadways isolating residential subdivisions.

2. Vegetation

(a) Conditions

Highly combustible dry grass, weeds and brush are common six to eight months of each year in the hilly and open space areas adjacent to built-up locations. Many of these areas have experienced wildland fires, which have threatened nearby buildings; particularly those with wood roofs or siding. The City Council has designated areas of the city as Very High Fire Hazard Severity Zones (VHFHSZ) and has adopted vegetation management standards for these areas. Many residential areas border parklands, which contain vegetation fire hazards.

(b) Impact

Combustible dry grass, weeds and brush contribute to a recognized conflagration hazard. City programs like the vegetation management program, the Hillside

Natural Area Fire Hazard Reduction Program and strict fire code enforcement have reduced but not eliminated the threat of conflagration due to rapid fire spread in vegetation stands. Should active fire become established in vegetation stands, this growing fire could rapidly overcome fire department control efforts.

3. Surface Features

(a) Conditions

The arrangement and location of natural and man-made surface features, including hills, valleys, creeks, roadways, housing density, commercial areas, and fire stations combine to limit feasible emergency response routes to certain areas.

(b) Impact

The arrangement and location of natural surface features produce an area very similar to those conditions found in the Oakland-Berkeley hills prior to their conflagration of October 1991. Surface features can easily produce fires of great magnitude or with erratic fire behavior that could threaten the entire community.

4. Buildings and Landscaping

(a) Conditions

Many commercial buildings and apartment complexes have building and landscape features, which preclude or greatly limit the operational access of fire department vehicles. There are many concentrations of houses and other buildings with untreated wood shake or shingle roofs or siding in the City which are within 10 feet of each other. There are many such buildings to which access to all but one side is virtually impossible due to landscaping, fences, electrical transmission lines, slopes or other buildings.

(b) Impact

When Fire Department vehicles cannot gain access to buildings on fire, there is a high potential for complete loss. Difficult access to a fire site often requires that personnel must carry equipment for long distances. Such operations quickly exhaust fire personnel and reduce the effective number of personnel available for suppression. Access problems often result in severe delays, the misdirection of fire and smoke control efforts, or the failure to make a timely fire attack.

Summary

The above listed local topographical conditions increase accessibility problems and fire hazards in the City of El Cerrito. Should a significant emergency occur, such as an area wide conflagration, public safety resources would be prioritized to mitigate the greatest threat

and may likely remain unavailable for smaller single dwelling or structure fires. Other variables may intensify the situation:

- 1) The extent of damage to the water system;
- 2) The extent of isolation due to bridge and/or freeway overpass collapse;
- 3) The extent of roadway damage and/or amount of debris blocking the roadways;
- 4) Climatic conditions (hot, dry weather with high winds);
- 5) Time of day will influence the amount of traffic on roadways and could intensify the risk to life during normal business and commute hours;
- 6) The availability of timely mutual aid or military assistance;
- 7) The large proportion of dwellings with wood single roof coverings could result in conflagrations.

D. Conclusion

Based on the local climatic, geologic, and topographic conditions outlined above, there is a real risk of damage to the community from a disaster. A seismic event can cause structural damage to buildings and utility infrastructure; storm flooding and high winds may increase the damages. Any of these conditions may negatively affect fire prevention efforts by increasing the frequency, spread, acceleration, intensity, and size of fires involving buildings in this community. Further, these conditions will increase the potential damage to all structures occurring from any earthquake and subsequent fire. It is found, therefore, to be reasonably necessary that the California Fire Code and the State Building Standards Code are changed or modified to mitigate the effects of the above conditions.

II. Pursuant to Sections 17958.5 and 17958.7 of the State of California Health and Safety Code, the City Council of the City of El Cerrito makes the finding that changes, modifications, and amendments to the 2010 Edition of the California Building Standards Codes are needed and are reasonably necessary because of certain local climatic, geologic and topographic features and conditions as described in Section I above, and that those features and conditions, under certain circumstances, affect delivery of emergency services. The amendments to the California Building Standards Codes are enacted to mitigate the impact of those local features and conditions by (i) preventing the chance of accident or injury by requiring standards more stringent than required by the current codes; and (ii) requiring additional built-in automatic fire protection systems which will provide for early detection and initial fire control.

III. The following changes and/or modifications to the 2010 California Building Standards Code are found to be necessary to mitigate the impacts caused by the local climatic, geologic and topographic conditions and are listed as follows:

Municipal

<u>Code Section</u>	<u>CBC Section</u>	<u>Findings in Section 1</u>
16.02.020	105.2 (4) and (6)	A, B, C, D
16.02.030	105.5	A, B, C, D
16.02.040	105.8	A, B, C, D
16.02.050	107.2.5	A, B, C, D
16.02.055	107.2.5.2	B.1, C.1
16.02.060	107.3	A, B, C, D
16.02.070	114.1.1	A, C.2, C.4
16.02.080	117	A, C.2, C.4
16.02.090	202	B, C
16.02.100	202	B, C
16.02.110	202	B, C
16.02.120	501.2	A, C.2, C.4
16.02.125	903.2	A, C.2, C.4
16.02.130	904.3.5	A, C.2, C.4
16.02.140	905.3.1	A, C.2, C.4
16.02.150	907.2.8	A, C.2, C.4
16.02.160	907.2.9	A, C.2, C.4
16.02.170	1507.1.1	A, C.2, C.4
16.02.180	1613.8	B, C
16.02.200	1704.4	B, C
16.02.210	1908.1	B, C
16.02.220	Chapter 23	A, C.2, C.4
16.02.230	2304.11.2.6	A, C.2, C.4
16.02.240	2505	A, C.2, C.4
16.02.250	3402.1	B, C
16.02.260	3405	B, C
16.02.270	3405	B, C
16.02.280	Appendix, Chapter 1, Section 110.7	A, B
16.02.290	Appendix G – Section G102.3	A, B, C
16.02.300	R403.1.3	B, C, D
16.02.310	R602.10.2.1 and Table R602.10.1.2 (2)	B, C, D
16.04.020	103.1.1 and 103.1.1.1	A, B, C, D
16.04.030	103.4.1	A, B, C, D
16.06.020	114.1 and 114.1.1	A, B, C, D
16.06.030	115.1	A, B, C, D
16.08.020	Annex H: Administration 80.19 (C)	A, B, C, D
16.08.030	Annex H: Administration 80.19 (E)	A, B, C, D
16.08.040	Article 230.70 (A) (1)	A, C.2, C.4, D
16.08.050	Article 230.82 (6)	A, C.2, C.4, D
16.08.060	Article 250.66	A, C.2, C.4, D
16.08.070	Article 690.64	A, C.2, C.4, D
16.08.080	Article 690.64 (A)	A, C.2, C.4, D
16.10.020	103.1.1	A, B, C, D
16.10.030	103.4	A, B, C, D

16.10.040	314.1.1	B, C, D
16.10.050	301.0.1	B, C, D
16.10.060	301.0.2	B, C, D
16.12.020	Table 1.11	A, B, C, D
16.20.020	IPMC 102.3	A, B, C, D
16.20.030	IPMC 111	D
16.20.040	IPMC 304.14	A
16.20.050	IPMC 307.3.1	A, D
16.20.060	IPMC 602.4	A, D
16.26.020	1.1.1.2	A, C.2, C.4, D
16.26.030	1.1.8	A, C.2, C.4, D
16.26.040	1.11.1	A, C.2, C.4, D
16.26.050	102.1	A, C.2, C.4, D
16.26.060	102.9	A, C.2, C.4, D
16.26.070	104.1	A, C.2, C.4, D
16.26.080	104.1.1A and 104.1.1B	A, C.2, C.4, D
16.26.090	104.9	A, C.2, C.4, D
16.26.100	105.1.1	A, C.2, C.4, D
16.26.110	105.6	A, C.2, C.4, D
16.26.120	108	A, C.2, C.4, D
16.26.130	202	A, C.2, C.4, D
16.26.140	202	A, C.2, C.4, D
16.26.150	202	A, C.2, C.4, D
16.26.160	318	A, C.2, C.4, D
16.26.170	401.5	A, C.2, C.4, D
16.26.180	503, 504 and 507	A, C.2, C.4, D
16.26.190	603.6	A, C.2, C.4, D
16.26.200	903.2	A, C.2, C.4, D
16.26.210	903.2	A, C.2, C.4, D
16.26.220	905.3.1	A, C.2, C.4, D
16.26.230	907.2	A, C.2, C.4, D
16.26.240	907.8.2	A, C.2, C.4, D
16.26.250	1008.1.10	A, C.2, C.4, D
16.26.260	1027.6	A, C.2, C.4, D
16.26.270	2701.1.2	A, C.2, C.4, D
16.26.280	2703.1.1	A, C.2, C.4, D
16.26.290	3001.1A	A, C.2, C.4, D
16.26.300	3301.1.1A	A, C.2, C.4, D
16.26.310	3404.2.13	A, C.2, C.4, D
16.26.320	3406	A, C.2, C.4, D
16.26.330	3503A	A, C.2, C.4, D
16.26.340	3803.2.1.7	A, C.2, C.4, D
16.26.350	3804.2A	A, C.2, C.4, D

The aforementioned amendments have been incorporated in detail in Ordinance 2010-09.

* * * * *

BE IT FURTHER RESOLVED that the City Council of the City of El Cerrito does hereby direct the City Clerk to schedule a public hearing for consideration of Ordinance No. 2010-09, to be held November 15, 2010, at 7:30 p.m. at the City Council Chambers, and to publish a notice of such hearing in accordance with Government Code Section 50022.3; and that such notice state that the purpose of the ordinance is to adopt the 2010 California Building Standards Code (including the Fire Code) and the California Housing Regulations, with modifications to address unique local conditions.

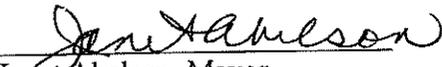
I certify that at a regular meeting on October 18, 2010, the City Council of the City of El Cerrito passed this Resolution by the following vote:

Ayes: Councilmembers Jones, Lyman, Potter and Mayor Abelson
Noes: None
Abstain: None
Absent: Councilmember Cheng

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on October 21, 2010.


Cheryl Morse, City Clerk

APPROVED:


Janet Abelson, Mayor