

BUILDING STANDARDS COMMISSION

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



December 27, 2010

Mr. Tim Girvin, Chief Building Official
Building and Safety Division
City of San Luis Obispo
919 Palm Street
San Luis Obispo, California 93401-3218

Dear Mr. Tim Girvin:

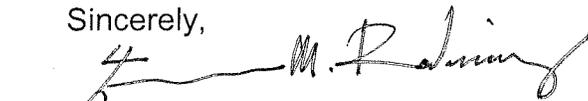
This letter is to acknowledge receipt on December 13, 2010 of the City of San Luis Obispo submittal pertaining to Ordinance No. 1555 with findings and is acceptable for filing. Per Health and Safety Code Section 17958.8 no modification or change to the California Building Standards Code shall become 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.

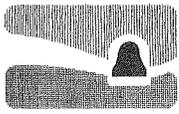
As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, 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,


Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



city of san luis obispo

Building & Safety Division • 919 Palm Street • San Luis Obispo, CA 93401-3218 • (805) 781-7180

December 10, 2010

Dave Walls, Executive Director
California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

Re: Compliance with Health and Safety Code Sections 18941.7 and 17958.

Dear Mr. Walls:

In compliance with Section 18941.7 and 17958 of the California Health and Safety Code, I hereby submit to the Building Standards Commission a copy of City of San Luis Obispo Ordinance No. 1555 (2010 Series), which adopts and amends the 2010 editions of the California Building, Residential, Mechanical, Plumbing, Electrical, Historical Building, Existing Building, Fire and Green Building Standards Codes. The ordinance includes findings necessary to support local changes and modifications to the 2010 California State Building Standards Code. The ordinance was adopted on November 16, 2010 and will become effective on January 1, 2011.

Respectfully,

Tim Girvin
Chief Building Official
City of San Luis Obispo

2010 FEB 13 PM 12:49
CALIFORNIA BUILDING
STANDARDS COMMISSION

ORDINANCE NO. 1555 (2010 Series)

AN ORDINANCE OF THE CITY OF SAN LUIS OBISPO AMENDING TITLE 15 OF THE MUNICIPAL CODE TO ADOPT AND AMEND THE LATEST EDITIONS OF THE CONSTRUCTION AND FIRE CODES AND ADOPT FINDINGS OF FACTS TO SUPPORT THE IMPOSITION OF REQUIREMENTS GREATER THAN THE REQUIREMENTS ESTABLISHED BY OR PURSUANT TO THE CALIFORNIA BUILDING STANDARDS CODE

WHEREAS, it is the desire and intent of the City Council of the City of San Luis Obispo to provide citizens with the greatest degree of fire, life and structural safety in buildings in the most cost effective manner by adopting that body of regulations referred to as the California Building Standards Code with amendments specific to the City of San Luis Obispo; and

WHEREAS, the California Health and Safety Code, Section 17958.5 and Section 18941.5, require the City Council, before making any modifications or changes to the California Building Standards Code pursuant to Health and Safety Code Sections 18941.5 and 17958.5, to make an express finding that each such modification or change is needed; and,

WHEREAS, the California Health and Safety Code Section 17958.7 requires that such changes must be determined to be reasonably necessary because of local climatic, geological, or topographical conditions; and,

WHEREAS, such findings must be made available as a public record and a copy thereof with each such modification or change shall be filed with the State of California Building Standards Commission;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of San Luis Obispo as follows:

SECTION 1. The findings justifying previous changes and modifications to the adopted construction and fire codes as contained in Ordinance No. 1033 (1985 Series), Ordinance No. 1105 (1987 Series), Ordinance No. 1169 (1990 Series), Ordinance No. 1170 (1990 Series), Ordinance No. 1213 (1992 Series), Ordinance No. 1287 (1995 Series), Ordinance No. 1288 (1995 Series), Ordinance No. 1336 (1998 Series), Ordinance No. 1353 (1999 Series), Ordinance No 1423 (2002 Series), Ordinance No. 1453 (2004 Series) and Ordinance 1510 (2007 Series) are hereby affirmed.

SECTION 2. The provisions of the State Building Standards Code are hereby modified, changed and amended, as provided for in this ordinance, based upon the foregoing findings and those set forth herein and that said Council takes said action because of the public interest in protecting life and preserving public safety and property. The City Council hereby determines that Sections 602.1.2, 903.2, 903.3.1.1, 903.4, 903.4.3, 905.3.1, 907.7.5, 910.3.2.2, 1506.3.1, 1804.3.1, 1809.7, 1910.1-1910.5, Table 1809.7, and Appendix Sections J103.1-J03.4 of the 2010 California Building Code, Section R313.3.3.5, R322.1, of the 2010 California Residential Code,

Section 315.4 of the 2010 California Plumbing Code, Article 270 (A)(1) of the 2010 California Electrical Code, and Sections 307.1.1, 307.2, 307.4.1, 307.4.2, 405.7, 503.1.1, 503.1.2, 503.2.5, 507.2, 507.5.1, 603.1.4, 608.1, 901.4.2, 901.4.3, 903.2, 903.2.1, 903.1.1, 903.4, 903.4.3, 905.3.1, 907.7.5, 910.3.2.2, 1404.5, 1410.1, 1412.1, 2206.2, 2206.2.3, 2206.2.4, 2206.2.4.1, 2206.2.6, 3301.1, 3404.2.7, 3404.2.8.3, 3404.2.8.11, 3404.2.9, 3404.2.13.1.4, 3406.2.4, 3406.2.5, 3804.2, and 4901.1, and Appendix Sections B105.2, D103.1, D103.4, D103.6, D103.6.1, D103.6.2, D104.1, D105.2, D106.2 and D107.1 of the 2010 California Fire Code are required to be modified due to the findings contained herein to greater requirements than those set forth in the California State Building Standards;

SECTION 3 Findings. The City Council finds that each of the changes or modifications to measures referred to therein are reasonably necessary because of local climatic, geological, or topographical conditions in the area encompassed by the boundaries of the City of San Luis Obispo, and the City Council further finds that the following findings support the local necessity for the changes or modifications:

Finding 1

That the City of San Luis Obispo is situated at the base of a watershed of the Santa Lucia Mountains and that flooding of San Luis, Chorro, Stenner, Old Garden, and Brizzolara Creeks results in conditions rendering fire department vehicular traffic unduly burdensome or impossible as witnessed in major floods that occurred in 1952, 1961, 1969, 1973, 1978, 1982, and 1995. Furthermore, flood conditions described above create the potential for overcoming the ability of the fire department to aid or assist in fire control, evacuations, rescues and other emergency task demands inherent in such situations. The resulting overburdening of fire department personnel may cause a substantial or total lack of protection against fire for the buildings and structures located in the City of San Luis Obispo. The afore-described conditions support the imposition of fire protection requirements greater than those set forth in the California State Building Standards Code and, in particular, support the imposition of greater requirements than set forth in Sections 602.1.2, 903.2, 903.3.1.1, 903.4, 903.4.3, 905.3.1, 907.7.5, 910.3.2.2, and 1506.3.1 of the 2010 California Building Code, Sections R313.3.5 and R322.1 of the 2010 California Residential Code, Article 230-70 (A)(1) of the 2010 California Electrical Code, and Sections 307.1.1, 307.2, 307.4.1, 307.4.2, 405.7, 503.1.1, 503.1.2, 503.2.5, 507.2, 507.5.1, 603.1.4, 608.1, 901.4.2, 901.4.3, 903.2, 903.2.1, 903.4, 903.4.3, 905.3.1, 910.3.2.2, 907.7.5, 1404.5, 1410.1, 1412.1, 2206.2, 2206.2.3, 2206.2.4, 2206.2.4.1, 2206.2.6, 3301.1, 3404.2.7, 3404.2.8.3, 3404.2.8.11, 3404.2.9, 3404.2.13.1.4, 3406.2.4, 3406.2.5, 3804.2, and 4901.1, and Appendix Sections B105.2, D103.1, D103.4, D103.6, D103.6.1, D103.6.2, D104.1, D105.2, D106.2 and D107.1 of the 2010 California Fire Code.

Finding 2

That the City of San Luis Obispo is situated near three major faults each capable of generating earthquakes with a magnitude of 7.5. These are the San Andreas to the east of the City, the Nacimiento-Rinconada that crosses Hwy 101 north of the City then parallels the City to the east, and the Hosgri to the West. Other faults of importance are the Huasna and West Huasna to the Southeast of the City, the San Simeon to the Northwest, and the Edna and Edna Extended faults which enter the southern areas of the City. In as much as these faults are included as major

California earthquake faults, which are subject to becoming active at any time, the City of San Luis Obispo is particularly vulnerable to devastation should such an earthquake occur. The potential effects include isolating the City of San Luis Obispo from the North and South due to the potential for collapsing of freeway overpasses or a slide on both the Cuesta and Ontario Grades and the potential for horizontal or vertical movement of the Edna fault rendering surface travel across the southern extremities of the city unduly burdensome or impossible. Additional potential situations inherent in such an occurrence include loss of the City's two main water sources (the Salinas and Whale Rock reservoirs), broken natural-gas mains causing structure and other fires, leakage of hazardous materials, the need for rescues from collapsed structures, and the rendering of first aid and other medical attention to large numbers of people. The protection of human life and the preservation of property in the event of such an occurrence support the imposition of fire protection requirements greater than those set forth in the California State Building Standards Code and in particular support the imposition of greater requirements than set forth in Sections 602.1.2, 903.2, 903.3.1.1, 903.4, 903.4.3, 905.3.1, 907.7.5, 910.3.2.2, and 1506.3.1 of the 2010 California Building Code, Section R313.3.5 of the 2010 California Residential Code, Article 230-70 (A)(1) of the 2010 California Electrical Code, and Sections 307.1.1, 307.2, 307.4.1, 307.4.2, 405.7, 503.1.1, 503.1.2, 503.2.5, 507.2, 507.5.1, 603.1.4, 608.1, 901.4.2, 901.4.3, 903.2, 903.2.1, 903.4, 903.4.3, 905.3.1, 910.3.2.2, 907.7.5, 1404.5, 1410.1, 1412.1, 2206.2, 2206.2.3, 2206.2.4, 2206.2.4.1, 2206.2.6, 3301.1, 3404.2.7, 3404.2.8.3, 3404.2.8.11, 3404.2.9, 3404.2.13.1.4, 3406.2.4, 3406.2.5, 3804.2, and 4901.1, and Appendix Sections B105.2, D103.1, D103.4, D103.6, D103.6.1, D103.6.2, D104.1, D105.2, D106.2 and D107.1 of the 2010 California Fire Code.

Finding 3

That the central commercial area in the City of San Luis Obispo consists of mixed conditions that create the potential for possible conflagration, including congested streets during the business day, numerous older buildings without adequate internal fire-resistivity, and contemporary low-rise buildings. Significant spread of fire in said area will actually exceed the fire suppression capabilities of regional firefighting personnel. The continued development of the San Luis Obispo commercial area and the current and potential development of high-rise buildings pose a substantial threat of fire to human life, public safety, and the preservation of property and support the imposition of fire protection requirements greater than those set forth in the California State Building Standards Code, and in particular, support the imposition of greater requirements than set forth in Sections 602.1.2, 903.2, 903.3.1.1, 903.4, 903.4.3, 905.3.1, 907.7.5, 910.3.2.2, and 1506.3.1 of the 2010 California Building Code, Section R313.3.3.5 and R322.1 of the 2010 California Residential Code, Article 230-70 (A)(1) of the 2010 California Electrical Code, and Sections 307.1.1, 307.2, 307.4.1, 307.4.2, 405.7, 503.1.1, 503.1.2, 503.2.5, 507.2, 507.5.1, 603.1.4, 608.1, 901.4.2, 901.4.3, 903.2, 903.2.1, 903.4, 903.4.3, 905.3.1, 910.3.2.2, 907.15, 1404.5, 1410.1, 1412.1, 2206.2, 2206.2.3, 2206.2.4, 2206.2.4.1, 2206.2.6, 3301.1, 3404.2.7, 3404.2.8.3, 3404.2.8.11, 3404.2.9, 3404.2.13.1.4, 3406.2.4, 3406.2.5, 3804.2, and 4901.1, and Appendix Sections B105.2, D103.1, D103.4, D103.6, D103.6.1, D103.6.2, D104.1, D105.2, D106.2 and D107.1 of the 2010 California Fire Code.

Finding 4

That the City of San Luis Obispo is bisected by a major freeway (Hwy 101), traversing in the north/south direction and a major highway (Hwy 1) traversing in an east/west direction. The City is also transected by a mainline railroad in the north/south direction. It is a frequent occurrence for the aforementioned highways and railway to support the transportation of hazardous materials. The potential for release or threatened release of a hazardous material along one of these routes is highly probable given the volume of material transported daily. Incidents of this nature will normally require all available emergency response personnel to prevent injury and loss of life, and to prevent as far as practicable, property losses. Emergency personnel responding to said incidents may be unduly impeded and delayed in accomplishing an emergency response as a result of this situation, with the potential result of undue and unnecessary risk to the protection of life and public safety, particularly in those buildings or structures without the protection of automatic fire sprinklers. The above-described problems support the imposition of fire protection requirements greater than those set forth in the California State Building Standards Code, and in particular support the imposition of greater requirements than set forth in Sections 602.1.2, 903.2, 903.3.1.1, 903.4, 903.4.3, 905.3.1, 907.7.5, 910.3.2.2, and 1506.3.1 of the 2010 California Building Code, Section R313.3.5 of the 2010 California Residential Code, Article 230-70 (A)(1) of the 2010 California Electrical Code, and Sections 307.1.1, 307.2, 307.4.1, 307.4.2, 405.7, 503.1.1, 503.1.2, 503.2.5, 507.2, 507.5.1, 603.1.4, 608.1, 901.4.2, 901.4.3, 903.2, 903.2.1, 903.4, 903.4.3, 905.3.1, 910.3.2.2, 907.7.5, 1404.5, 1410.1, 1412.1, 2206.2, 2206.2.3, 2206.2.4, 2206.2.4.1, 2206.2.6, 3301.1, 3404.2.7, 3404.2.8.3, 3404.2.8.11, 3404.2.9, 3404.2.13.1.4, 3406.2.4, 3406.2.5, 3804.2, and 4901.1, and Appendix Sections B105.2, D103.1, D103.4, D103.6, D103.6.1, D103.6.2, D104.1, D105.2, D106.2 and D107.1 of the 2010 California Fire Code.

Finding 5

That seasonal climatic conditions during the late summer and fall create numerous serious difficulties in the control and protection against fire situations in the City of San Luis Obispo. The hot, dry weather in combination with Santa Ana winds frequently results in wildland fires in the brush-covered slopes on the Santa Lucia Mountains, San Luis Mountain, and the Irish Hills areas of the City of San Luis Obispo. The aforementioned areas completely surround the City. When a fire occurs in said areas, such as occurred in 1985 when the Los Pilitas fire burned six days and entered the City and damaged many structures, the entirety of local fire department personnel is required to control, monitor, fight and protect against such fire situations in an effort to protect life and preserve property and watershed land. The same climatic conditions may result in the concurrent occurrence of one or more fires in the more populated areas of the City without adequate fire department personnel to protect against and control such a situation. Therefore, the above-described findings support the imposition of fire-protection requirements greater than those set forth in the California State Building Standards Code, and in particular support the imposition of greater requirements than set forth in Sections 602.1.2, 903.2, 903.3.1.1, 903.4, 903.4.3, 905.3.1, 907.7.5, 910.3.2.2, and 1506.3.1 of the 2010 California Building Code, Section 313.3.3.5 of the 2010 California Residential Code, Article 230-70 (A)(1) of the 2010 California Electrical Code, and Sections 307.1.1, 307.2, 307.4.1, 307.4.2, 405.7, 503.1.1, 503.1.2, 503.2.5, 508.2, 508.5.1, 603.1.4, 608.1, 901.4.2, 901.4.3, 903.2, 903.2.1, 903.4, 903.4.3, 905.3.1, 910.3.2.2, 907.7.5, 1404.5, 1410.1, 1412.1, 2206.2, 2206.2.3, 2206.2.4,

2206.2.4.1, 2206.2.6, 3301.1, 3404.2.7, 3404.2.8.3, 3404.2.8.11, 3404.2.9, 3406.2.4, 3406.2.5, 3804.2, and 4901.1, and Appendix Sections B105.2, D103.1, D103.4, D103.6, D103.6.1, D103.6.2, D104.1, D105.2, D106.2 and D107.1 of the 2010 California Fire Code.

Finding 6

That for the most part, the soils in the City of San Luis Obispo are medium to highly expansive in nature, and such soils may cause damage to foundations, structures and underground utilities if not properly mitigated through known construction techniques. Furthermore, a significant part of the City lies on hills and rolling topography subject to earth slides and movements and present problems to developments constructed in such areas due to surface water drainage and disposal. The above-described conditions support the imposition of requirements greater than those set forth in the California State Building Standards Code and, in particular, support the imposition of greater requirements than those set forth in Sections 1804.3.1, 1809.7, and 1910.1-1910.5, 3109.8, Table 1809.7, and Appendix Sections J101.1, J101.3-J101.8, and J103.1- J103.4 of the 2010 California Building Code and Section 315.4 of the 2010 California Plumbing Code.

Finding 7

That the more-restrictive modifications requiring automatic fire-sprinkler systems in buildings evidenced by the afore-described findings allow a trade-off for, and reduction of, other less effective fire-resistive components of a building support the acceptance of requirements lesser than those set forth in the California State Building Standards Code and, in particular, support the imposition of lesser requirements than those set forth in Section 705.11 of the 2010 California Building Code and Sections 503.1.1, and 503.2.5 of the 2010 California Fire Code.

SECTION 4. Chapter 15.02 of the San Luis Obispo Municipal Code is hereby repealed in its entirety and new Chapter 15.02 is adopted to read as follows:

SECTION 15.02.010 ADOPTION OF CODES

Eleven documents, three (3) each of which are on file in City offices, identified by the Seal of the City of San Luis Obispo, marked and designated as the 2010 editions of the California Building Code (Volumes 1 and 2) and the California Fire Code published by the International Code Council, the 2010 edition of the California Electrical Code published by the National Fire Protection Association, the 2010 editions of the California Mechanical Code and the California Plumbing Code published by the International Association of Plumbing and Mechanical Officials, the 2010 edition of California Energy Code, the 2010 edition of the California Historical Building Code, the 2010 edition of the California Existing Building Code, the 2009 edition of International Property Maintenance Code published by the International Code Council are hereby adopted including chapters, sections and appendices not adopted by agencies of the State of California. Furthermore, only the chapters, sections and appendices of the 2010 California Residential Code and the 2010 California Green Building Standards Code adopted by the State of California are hereby adopted. These regulations collectively will be known as the Building Construction and Fire Prevention Regulations of the City of San Luis Obispo. The provisions of such are hereby referred to, adopted, and made a part hereof as if fully set out in this Chapter except as modified hereinafter.

SECTION 5. Chapter 15.04 of the San Luis Obispo Municipal Code is hereby repealed in its entirety and new Chapter 15.04 is adopted to read as follows:

SECTION 15.04 CONSTRUCTION AND FIRE PREVENTION REGULATIONS

SECTION 15.04.010 BUILDING OFFICIAL AND FIRE CODE OFFICIAL DESIGNATED

The Chief Building Official is hereby designated as the building official and code official for the City of San Luis Obispo. The Fire Chief is hereby designated as the fire code official for the City of San Luis Obispo. Where the "authority having jurisdiction" is used in the adopted codes, it shall mean the building official or fire code official, as applicable.

SECTION 15.04.020 AMENDMENTS; CALIFORNIA BUILDING CODE

A. Delete Appendix A, B, D, and K.

B. Amend Chapter 1, Division II, Section 103.1 to read as follows:

103.1 Creation of enforcement agency. The Building and Safety Division is hereby created and the official in charge thereof shall be known as the building official.

C. Add Chapter 1, Division II, Section 104.12 to read as follows:

104.12 Airspace subdivisions. The building official shall have the authority to apply the building ordinances of the City of San Luis Obispo and those building regulations mandated by State law to be enforced by the local agency to buildings and structures containing one or more airspace lots as defined in this code so as to treat the entirety of such buildings or structures as if they were on or within a single lot, provided:

1. That such buildings or structures or portions thereof would otherwise conform to such ordinances and regulations, but for the creation of such airspace lots; and
2. That a covenant agreement, in a form designed to run with the land and satisfactory to the Community Development Director, be recorded with the Office of County Recorder and a copy filed with the Community Development Department by the owners binding themselves and future owners and assigns to keep, preserve and maintain all portions of such buildings or structures in accordance with and pursuant to such building ordinances and regulations.

D. Amend Chapter 1, Division II, Section 105.2 to read as follows:

Work exempt from permit.

Building:

#5. A water tank or a group of water tanks intended for storage of irrigation water only supported directly on grade if the total capacity does not exceed 250 gallons and the ratio of height to width does not exceed 2:1.

E. Amend Chapter 1, Division II, Section 105.3.2 to read as follows:

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for an additional period not exceeding 180 days. The extension shall be requested in writing and justifiable cause demonstrated. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

F. Add Chapter 1, Division II, Section 105.3.3 to read as follows:

105.3.3 Plan review fees. When submittal documents are required by Section 107.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be in accordance with the schedule as established by the applicable governing authority.

Separate plan review fees shall apply to permits for retaining walls and major drainage structures in conjunction with grading. For excavation and fill on the same site, the plan review fee for grading shall be based on the volume of excavation or fill, whichever is greater.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 109.2 and are in addition to the permit fees.

Where submittal documents are incomplete or changed so as to require additional plan review, or where the project involves deferred submittal items as defined in Section 107.3.4.2, an additional plan review fee may be charged at a rate established by the applicable governing authority.

G. Add Chapter 1, Division II, Sections 112.4 and 112.5 to read as follows:

112.4 Underground utility services. All new electric, telephone, television, and other communication service connections, for all new, altered, or enlarged buildings shall be provided by underground wiring. Extension of electric or communication distribution lines to serve such projects shall be underground wiring.

Exceptions:

1. A building located in residential or conservation/open space zone established by the jurisdiction's zoning regulations, provided that there are existing buildings on the property that are served by overhead connection lines.
2. Replacement or relocation of electric service equipment served by existing overhead wiring.
3. Where determined by the building official to be impractical or infeasible within the standards and practices of the utility or other companies providing such services.

Where the utility or other company's distribution system is underground, the service lines shall terminate at a connection point designated by the utility company. Where the utility or other company's distribution is overhead, the service lines shall terminate as a pole riser on a pole designated by the utility company.

112.5 Storage of solid waste containers. All new Group R, Division 3 occupancies shall provide a space adequate in size to store and screen all solid waste containers when viewed from the public right-of-way. The storage area shall have minimum dimensions of 3 feet (914 mm) by 8 feet (2438 mm) or 6 feet (1829 mm) by 6 feet (1829 mm) and shall not conflict with required parking spaces. If the storage area is located in the front yard setback established by other ordinances, the storage area shall be screened by a fence, partition or other enclosure in compliance with maximum height limitations. In no case shall a partition or enclosure required by this section be less than 48 inches (1219 mm) above adjacent grade.

H. Amend Chapter 1, Division II, Section 113 to read as follows:

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official, code official or fire code official relative to the application and interpretations of the California Building Standards Code and the International Property Maintenance Code, there shall be and is hereby created a Board of Appeals. Said Board shall also serve as the Housing Appeals Board and the Local Appeals Board referenced in the California Building Standards Code. The building official or fire code official shall be an ex officio member and shall act as secretary to said board but shall have no vote upon any matter before the board. The Board of Appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form or construction is proposed. The board shall have no authority to waive requirements of this code. For appeals relating to accommodations for the

disabled, the authority of the board shall include the ability authorize reasonable alternatives to disabled access requirements imposed by the California Building Standards Code.

113.3 Qualifications. The board of appeals shall consist of seven members, five of which who are qualified by experience and training to pass on matters pertaining to building construction and building service equipment, hazards of fire, explosions, hazardous conditions or fire protection systems and are not employees of the jurisdiction. For matters subject to the appeal process referenced in H & S Code 19957.5 paragraph (b) regarding accommodations for persons with physical disabilities, the board of appeals shall include two additional members who shall be persons with disabilities as defined in the California Building Code.

- I. Amend Chapter 1, Division II, Section 116.1 of to read as follows:

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section and the 2009 edition of the International Property Maintenance Code, as adopted. A vacant structure that is not secured against entry shall be deemed unsafe.

- J. Amend Section 202 by addition of the definitions for Airspace Lot and Airspace Subdivision and Rainwater Harvesting System to read as follows:

Lot, Airspace. A division of the space above or below a lot with finite width, length and upper and lower elevation occupied or to be occupied by a use, building or portion thereof, group of buildings or portions thereof, and accessory buildings or portions thereof, or accessory uses. An Airspace lot shall be identified on a final map or a parcel map in the office of the County Recorder with a separate and distinct number or letter. An Airspace lot shall have access to appropriate public rights of way by means of one or more easements or other entitlements to use in a form satisfactory to the Chief Building Official and the City Engineer.

Rainwater Harvesting System. A storm drainage collection system that collects rainwater from the roof area of a structure or structures as recommended by the American Rainwater Catchment System Association (ARCSA) guidelines or an equivalent standard as approved by the Building Official and the San Luis Obispo County Environmental Health Department.

Subdivision, Airspace. An airspace subdivision shall be as defined in Chapter 16 of the San Luis Obispo Municipal Code.

M. Amend Section 705.11 by addition of item 7 to the Exceptions to read as follows:

7. The building is protected throughout by an approved automatic fire sprinkler system.

N. Delete Sections 903.2 through 903.2.10.3. Add new Sections 903.2 and 903.2.1 through 903.2.10.3 to read as follows:

903.2 Where required. An approved automatic fire sprinkler system shall be installed:

1. Throughout new buildings.

Exceptions:

1. Buildings containing Groups A, B, E, F, H-4, M, S, and U occupancies where floor area is not more than 1000 square feet (92.9 m²), unless located in the commercial fire zone shown in Figure 6-A.
 2. Buildings of non-combustible construction located in the commercial fire zone shown in Figure 6-A containing Groups A, B, E, F, H-4, M, S, and U occupancies where floor area is not more than 1000 square feet (92.9 m²).
 3. Buildings located in the commercial fire zone shown in Figure 6-A containing Groups A, B, E, F, H-4, M, S, and U occupancies where floor area is not more than 1000 square feet (92.9 m²) and the building is entirely surrounded by yards or public ways not less than 20 feet (6096 mm) in width.
 4. Buildings containing Group R, Division 3 occupancies that are not considered to be a separate dwelling unit.
2. Throughout an existing building whenever alterations or additions result in an increase of more than 1000 square feet (92.9 m²) of floor area, including mezzanines or additional stories, or whenever the cost of alterations to an existing building having a floor area of more than 1000 square feet (92.9m²) exceeds 50 percent of the replacement cost of the building as determined by the building official. The cost of alteration and increase in floor area shall include all corresponding data from permits issued to the building for the previous five years.

Exception: Group R, Division 3 and Group U occupancies.

3. In additions to existing buildings equipped with an automatic fire sprinkler system.

4. Throughout an existing building where there is an occupancy classification change for floor area exceeding 1000 square feet (92.9m²). The provisions of Section 3406.1 shall not eliminate the requirement for an automatic fire sprinkler system.

Exceptions:

1. A Group U occupancy changed to a Group R, Division 3 occupancy, provided the building was constructed before July 7, 1990 and there is no increase in floor area.
 2. Occupancy classification changes to Groups F, M, S, and U from an equivalent category as defined in previous editions of this code.
5. In buildings where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled.

For the purpose of requiring the automatic fire sprinkler systems specified in this chapter, the floor area within the surrounding exterior walls together with the floor area within the horizontal projection of the roof shall be considered as one building.

903.2.1 through 903.2.10.3 not used. Text continues with Section 903.2.11.

- O. Amend Sections 903.3.1.1 and 903.3.1.1.1 to read as follows:

903.3.1.1 NFPA 13 sprinkler systems. Where other provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section or where a building is considered as mixed occupancy due to the presence of two or more uses that are classified into different occupancy groups, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1. Sprinkler system designs referenced in Sections 903.3.5.1.1 and 903.3.5.1.2 shall require special approval by the fire code official.

903.3.1.1.1 Exempt locations. In other than Group I-2, I-2.1 and I-3 occupancies, automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved alternative automatic fire extinguishing system in accordance with Section 904. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official, provided such rooms or areas are separated from the remainder of the building by fire barriers

shall also conform to Sections 1805.2.1 through 1805.2.3 and Table 1805.4.2, unless another depth is recommended by a foundation investigation. Isolated footings and piers, exterior of perimeter foundation, shall have a minimum depth of 24 inches (609.6 mm) below the lowest adjacent natural undisturbed grade.

Y. Modify Table 1809.7 to be as follows:

TABLE 1809.7
 FOOTINGS SUPPORTING WALLS OF LIGHT-FRAME CONSTRUCTION^{a b c d e}

NUMBER OF FLOORS SUPPORTED BY THE FOOTING ^f	WIDTH OF FOOTING (inches)	THICKNESS OF FOOTING (inches)	DEPTH BELOW GRADE (inches)	
			Perimeter	Interior
1	12	6	21	12
2	15	8	24	18
3	18	8 ^g	30	24

- ^a Depth of footings shall be in accordance with Section 1809.4.
- ^b The ground under the floor may be excavated to the elevation of the top of the footing.
- ^c A grade beam 12" in width shall be provided at garage openings. Depth shall be as specified in this table.
- ^d Interior stud bearing walls may be supported by isolated footings. The footing width and length shall be twice the width shown in this table and the footings shall be spaced not more than 6 feet (1829 mm) on center.
- ^e See section 1908 for additional requirements for footings of structures assigned to Seismic Design Category C, D, E or F.
- ^f Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one floor. Slabs supported on grade need not be considered a floor for purposes of footing depths and widths.
- ^g For thickness of foundation walls see section 1807.1.6.

Z. Amend Section 1910 to read as follows:

1910.1 General. The thickness of concrete floor slabs supported directly on the ground shall be not less than 4 inches (101.6 mm). Concrete floor slabs shall be underlain with a minimum of 4 inches (101.6 mm) of clean granular material. A 6-mil (0.006 inch; 0.15 mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

Exception: A vapor retarder is not required:

1. For detached structures accessory to occupancies in Group R-3, such as garages, utility buildings or other unheated facilities.

2. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and carports attached to occupancies in Group R-3.
3. For buildings or other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building.
4. For driveways, walks, patios and other flatwork which will not be enclosed at a later date.
5. Where approved based on local site conditions.

1910.2 Minimum reinforcing. Minimum reinforcing for slabs on grade shall be No. 3 bars at 24 inches (609.6 mm) on center each way placed at midpoint of slab thickness. Slab reinforcement shall extend to within 2 inches (50.8 mm) of the exterior edge of slabs.

1910.3 Slab to foundation connection. Tie bar reinforcing between slabs on grade and foundation stem walls shall be No. 3 bars at 24 inches (609.6 mm) on center, placed in foundation walls and bent at least 24 inches (609.6 mm) into the slabs and tied to the slab reinforcing.

Exception: Floating slabs justified by an engineered design.

1910.4 Moisture content. Moisture content for expansive soils shall be 100 percent of optimum to a depth of 18 inches (609.6 mm) below slab bottoms and shall be maintained until slabs are poured. Soils under slabs shall be tested for moisture content and slabs shall be poured within 24 hours of obtaining the required moisture content. The area under raised floors need not be premoistened.

1910.5 Penetrations. Openings in slabs on grade for bathtub piping and traps, planters or other similar uses shall be sealed with concrete not less than 2 inches (50.8 mm) in thickness.

Exception: Plastic tub boxes may be used in lieu of concrete if properly sealed around all edges and pipe penetrations.

AA. Amend Section 3109 by addition of Subsections 3109.6 through 3109.8 to read as follows:

3109.6 Access to pool. Pools shall be accessible by means of ladders or steps. There shall be not less than one such access for each 300 square feet (27.87 m²) of pool area equally distributed around the perimeter.

3109.7 Lighting. Pools shall be equipped with artificial lighting adequate to illuminate all underwater areas.

consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.

3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.

P. Amend Section 903.4 to read as follows, with Exceptions to remain:

903.4 Sprinkler system monitoring and alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a central station service listed by Underwriters Laboratories for receiving fire alarms in accordance with NFPA 72. The central station shall contact and notify the police/fire dispatch center immediately on notification of an alarm and prior to making contact with the protected premises.

Q. Amend Section 903.4.3 and add Exception to read as follows:

903.4.3 Isolation control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in all buildings two or more stories in height or in single-story buildings having a gross floor area of 10,000 square feet or more zoned into no more than 5,000 square-foot areas for the purpose of maintaining system integrity for life safety and evacuation.

Exception: Isolation control valves may be omitted in buildings equipped with an automatic fire extinguishing system installed in accordance with Section 903.3.1.3.

R. Amend Section 905.3.1 to read as follows, with Exceptions to remain:

905.3.1 Building Height. Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access and in any parking structure exceeding one level above or one level below grade.

S. Amend Section 907.7.5 to read as follows:

907.7.5 Monitoring. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved central station service listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The central station shall contact and notify the police/fire dispatch center immediately on notification of an alarm and prior to making contact with the protected premises.

Exception: Supervisory service is not required for:

1. Single and multiple station smoke alarms required by Section 907.2.10.
2. Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.4.
3. Automatic sprinkler systems in one and two-family dwellings.

T. Amend Section 910.3.2.2 to read as follows:

Section 910.3.2.2 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically by actuation of a heat responsive device rated at least 100 degrees above the operating temperature of the sprinkler heads.

U. Add Section 1101.2.1 to read as follows:

1101.2.1 Rainwater Harvesting. Storm water drainage may be directed to an approved rainwater harvesting system and used as an alternate source of water for non-potable uses as approved by the Building Official and the San Luis Obispo County Environmental Health Department. The installation and use of such a system or systems must be designed to not interact with the potable water system, the building sanitary sewer or drainage systems that flow to any creek. Rainwater harvesting systems must be maintained in such manner as to not cause damage to property, create a nuisance or be in conflict with the City of San Luis Obispo's Stormwater Management Plan.

V. Add Section 1506.3.1 to read as follows:

1506.3.1 Wood shake and shingle roof covering limitations. Wood shake or shingle roof coverings shall not be installed on any building.

Exception: A wood shake or wood shingle system listed as a Class A-rated roof covering.

W. Add Section 1804.3.1 to read as follows:

1804.3.1 Drainage. Provisions shall be made for the control and drainage of surface water around buildings. Drainage systems necessary shall be adequate to prevent water from entering and accumulating under the building. Drainage water from improvements and land contour changes shall not drain onto or across adjacent properties except in recorded drainage easements or natural waterways.

X. Amend Section 1809.7 to read as follows:

1809.7 Depth of footings. The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the depth of footings

3109.8 Abandoned pools. A pool that is not used, is neglected, and is a hazard to health and safety, shall be filled to the satisfaction of the building official. Before filling, holes shall be made in the bottom of the pool to insure proper drainage. Abandoned pools determined to be unsafe by the building official shall be abated in accordance with the International Property Maintenance Code.

BB. Amend Appendix Section G102.2 to read as follows:

G102.2 Establishment of flood hazard areas. Flood hazard areas are established in the current edition of the City of San Luis Obispo's Flood Insurance Rating Map. All construction work within designated flood hazards areas shall comply with the flood plain management regulations contained in San Luis Obispo Municipal Code Section 17.84.

For the enforcement provisions of this appendix for flood resistant construction under the purview of the City Engineer, building official may mean city engineer.

CC. Amend the title of Appendix Section G501 to read as:

"BUILDINGS AND MANUFACTURED HOMES"

DD. Amend Appendix Section G501.1 to read as follows:

G501.1 Elevation. All new and replacement buildings and/or manufactured homes to be built, placed or substantially improved within a flood hazard area shall comply with the flood plain management regulations contained in San Luis Obispo Municipal Code Section 17.84.

EE. Amend Appendix Section G1001.3 to read as follows:

G1001.3 Elevation. Utility and miscellaneous Group U buildings and structures, including substantial improvement of such buildings or structures, shall comply with the flood plain management regulations contained in San Luis Obispo Municipal Code Section 17.84.

FF. Amend Appendix Section G1001.6 to read as follows:

G1001.6 Protection of mechanical and electrical systems. New or replacement electrical equipment and heating, ventilating, air conditioning and other service facilities shall be either protected or elevated to at least 1 foot above base flood elevation in conformance to San Luis Obispo Municipal Code Section 17.84.

GG. Amend Appendix Section J101.1 to read as follows:

J101.1 Scope. The provisions of this chapter apply to grading, excavation and earthwork construction, including fills, embankments, and work within waterways. Where conflicts occur between the technical requirements of this chapter and the soils report, the soils report shall govern. This appendix recognizes the importance of the waterways of the city and the need to regulate all changes to these waterways.

For the enforcement provisions of this appendix for grading in new subdivisions under the purview of the City Engineer, building official shall mean city engineer.

HH. Add Appendix Sections J101.3 through J101.7 to read as follows:

J101.3 Hazardous conditions. Whenever the building official determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the building official, shall within the period specified therein repair or eliminate such excavation or embankment so as to eliminate the hazard and be in conformance with the requirements of this code.

J101.4 Dust control. All graded surfaces shall be wetted, protected or contained in such manner as to prevent dust or spill upon any adjoining property or street.

J101.5 Emergency grading. The building official may authorize emergency grading operations upon any site when necessary for the protection of the public health, safety and welfare. Other city departments may take emergency action necessary to protect public facilities.

J101.6 Special grading standards. The topography of a site proposed for development shall remain substantially in its natural state. Mass recontouring shall not be allowed. In all cases, the average cross slope of a site shall be determined prior to any grading operations or approval of any grading plan. Where a site does not slope uniformly, the building official or city engineer shall determine average cross slope by proportional weighting of the cross slopes of uniformly sloping subareas. The percentage of the site, exclusive of building area, to remain in its natural state (no grading of any kind allowed) shall be in accordance with Table J101.6.

All graded planes shall be rounded on all edges to blend with natural slopes. The rounded edges shall have a radius equal to one-half the height of the cut or fill slope.

J101.7 Approval for building construction. Prior to commencement of any building construction, pursuant to a building permit for the graded site, a benchmark shall be provided to verify that the building site is graded in conformance with the approved grading plan. No building construction shall be started until the building

official or city engineer has verified that the rough grading conforms to the approved plan, including any interim or permanent erosion control measures deemed necessary.

- II. Amend Appendix Section J102 by addition of the following definitions:

AVERAGE CROSS SLOPE shall mean the ratio, expressed as a percentage, of the vertical difference in elevation to the horizontal distance between two points on the perimeter of the area, with the line connecting the two points being essentially perpendicular to the contours between the two points. Different portions of any area may have different average cross slopes.

WATERWAY shall mean a well-defined natural or manmade channel, creek, river, lake or swale that conveys surface water, storm runoff, or other natural drainage either year round or intermittently.

- JJ. Amend Appendix Section J103 to read as follows:

J103.1 Permits required. Except as exempted in Section J103.2, no grading shall be performed without first having obtained a permit therefore from the building official. A grading permit does not include the construction of retaining walls or other structures. A grading permit shall be required for all work within any waterway, including, but not limited to, earthwork, construction of drainage devices or erosion control devices, removal of vegetation and modifications of banks and the bottom of the waterway which may in the natural course of events lead to changes in flow characteristics. A grading permit shall be required for all work that will create a stockpile of any earth material, subject to the surety bond required by Section J103.4 to guarantee restoration of the site to a natural or other condition acceptable to the building official.

J103.2 Exempted Work. A grading permit shall not be required for the following:

1. Grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties.
2. Excavation for construction of a structure permitted under this code.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing, or stockpiling of rock, sand, gravel, aggregate, or clay controlled by other regulations, provided such

operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.

7. Exploratory excavations performed under the direction of a registered design professional.
8. An excavation which does not exceed fifty cubic yards and (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical to 2 units horizontal.
9. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical to 5 units horizontal, or less than 3 feet (914 mm) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 m³) on any one lot and does not obstruct a drainage course.
10. Routine streambed vegetation control approved by the City Engineer.

Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

J103.3 Early grading. A grading permit shall not be issued prior to issuance of a building permit for the project unless:

1. A tentative minor subdivision or tract map, use permit, architectural review commission project approval or similar authorization has been granted; and
2. Related street and utility grades have been established; and
3. A surety bond in accordance with Section J103.4 is deposited to guarantee restoration of the site to a natural or other condition acceptable to the building official should the project not proceed to completion.

J103.4 Bonds. The building official may require bonds in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions or restore a graded site to the original condition. In lieu of a surety bond, the applicant may file a cash bond or instrument of credit with the building official in an amount equal to that which would be required in the surety bond.

The city engineer may require that bonds be posted to recover the full costs of any damage to public right-of-way which may occur because of the peculiar nature or large scope of the project, such as transportation of fill or heavy equipment on local streets not designed to accommodate the traffic.

KK. Amend Appendix Section J104.2 to read as follows:

J104.2 Site plan requirements. In addition to the provisions of Appendix Section 107, a grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of this code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of this code. The plans shall show existing drainage conditions and drainage devices and all proposed changes thereto. The plans shall include the location and dimension of all trees on the site which are 3 inches (76.2 mm) in diameter or larger at the trunk, measured at 4.5 feet (1.37 m) above ground level, trees to be removed and trees to remain. A preservation plan shall be submitted for all trees to remain. The plans shall indicate where excess material, rocks, or rubble will be disposed of.

LL. Amend Appendix Section J110.1 to read as follows:

J110.1 General. All disturbed surfaces shall be prepared and maintained to control erosion.

Exception: Erosion control measures need not be provided on cut slopes not subject to erosion due to the erosion-resistant character of the materials.

Erosion control shall be installed as soon as practicable and prior to calling for final inspection.

MM. Add Appendix Table J101.6 as follows:

**TABLE J101.6
GRADING TO REMAIN IN NATURAL STATE**

Percent Average Cross Slope	Percent of Site to Remain in Natural State
0-5	0
6-10	25
11-15	40
16-20	60
21-25	80
26-30	90
Above 30	100

SECTION 15.04.030 AMENDMENTS; CALIFORNIA RESIDENTIAL CODE

Adopt as approved by state agencies and amend the following sections:

A. Amend Section R109.1.2 Exception to read as follows:

Back-filling of ground-source heat pump loop systems tested in accordance with ASTM Standards prior to inspection shall be permitted.

- B. Add Section R313.3.3.5 to read as follows:

R313.3.3.5 Sprinkler Activation Alarm. An alarm audible from all sleeping rooms shall be provided.

- C. Amend Section R322.1 to read as follows:

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas identified in the current edition of the City of San Luis Obispo's Flood Insurance Rating Map shall be designed and constructed in accordance with the provisions contained in this section or comply with the flood plain management regulations contained in San Luis Obispo Municipal Code Section 17.84, whichever is more strict.

SECTION 15.04.040 AMENDMENTS; CALIFORNIA EXISTING BUILDING CODE

- A. Amend Appendix Section A101 to read as follows:

SECTION A101 PURPOSE

The purpose of this chapter is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on existing buildings of unreinforced masonry wall construction.

The provisions of this chapter are intended as minimum standards for structural seismic resistance established primarily to reduce the risk of life loss or injury. Compliance with these standards will not necessarily prevent loss of life or injury or prevent earthquake damage to rehabilitated buildings.

- B. Amend Appendix Section A102.1 to read as follows:

A102.1 General. The provisions of this chapter shall apply to all existing buildings having at least one unreinforced masonry wall. The elements regulated by this chapter shall be determined in accordance with Table A1-A. Except as provided herein, other structural provisions of the building code shall apply. This chapter does not apply to the alteration of existing electrical, plumbing, mechanical or fire safety systems.

Exceptions:

1. Warehouses or similar structures not used for human habitation unless housing emergency equipment or supplies.
2. A building having five living units or less.

C. Amend Appendix Section A103 to add the following definitions:

LEVEL A STRENGTHENING of an unreinforced masonry building is compliance with the provisions of this chapter, limited to the removal of or bracing of parapets, installation of anchors between walls and roof, and installation of anchors between walls and floors.

LEVEL B STRENGTHENING of an unreinforced masonry building is compliance with all provisions of this chapter.

D. Amend Appendix Section A109.2 to read as follows:

A109.2 Selection of Procedure. Buildings shall be analyzed by the General Procedure of Section A110, which is based on Chapter 16 of the California Building Code, or when applicable, buildings may be analyzed by the Special Procedure of A111. Buildings with a substantially complete steel or concrete frame capable of supporting gravity dead and live loads and that utilize unreinforced masonry walls as non-bearing infill between frame members shall be analyzed by a procedure approved by the building official. Qualified historic structures may be analyzed per the California Building Standards Code, Part 8, California Historical Building Code.

E. Add new Appendix Section A115 entitled "Administrative Provisions" to read as follows:

**SECTION A115
ADMINISTRATIVE PROVISIONS**

A115.1 Compliance Requirements.

A115.1.1 Strengthening deadlines. The owner of a building within the scope of this chapter shall structurally alter the building to conform to Level B Strengthening by July 1, 2010 or when one of the following occurs:

1. The value of additions, alterations, and/or maintenance repairs requiring a building permit, cumulative from March 4, 1992, exceeds 50 percent of the replacement cost of the building established by the building official per Appendix Section 108.3 of the Building Code, which may include a certified appraisal report. The cumulative value of alterations and maintenance repairs need not include reroofing, Level A Strengthening, and installation of an automatic fire sprinkler system.

Exception: Buildings containing more than one tenant space if the floor area of altered tenant spaces, cumulative from March 4, 1992, does not exceed 50 percent of the total floor area of the building.

2. The use of the building changes to a different division of the same occupancy group or to a different occupancy group.

Exceptions:

1. Notwithstanding the provisions of Section 3408 of the Building Code, buildings containing more than one occupancy classification need not be strengthened if the total floor area for changes in use, cumulative from March 4, 1992, does not exceed 50 percent of the floor area of the building.
 2. Occupancy classification changes to Groups F, M, S and U from an equivalent category as defined in the previous editions of this code.
 3. An occupancy classification change to a Group R-2 Occupancy with not more than five dwelling units.
 4. An occupancy classification change to a Group S Occupancy used exclusively as a warehouse with no human habitation.
3. If Level A strengthening work is completed by July 1, 2007, completion of the remaining work to satisfy Level B strengthening requirements may be delayed until July 1, 2012. If Level A work is not completed by July 1, 2007, the City Council will set a Level B completion deadline for each building on the basis of relative hazard, but not later than July 1, 2010.

Exception: The building official, on a case-by-case basis, may approve an alternate strengthening plan deemed equivalent to Level A strengthening if:

1. A greater than 50 percent reduction in the unreinforced masonry hazard for the building is accomplished by July 1, 2007; and,
2. A written agreement includes an acceptable work plan and timeline; and,
3. The plan completes Level B strengthening by July 1, 2012.

A115.1.2 Permits. The owner of a building within the scope of this chapter shall submit a complete application for a building permit to the building official to strengthen the building to Level B requirements by July 1, 2005. The building permit shall be obtained by January 1, 2006, and shall remain valid until required Level B strengthening work is completed per Section A115.1.1.

Exception: For seismic strengthening or demolition projects that require approval of a planning application by a City process, the planning application shall be submitted to the Community Development Department by July 1, 2005.

The application for building or demolition permit shall be submitted following approval of the planning application, and a building or demolition permit shall be obtained by January 1, 2006.

A115.1.3 Posting of sign. The owner of a building within the scope of this chapter shall post, at a conspicuous place near the primary entrances to the building, a sign provided by the building official stating "This is an unreinforced masonry building. Unreinforced masonry buildings may be unsafe in the event of a major earthquake". The sign shall be posted within 60 days of receipt by the building owner per installation standards established by the building official.

A115.2 Notice and Order

A115.2.1 General. The building official shall, within 30 days of the determination that a building is of unreinforced masonry construction issue a notice and order as provided in this section to the owner of a building within the scope of this chapter.

A115.2.2 Service of notice and order. A notice or order issued pursuant to this section shall be in writing and shall be served either personally or by certified or registered mail upon the owner as shown on the last equalized assessment roll, and upon the person, if any, in apparent charge or control of the building. The failure of any such person to receive such notice or order shall not affect the validity of any proceedings taken under this chapter or relieve any such person from any duty or obligation imposed on him by the provisions of this chapter.

A115.2.3 Content of notice and order. The notice shall specify that the building has been determined by the building official to be within the scope of this chapter and, therefore, is subject to the minimum seismic standards of this chapter. The order shall direct the owner to obtain a building or demolition permit as required by this chapter and cause the building to be structurally altered to conform to the provisions of this chapter, or cause the building to be demolished. The notice or order shall be accompanied by a copy of Section A115.1, which sets forth the owner's responsibilities.

A115.3 Appeal. The owner of the building may appeal the building official's initial determination that the building is within the scope of this chapter to the Board of Appeals established by Chapter 1, Division II, Section 113 of the California Building Code, as adopted. Such appeal shall be filed with the Board within 60 days from the service date of the order described in Section A115.2. Any appeal shall be decided by the Board no later than 90 days after filing and the grounds thereof shall be stated clearly and concisely. Appeals or requests for modifications from any other determinations, orders or actions by the building official pursuant to this chapter shall be made in accordance with the procedures established in Chapter 1, Division II, Section 104.10 of the California Building Code.

A115.5 Recordation. At the time that the building official serves the aforementioned notice, the building official shall also file and record with the office of the county recorder a certificate stating that the subject building is within the scope of this chapter and is a potentially earthquake hazardous building. The certificate shall also state that the owner thereof will be ordered to structurally analyze the building to determine compliance with this chapter.

If the building is either demolished, found not to be within the scope of this chapter, or is structurally capable of resisting minimum seismic forces required by this chapter as a result of structural alterations or an analysis, the building official shall file and record with the office of the county recorder a form terminating the status of the subject building as being classified within the scope of this chapter.

A115.6 Enforcement. If the owner in charge or control of the subject building fails to comply with any order issued by the building official pursuant to this chapter within the time limit set forth in Section A115.1, the building official shall verify that the record owner of this building has been properly served. If the order has been served on the record owner, then the following provisions apply:

1. The building official may order that the entire building be vacated and that the building remain vacated until such order has been complied with. If compliance with such order has not been accomplished within 90 days after the date the building has been ordered vacated or such additional time as may have been granted by the Board of Appeals, the building official may order its demolition in accordance with the provisions of Sections 107, 108, and 109 of the International Property Maintenance Code.
2. Any person who violates any provision of this chapter is guilty of a misdemeanor, and is subject to the penalty as provided for in Chapter 1.12 of the City of San Luis Obispo Municipal Code. The City may also pursue alternative civil remedies as set forth in Section 1.12.090 of the Municipal Code.

A115.7 Program monitoring and annual report. During January of each year, the building official shall submit a report to the City Council outlining the progress to date concerning reduction of the hazards presented by the unreinforced masonry building inventory for the City. The report shall include:

1. The number of unreinforced masonry buildings strengthened, demolished, or otherwise eliminated from the inventory;
2. The number of unreinforced masonry buildings remaining on the inventory, including the status of orders issued pursuant to this Chapter that are not resolved.

A115.8 Automatic Fire Sprinkler Systems. Buildings within the scope of this chapter located in the commercial fire zone shown in Figure 9-A of the California Fire Code, as amended, shall install an automatic fire sprinkler system in conjunction with level B strengthening deadlines in accordance with Section 903.2.1 of the California Fire Code, as amended in Municipal Code Section 15.04.100, unless a later installation date is granted by both the building official and fire code official.

NN. Add Appendix Chapter A2 to read as follows:

**Appendix Chapter A2
DEMOLITION AND MOVING
OF BUILDINGS**

**SECTION 201
GENERAL**

A201.1 Purpose. The purpose of this appendix is to establish minimum standards and procedures for the demolition and relocation (moving) of buildings and structures to safeguard life, property, health and public welfare. It is also intended to ensure that moved buildings are structurally sound, sanitary, habitable, and that they will harmonize with existing development in the area to which they are to be moved.

A201.2 Scope. This appendix sets forth rules and regulations to control demolition and relocation operations, establishes the administrative procedures for review of an application to demolish or move a building, and provides for the issuance of permits.

A201.3 Appeals. Any person aggrieved by a decision made under the terms of this chapter may appeal such decision. For matters concerning the technical provisions of this code, such appeal shall be subject to the provisions of the Chapter 1, Division II Section 113 of the California Building Code; for all other matters, the appeal provisions of Chapter 1.20 of the Municipal Code shall apply.

**SECTION 202
DEFINITIONS**

Section A202 General. For the purposes of this appendix, certain terms, words and their derivatives shall be defined as specified in this section.

ARC means the Architectural Review Commission appointed by the City Council.

CHC means the Cultural Heritage Committee appointed by the City Council.

Demolition means the complete or partial removal of a structure.

Foundation means the structure, usually of concrete, resting on or in the ground, including the footing, on which a building is erected.

Foundation wall means the walls of concrete or masonry that support a building.

Inventory of Historical Resources is the Master List of Historic Resources and the Listing of Contributing Properties within Historical Preservation Districts approved by the City Council.

Municipal Code means the San Luis Obispo Municipal Code.

Potential Historic Resource means a building which may meet the Criteria for Historic Listing found in the *City of San Luis Obispo Historic Preservation Program*, but which has not been evaluated or listed as an historic resource.

Slab means a flat piece of material, usually of concrete, placed on the ground for use as a building floor, patio, driveway, walk, ball court and/or similar uses.

Structure means any human made site feature, including signs, walls, fences, buildings, monuments, or similar features.

Substructure means the foundation of a building or structure including the piers and piles.

SECTION A203 PERMIT REQUIREMENTS

A203.1 Permit required. The demolition or relocation (moving) of any building or structure shall not commence until a permit has been issued by the building official in accordance with the provisions of this chapter and Chapter 1, Division II of the California Building Code.

Exception: Temporary construction offices.

A permit to move a building shall be a building permit when the building is relocated within the limits of the city. A permit to move a building shall be a demolition permit when the building is relocated to a site outside of the city limits.

A203.2 Moving and Relocation of Buildings.

A203.2.1 Inspection of buildings to be moved. All buildings to be moved into or within the city shall be inspected by the building official to determine compliance with this code and suitability for moving prior to permit issuance.

A203.2.2 Transportation and building permits required. For moving projects, a transportation permit shall be obtained from the public works director subsequent to issuance of a moving permit. Building, plumbing, electrical, and mechanical permits shall be required for all work necessary for the placement of a moved or relocated building.

A203.3 Procedure for permit application processing. Prior to issuance of a permit to demolish or relocate a building or structure, the permit application shall be subject to the following:

1. **Demolition or relocation of historical resource.** For any structure located on a property listed on the Inventory of Historical Resources, an application for Architectural Review shall be submitted and require approval prior to issuance of a permit for building relocation or demolition. The application shall include plans for replacement structures, at the discretion of the Community Development Director.
2. **Demolition or relocation of structure not designated historical.** For any structure that is not located on a property listed on the Inventory of Historical Resources and that is over 50 years old, the Community Development Director shall determine if the structure or structures proposed for demolition are a potential historic resource. If the Community Development Director determines that the structure or structures is/are a potentially historic resource(s), the applicant shall submit an application for Architectural Review. If the Community Development Director determines the structure or structures not to be a potential historic resource, the applicant shall provide evidence that for a period of not less than 90 days from date of permit application, the building was advertised in a local newspaper on at least 3 separate occasions not less than 15 days apart, as available to any interested person to be moved; and submit historic documentation for the structure in accordance with criteria established by the Community Development Director and the Cultural Heritage Committee.

Exceptions for Structures Not Designated Historical:

1. A building or structure determined by the building official to be a dangerous building as defined in the International Property Maintenance Code which poses an imminent, serious threat to the health, safety or welfare of community residents or people living or working on or near the site, and for which historic documentation acceptable to the Community Development Director has been submitted.
2. Accessory buildings, sheds, garages and similar structures, unless determined to be a potential historic resource by the Community Development Director.

A203.4 Guarantee. Prior to issuance of a permit to demolish or move a building or structure, the applicant shall provide the city with a guarantee in such form and amount as may be deemed necessary by the building official to assure completion of demolition or moving, removal of all debris, cleanup of the site, repair of damage to public improvements, erection of barricades when required and filling of depression below adjacent grade. The amount of the guarantee for demolition shall be not less than one thousand dollars or twenty percent of the value of the demolition contract price, whichever is greater. The amount of the guarantee for moving a building or structure shall be twenty percent of the total value of all work to be accomplished and associated with moving of the building, but not less than five thousand dollars. Work required to comply with this section may be completed by the city after the time limits stated have expired and shall be paid from the deposit. The deposit shall not be released until such work is completed.

Exceptions:

1. No guarantee will be required when the demolition permit is issued at the same time as a building permit for a redevelopment project.
2. When the structure to be moved is to be relocated outside the limits of the city, the amount of the guarantee may be reduced when approved by the building official, but in no case shall be less than one thousand dollars.

A203.5 Indemnity. Every person, firm or corporation to whom permission has been granted under the terms of this chapter and other ordinances to utilize public property for the demolition or moving of any building or structure shall at all times assume responsibility for any damage to public property. Such permission shall be further conditioned that any person, firm or corporation shall, as a consideration for the use of public property, at all times release, hold harmless and indemnify the city and all of its agents and employees from any and all responsibility, liability, loss or damage resulting to any persons or property caused by or incidental to the demolition or moving work. Written indemnification in a form acceptable to the city attorney shall be provided.

A203.6 Damage to public property. As a condition of obtaining a permit to demolish or move any building or structure, the permittee shall assume liability for any damage to public property occasioned by such moving, demolition, or removal operations. Applicants for demolition permits shall provide information and plans when requested for protection of public property. Information and plans shall be specific as to type of protection, structural adequacy and location. Approval to use or occupy public property shall be obtained before proceeding with demolition work.

A203.7 Insurance. Prior to the issuance of a permit to demolish or move any building or structure, the permit applicant shall deposit with the building official a certificate of liability insurance naming the city as an additional insured party on the insurance policy. Such insurance shall be valid at all times during demolition or moving operations. The liability insurance coverage shall be in an amount of at least

five hundred thousand dollars per occurrence for injuries, including accidental death to any one person, and subject to the same limit for each additional person, in an amount at least one million dollars on account of any one accident; and property damage in an amount at least five hundred thousand dollars.

Exception: Demolition of a wood frame building not greater than two stories or twenty-five feet in height, measured to the top of the highest point of the roof, provided the building is not less than twenty feet from public property lines or, if less than twenty feet from public property lines, adequate protection is provided for pedestrians and public property to the satisfaction of the building official.

A203.8 Disconnecting service lines. Prior to the issuance of a permit to demolish or relocate a building or structure, the permit applicant shall complete the following to the satisfaction of the building official:

1. **Electrical service.** The power to all electric service lines shall be shut-off and all such lines cut or disconnected outside the property line. Prior to the cutting of such lines, the property owner or his agent shall notify and obtain the approval of the electric service agency.
2. **Other service.** All gas, water, steam, storm, sanitary sewers, and other service lines shall be shut-off and/or abandoned as required by the public works director, utilities director, or other agency

SECTION A204 PUBLIC SAFETY REQUIREMENTS

A204.1 General. The demolition or moving of any building shall not commence until structures required for protection of persons and property are in place. Such structures and the demolition work shall conform to the applicable provisions of Chapter 33 of the California Building Code. Prior to permit issuance, a schedule of operations shall be submitted to the building official for review and approval, and shall set forth a sequence of work on the building, the need to barricade public streets, details of travel to and from the site for hauling operations, route of moving, estimated completion date, and any other significant work which may require inspection or coordination with city departments.

A204.2 Dust and debris. During demolition operations, all material removed shall be wet sufficiently or otherwise handled to control the dust incidental to removal.

All adjacent streets, alleys and other public ways and places shall be kept free and clear of all rubbish, refuse and loose material resulting from the moving, demolition or demolition removal operations, except as allowed by temporary encroachment permits approved by the public works director.

**SECTION A205
REMOVAL OF MATERIALS**

A205.1 General. All building rubble and debris shall be removed from the demolition site to an approved point of disposal.

A205.2 Foundations. All foundations, concrete slabs and building substructures shall be removed to the satisfaction of the building official.

Exception: Foundations, concrete slabs on grade and building substructures may remain if the site is fenced to the satisfaction of the building official.

A205.3 Completion. Upon completion of the removal of a building or structure by either demolition or moving, the ground shall be left in a smooth condition free of demolition debris. Holes in the ground, basements or cellars, shall be filled to existing grade.

Exception: The filling of such excavation may not be required when a building permit has been issued for a new building on the site and the construction thereof is to start within sixty days after the completion of demolition or moving operations and the permittee provides a temporary barricade protecting the excavation on all sides to the satisfaction of the building official.

SECTION 15.04.050 AMENDMENTS; CALIFORNIA MECHANICAL CODE

- A. Delete Chapter 1, Division II and Table 1-1. Administration of the mechanical code shall be as set forth in Chapter 1, Division II of the California Building Code.

SECTION 15.04.060 AMENDMENTS; CALIFORNIA PLUMBING CODE

- A. Delete Chapter 1, Division II, Table 1-1 and Appendix Chapters F, and L. Administration of the plumbing code shall be as set forth in Chapter 1, Division II of the California Building Code.
- B. Amend Section 315.4 to read as follows:

315.4 All excavations shall be completely backfilled as soon after inspection as practicable. A layer of sand or fine gravel shall be placed in all sewer trenches to provide a leveling and laying bed for pipe. Adequate precaution shall be taken to insure proper compactness of backfill around piping without damage to such piping. Trenches shall be backfilled in thin layers to twelve (12) inches (.3 m) above the top of the piping with clean earth which shall not contain stones, boulders, cinderfill, frozen earth, construction debris or other materials which would damage or break the piping or cause corrosive action. Mechanical devices such as bulldozers, graders, etc., may then be used to complete backfill to grade. Fill shall be properly compacted.

Suitable precautions shall be taken to insure permanent stability for pipe laid in filled or made ground.

- C. Add Section 1101.2.1 to read as follows:

1101.2.1 Rainwater Harvesting. Storm water drainage may be directed to an approved rainwater harvesting system and used as an alternate source of water for non-potable uses as approved by the Building Official and the San Luis Obispo County Environmental Health Department. The installation and use of such a system or systems must be designed to not interact with the potable water system, the building sanitary sewer or drainage systems that flow to any creek. Rainwater harvesting systems must be maintained in such manner as to not cause damage to

SECTION 15.04.070 AMENDMENTS; CALIFORNIA ELECTRICAL CODE

- A. Administration of the electrical code shall be as set forth in Chapter 1, Division II of the California Building Code.
- B. Amend Article 230-70(A)(1) to read as follows:

(1) Readily Accessible Location. The service disconnecting means shall be installed at a readily accessible location either outside the building or other structure, or inside nearest the point of entrance of the service conductors. The disconnecting means shall be accessible to emergency personnel, either directly or by a remote actuating device, without requiring transit of the building interior. Dedicated electrical equipment rooms located at the building perimeter and providing direct access to the outside shall satisfy accessibility for emergency personnel.

SECTION 15.04.080 AMENDMENTS; INTERNATIONAL PROPERTY MAINTENANCE CODE

- A. Amend Section 101.1 to read as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of San Luis Obispo, hereinafter referred to as "this code".

- B. Amend Section 102.3 to read as follows:

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the California Building Standards Code and other applicable laws and ordinances.

- C. Amend Section 103.1 to read as follows:

103.1 General. The office of property maintenance inspection is hereby created and the executive official in charge thereof shall be known as the code official.

D. Amend Section 103.5 to read as follows:

103.5 Fees. The fees for activities and services performed by the code official under this code shall be in accordance with the schedule as established by the applicable governing authority.

F. Amend Section 111.2 to read as follows, and delete Sections 111.2.1 through 111.2.5.

111.2 Membership of board. The board of appeals shall be the board of appeals established in Chapter 1, Division II Section 113 of the California Building Code amended in Section 15.04.020 of the San Luis Obispo Municipal Code.

SECTION 15.04.090 PERMITS REQUIRED FOR WELL CONSTRUCTION

A. No person shall construct, repair, modify, abandon or destroy any water well without first obtaining a permit from the City. As used herein, "water well" shall mean an artificial excavation constructed by any method for the purpose of extracting water from, or injecting water into, the underground.

B. All work performed pursuant to each such permit shall be in conformance with all State laws and standards including applicable portions of Department of Water Resources Bulletin No. 74-81, all City ordinances, resolutions and policies relating thereto, and such permit conditions as may be imposed by the City.

C. Any water well constructed, repaired, modified, destroyed, abandoned, or operated in violation of this section or the permit requirements shall constitute a public nuisance which may be abated by the City. A person who digs, drills, excavates, constructs, owns or controls any well and abandons such well and a person who owns, occupies, possesses or controls any premises on which an abandoned well exists shall cap or otherwise securely cover, cap or protect the entrance to the well. The capping or covering shall be so constructed and installed as will prevent any human being from suffering any bodily injury or death, through accident or inadvertence, by reason of the existence of the well.

15.04.100 AMENDMENTS; CALIFORNIA FIRE CODE

A. Delete Appendix Chapter A.

B. Amend Chapter 1, Division II, Section 1.1.1 to read as follows:

101.1 Title. These regulations shall be known as the Fire Code of the *City of San Luis Obispo*, may be cited as such and will be referred to herein as "this code".

C. Amend Chapter 1, Division II, Section 105.1.1 to read as follows:

105.1.1 Permits required. Permits required by this code shall be obtained from the fire code official. A fee for each permit shall be paid prior to issuance of the permit, in accordance with the schedule as established by the applicable governing authority. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the fire code official.

D. Amend Chapter 1, Division II, Section 108 to read as follows:

108 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be established as set forth in Chapter 1, Division II Section 113 of the California Building Code, as amended in Section 15.04.020 of the San Luis Obispo Municipal Code. The fire code official shall be an ex officio member of said board but shall have no vote on any matter before the board. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

E. Amend Chapter 1, Division II, Section 109.3 to read as follows:

109.3 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than 1,000 dollars or by imprisonment not exceeding one year, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

F. Amend Chapter 1, Division II, Section 111.4 to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than that established by Municipal Code Section 1.12.040.

G. Amend Section 307.1.1 and 307.2 to read as follows:

307.1.1 Prohibited open burning. No waste matter, combustible material or refuse shall be burned in the open air within the city. Agricultural, ceremonial or similar types of fires may be approved when authorized by the fire code official.

307.2 Permit required. A permit shall be obtained from the fire code official in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

H. Amend Sections 307.4.1 and 307.4.2 to read as follows:

307.4.1 Bonfires. Bonfires shall be prohibited.

307.4.2 Recreational fires. Recreational fires shall be prohibited.

Exception: Recreational fires may be permitted in approved, non-combustible commercially built containers, measuring no more than 3 feet in diameter and 2 feet tall, raised at least 6 inches off the ground with non-combustible legs and having a non-combustible spark arrester screen with holes no larger than ¼ inch. The ground beneath this container shall be clear of combustible material for 10 feet in diameter, and 10 feet away from combustible construction. The material being burned shall be wood only, and shall not include pressure treated lumber. A pre-connected garden hose shall be accessible.

I. Amend Section 405.7 to read as follows:

405.7 Initiation. Where a fire alarm system is provided, emergency evacuation drills shall be initiated by activating the fire alarm system. Prior to initiating an alarm, the person initiating the alarm shall contact the fire alarm monitoring company and advise the company's dispatcher of the fire drill. In cases where the fire alarm system is not monitored by a central station, notification shall be provided to the fire department dispatch center.

J. Amend Section 503.1.1 and 503.1.2 to read as follows:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet (45720 mm) to 300 feet (91440 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

2. Fire apparatus access roads cannot be installed because of topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U Occupancies, provided, in the opinion of the fire code official, fire-fighting or rescue operations would not be impaired.

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access/egress road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access/egress.

K. Amend Section 503.2.5 to read as follows:

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Exception: Where buildings along the dead-end road are protected by an approved fire sprinkler system throughout, the distance may be increased to 300 feet (91 440 mm).

L. Amend Section 505.1 to read as follows:

505.1 Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) or as otherwise determined necessary by the fire code official. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

M. Amend Section 507.2 to read as follows:

507.2 Type of water supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems connected to the municipal water system and capable of providing the required fire-flow.

N. Amend Section 507.5.1 and delete Exceptions 1 and 2 to read as follows:

507.5.1 Where required. Where a portion of the facility or building hereafter

constructed or moved into or within the jurisdiction is more than 300 feet 91440 mm) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

O. Add Section 507.5.4.1 to read as follows:

507.5.4.1 Authority to remove obstruction. The fire code official and his authorized representatives shall have the power and authority to remove or cause to be removed, without notice, any vehicle, or object parked or placed in violation of the California Fire Code. The owner of any item so removed shall be responsible for all towing, storage and other charges incurred.

P. Amend Section 603.1.4 to read as follows:

603.1.4 Fuel Oil. The grade of fuel oil used in a burner shall be that for which the burner is approved and as stipulated by the burner manufacturer. Oil containing gasoline shall not be used.

Q. Amend Section 603.9 to read as follows:

603.9 Gas meters. Above-ground gas meters, regulators and piping subject to damage shall be protected by a barrier complying with Section 312 or otherwise protected in an approved manner. Gas meters shall be permanently marked and identified as to the building or system served.

R. Amend Section 608.1 to read as follows:

Section 608.1 Scope. Stationary storage battery systems having an electrolyte capacity of more than 50 gallons (189 L) for flooded lead acid, nickel cadmium (Ni-Cd) and valve-regulated lead acid (VRLA), or 1,000 pounds (454 kg) for lithium-ion, used for facility standby power, emergency power, or uninterrupted power supplies or the indoor storage of electric carts, cars, fork-lifts and similar equipment, shall comply with this section and Table 608.1.

S. Amend Section 901.4.2 and Section 901.4.3 to read as follows:

901.4.2 Non-required fire protection systems. Any fire protection system or portion thereof not required by this code or the California Building Code may be allowed, when approved by the fire code official, to be furnished for partial or complete protection provided such installed system meets the requirements of this code and the California Building Code.

901.4.3 Additional fire protection systems. In occupancies of a hazardous nature, where special hazards exist in addition to the normal hazards of the occupancy, or

where the code official determines that access for fire apparatus is unduly difficult, or the location is beyond the four-minute response time of the fire department, the fire code official shall have the authority to require additional safeguards. Such safeguards include, but shall not be limited to, the following: automatic fire detection systems, fire alarm systems, automatic fire extinguishing systems, standpipe systems, or portable or fixed extinguishers. Fire protection equipment required under this section shall be installed in accordance with this code and applicable referenced standards.

T. Amend Section 901.6 to read as follows:

Section 901.6 Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested and maintained or removed. No person shall cause a response of emergency personnel due to failure of notifying police/fire dispatch of any drill, testing, maintenance, installation of, repair or alteration to any fire protection system.

U. Amend Section 903.2 and delete Sections 903.2.1 through 903.2.10.3 and add new Section 903.2.1 and 903.2.2 to read as follows:

903.2 General. An automatic fire-extinguishing system shall be installed in new buildings as set forth in Section 903.2 of the California Building Code as amended by Section 15.04.020 of the San Luis Obispo Municipal Code.

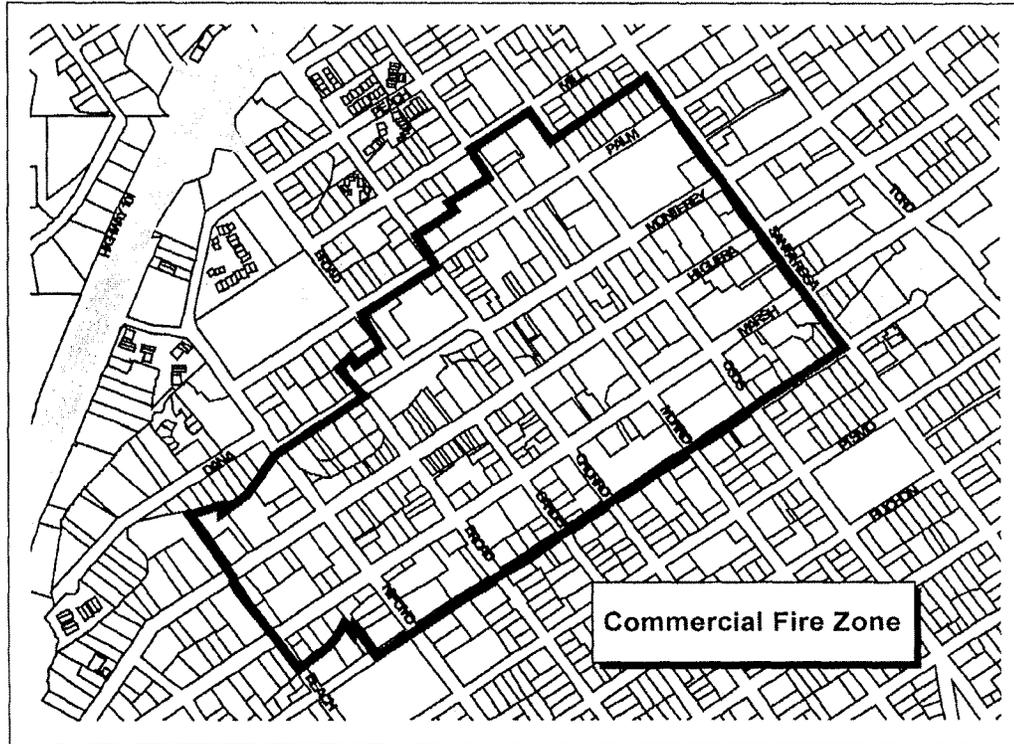
903.2.1 Existing buildings in commercial fire zone. Existing buildings located in the commercial fire zone shown in Figure 9-A that are provided with an underground fire sprinkler lateral, shall have an automatic fire sprinkler system installed and operational within 24 months of the approval and acceptance of the lateral by the City.

Exceptions:

1. The installation of an automatic fire sprinkler system required by Section 903.2.1 in a building of unreinforced masonry construction not strengthened by July 1, 2007 shall coincide with the strengthening dates established by Resolution #9890 (2007). City Council established dates range from 2008 to 2010 based on the relative hazard of the building.
2. An automatic fire sprinkler system required by Section 903.2.1 in a building of unreinforced masonry construction strengthened as required by Appendix Chapter 1 of the 1997 Uniform Code for Building Conservation, as amended, prior to July 1, 2007, shall be completed and operational by July 1, 2012.
3. An automatic fire sprinkler system required by Section 903.2.1 in a building of unreinforced masonry construction strengthened as required by Appendix Chapter 1 of the 1997 Uniform Code for Building Conservation, as amended,

prior to October 1, 2004, shall be completed and operational by January 1, 2017.

FIGURE 9-A – COMMERCIAL FIRE ZONE



903.2.2 Notification. Whenever the fire code official determines that a building is subject to the minimum requirements of Section 903.2.1, the building owner shall be notified in writing that an automatic fire-sprinkler system shall be installed in the building.

The notice shall specify in what manner the building fails to meet the minimum requirements of Section 903.2.1. It shall direct that plans be submitted, that necessary permits be obtained, and that installation be completed by the specified date. The fire department shall serve the notice, either personally or by certified or registered mail, upon the owner as shown on the last-equalized assessment roll and upon the person, if any, in real or apparent charge or control of the building.

Section 903.2.3 through Section 903.2.10.3 not used. Text continues with Section 903.2.11.

V. Amend Sections 903.3.1.1 and 903.3.1.1.1 to read as follows:

903.3.1.1 NFPA 13 sprinkler systems. Where other provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section and where a building is considered as mixed occupancy due to the presence of two or more uses that are classified into different occupancy groups, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1.

903.3.1.1.1 Exempt locations. In other than Group I-2, I-2.1 and I-3 occupancies, automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved alternative automatic fire extinguishing system in accordance with Section 904. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.
3. Fire service access elevator machine rooms and machinery spaces.
4. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, and associated electrical power distribution equipment, provided those spaces or areas are equipped throughout with an alternative automatic fire extinguishing system in accordance with Section 904 and are separated from the remainder of the building by not less than 2 hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 712 of the California Building Code, or both.

W. Amend Section 903.4 to read as follows, with Exceptions to remain:

903.4 Sprinkler system monitoring and alarms. All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a central station service listed by Underwriters Laboratories for receiving fire alarms in accordance with NFPA 72. The central station shall contact and notify the police/fire dispatch center immediately on notification of an alarm and prior to making contact with the protected premises.

X. Amend Section 903.4.3 and add Exception to read as follows:

903.4.3 Isolation control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in all buildings two or more stories in height or in single-story buildings having a gross floor area of 10,000 square feet or more zoned into no more than 5,000 square-foot areas for the purpose of maintaining system integrity for life safety and evacuation.

Exception: Isolation control valves may be omitted in building equipped with an automatic fire extinguishing system installed in accordance with Section 903.3.1.3.

Y. Amend Section 905.3.1 to read as follows:

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

1. Buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access.
2. Buildings that are four or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.
5. In any parking structure exceeding one level above or one level below grade.

Z. Amend Section 907.7.5 to read as follows:

907.7.5 Monitoring. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved central station service listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72 and this section. The central station shall contact and notify the police/fire dispatch center immediately on notification of an alarm and prior to making contact with the protected premises.

Exception: Monitoring by a central station service is not required for:

1. Single- and multiple station smoke alarms required by Section 907.2.11.
2. Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.4.
3. Automatic sprinkler systems in one- and two-family dwellings.

AA. Amend Section 910.3.2.2 to read as follows:

Section 910.3.2.2 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically by actuation of a heat responsive device rated at least 100 degrees above the operating temperature of the sprinkler heads.

BB. Delete Section 1404.3 and amend Section 1404.5 to read as follows.

Section 1404.5 Fire watch. When required by the fire code official for construction, alteration or building demolition that is hazardous in nature, qualified personnel shall be provided to serve as on-site fire watch. Fire watch personnel shall be provided with at least one approved means for notification of the fire department and their sole duty shall be to perform constant patrols and watch for the occurrence of fire.

CC. Amend Section 1410.1 to read as follows:

Section 1410.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 150 feet of all combustible material. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access roads shall be maintained until permanent fire apparatus access roads are available.

DD. Amend Section 1412.1 to read as follows:

Section 1412.1 When required. An approved water supply for fire protection, either temporary or permanent, shall be made available prior to combustible material arriving on the site.

EE. Amend Section 2206.2 to read as follows:

2206.2 Method of storage. Approved methods of storage for Class I, II and III liquid fuels at motor fuel-dispensing facilities shall be in accordance with Sections 2206.2.1 through 2206.2.5.

FF. Amend Section 2206.2.3 to read as follows:

2206.2.3 Protected aboveground tanks located outside, above grade. Above-ground tanks shall not be used for the storage and dispensing of Class I, II, or III liquid motor fuels when approved by the fire code official and in accordance with this Section, Section 3404.2.7 and Sections 3404.2.9.5.1 through Section 3404.2.9.5.3, and fuel shall not be offered for resale.

1. Above-ground tanks used for outside, above-grade storage of Class I liquids shall be listed and labeled as protected above-ground tanks and be in accordance with Chapter 34. Such tanks shall be located in accordance with Table 2206.2.3.
2. Above-ground tanks used for above-grade storage of Class II or IIIA liquids are allowed to be protected above-ground tanks or, when approved by the fire code official, other above-ground tanks that comply with Chapter 34. Tank locations shall be in accordance with Table 2206.2.3.

3. Tanks containing fuels shall not exceed 8,000 gallons (30 274 L) in individual capacity or 16,000 gallons (60 549 L) in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet (30 480 mm).
4. Tanks located at farms, construction projects, or rural areas shall comply with Section 3406.2

GG. Amend Sections 2206.2.4 and 2206.2.4.1 to read as follows, and delete Section 2206.2.4.2:

2206.2.4 Above-ground tanks located in above-grade vaults or below-grade vaults. Above-ground tanks used for storage of Class I, II, or III liquid motor fuels are allowed to be installed in vaults located above grade or below grade in accordance with Section 3404.2.8 and shall comply with Sections 2206.2.4.1 and 2206.2.4.2. Tanks in above-grade vaults shall also comply with Table 2206.2.3 and the fuel shall not be offered for resale.

2206.2.4.1 Tank capacity limits. Tanks storing Class I, II or III liquids at an individual site shall be limited to a maximum individual capacity of 8,000 gallons (30 274 L) and an aggregate capacity of 16,000 gallons (60 549 L).

HH. Amend Section 2206.2.6 items 1 and 6 to read as follows:

1. The special enclosure shall be liquid tight and vapor tight. A leak detection-monitoring system capable of detecting liquid and providing an audible and visual alarm shall be installed and tested annually.
6. Tanks containing Class I, II, or III liquids inside a special enclosure shall not exceed 2,000 gallons (7569 L) in individual capacity or 6,000 gallons (22706 L) in aggregate capacity.

II. Amend Section 3301.1 and add to read as follows:

3301.1 Scope. Manufacture, possession, storage, sale, transportation, handling or use of explosive materials and the manufacture of explosive material and/or all fireworks, including Safe and Sane as designated by the Office of the State Fire Marshal, is prohibited within the City.

Exceptions:

1. The Armed Forces of the United States, Coast guard or National Guard.
2. Explosives in forms prescribed by the official United States Pharmacopoeia.
3. The possession, storage or use of small arms ammunition when packaged in accordance with DOT packaging requirements.

4. The use of explosive materials by federal, state and local regulatory, law enforcement and fire agencies acting in their official capacities.
5. Items preempted by federal regulations.
6. Use and handling of fireworks for display in accordance with Section 3308.1 when authorized by the fire code official and in full compliance with Chapter 33.

JJ. Amend Section 3404.2.7 and Delete the Exception to Section 3404.2.7.5.8 to read as follows:

3404.2.7 Design, construction and general installation requirements for tanks.

All tanks shall be protected tanks as defined in Section 3402. The design, fabrication, and construction of tanks shall comply with NFPA 30. Tanks shall be of double-walled construction and listed by Underwriters Laboratories (UL). Each tank shall bear a permanent nameplate or marking indicating the standard used as the basis of design.

3404.2.7.5.8 Over-fill prevention. An approved means or method in accordance with Section 3404.2.9.7.6 shall be provided to prevent the over-fill of all Class I, II and IIIA liquid storage tanks. Storage tanks in refineries, bulk plants or terminals regulated by Sections 3406.4 or 3406.7 shall have over-fill protection in accordance with API 2350.

An approved means or method in accordance with Section 3404.2.9.7.6 shall be provided to prevent the overfilling of Class IIIB liquid storage tanks connected to fuel-burning equipment inside buildings

KK. Amend 3404.2.8.3 to read as follows:

3404.2.8.3 Secondary containment. Vaults shall be liquid tight and there shall be no backfill around the tank or within the vault. The vault floor shall drain to a sump. For pre-manufactured vaults, liquid tightness shall be certified as part of the listing provided by a nationally recognized testing laboratory. For field-erected vaults, liquid tightness shall be certified in an approved manner.

LL. Amend Section 3404.2.8.11 to read as follows:

3404.2.8.11 Monitoring and detection. Activation of vapor detection systems shall also shut off dispenser pumps. Monitoring and detection systems shall be inspected and tested annually.

MM. Amend Sections 3404.2.9 to read as follows:

3404.2.9 Above-ground tanks outside of buildings. Above-ground tanks outside of buildings shall comply with Section 3404.2 and Sections 3404.2.9.1 through 3404.2.9.6.10 and Section 2206.2.3, condition 3.

NN. Amend Section 3404.2.13.1.4 to read as follows:

3404.2.13.1.4 Tanks abandoned in place. A tank owner/operator proposing to abandon a tank in place shall submit a permit application to the fire department for assessment of soil contamination around the tank and product, vent and vapor piping. If contamination is confirmed, a work plan for additional assessment or remediation shall be submitted to the fire department within 30 days. If a tank is approved for abandonment in place, the property owner will be required place a deed notice on the property. The deed notice shall be notarized and recorded with the San Luis Obispo County Clerk Recorder's Office within 30 days of tank abandonment. Tanks abandoned in place shall be as follows:

OO. Amend 3406.2.4 and the Exception to Section 3406.2.4 to read as follows:

3406.2.4 Permanent and temporary tanks. The capacity of permanent above-ground tanks containing Class I, II or III liquids shall not exceed 1,100 gallons (4164L). The capacity of temporary aboveground tanks containing class I, II, or III liquids shall not exceed 8,000 gallons (30 274 L). Tanks shall be of the single-compartment design, double-walled construction and shall be listed by Underwriters Laboratory (UL).

Exception: Permanent aboveground tanks of greater capacity which meet the requirements of 3404.2, as amended, may be permitted when approved by the fire code official.

PP. Amend Section 3406.2.5 to read as follows:

3406.2.5 Type of tank. Tanks shall be listed for use by Underwriters Laboratory (UL), provided with top openings only, and overfill protection, and approved hoses/nozzles. Tanks shall be of double-walled construction or be provided with secondary containment. Elevated gravity discharge tanks shall be permitted only by approval of the fire code official.

QQ. Amend Section 3804.2 to read as follows:

3804.2 Maximum capacity within established limits The installation of any liquid petroleum gas tank over 500 gallons (1892 L) water capacity is prohibited unless approved by the fire code official.

RR. Amend Section 4901.1 to read as follows:

4901.1 Scope. The mitigation of conditions where a wildfire burning in vegetative fuels may readily transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities, or result in large property losses shall comply with this chapter. In determining requirements for properties located within the wildland-urban interface fire area, the fire code official may be guided by the requirements of the International Wildland-Urban Interface Code and National Fire Protection Association Standards.

SS. Amend Section 4902.1, definition of Wildland-Urban Interface Fire Area to read as follows:

Wildland-Urban Interface Fire Area: is a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Section 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires. Within the City of San Luis Obispo this includes those areas designated by the State or local government as high or very high fire hazard severity zones, or in the 1,000 foot buffer adjacent to high or very high fire hazard severity zones as designated in the City of San Luis Obispo General Plan, Fire Safety Element.

TT. Amend the Exception to Appendix Section B105.2 to read as follows:

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

Exception: A reduction in required fire-flow of up to 50 percent, as approved by the fire code official, may be allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

UU. Amend Appendix Section D103.1 to read as follows:

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus road, the minimum road width shall be 26 feet (7925 mm). See Figure D103.1.

Exceptions to Figure D103.1: Cul-de-sac diameter may be a minimum of 80 feet as approved by the fire code official. Parking in cul-de-sacs of less than 96 feet in diameter shall be approved by the fire code official.

VV. Amend Appendix Section D103.4 to read as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.

Exception: Where buildings along the dead-end road are protected by an approved fire sprinkler system throughout, the distance may be increased to 300 feet (91 440 mm).

WW. Amend Appendix Section D103.6 through D103.6.2 to read as follows:

D103.6 Signs. Where required by the fire code official, fire apparatus roads shall be marked with NO PARKING--FIRE LANE signs city standards. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

D103.6.1 Roads less than 28 feet in width. Fire apparatus roads 20 to less than 28 feet wide shall be posted on both sides as a fire lane.

D103.6.2 Roads 28 or greater feet in width. Fire apparatus roads 28 to less than 36 feet wide shall be posted on one side of the road as a fire lane.

XX. Amend Appendix Section D104.1 to read as follows:

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have adequate means of fire department access for each structure as approved by the fire code official.

YY. Amend the Exception to Appendix Section D104.2 to read as follows:

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Buildings located in the commercial fire zone as shown on Figure 9-A of this code may be provided with fire apparatus access roads having a minimum width of 20 feet when approved by the fire code official.

ZZ. Amend Appendix Section D105.2 by adding an exception to read as follows:

D105.2 Width. Aerial fire apparatus roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of a building more than 30 feet (9144 mm) in height.

Exception: Buildings located in the commercial fire zone as shown on Figure 9-A of this code may be provided with fire apparatus access roads having a minimum width of 20 feet when approved by the fire code official.

AAA. Amend Section D106.1 to read as follows:

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus roads.

BBB. Delete Appendix Section D106.2.

CCC. Amend Appendix Section D107.1 to read as follows:

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire access roads and shall meet the requirements of D104.3. Where the number of dwelling units is less than 30, the fire code official may require additional access in accordance with Section 503.1.2.

Exception: The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

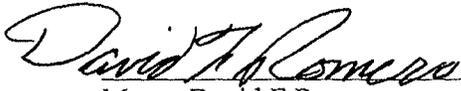
SECTION 6. The Chief Building Official and Fire Code Official are hereby authorized and directed to transmit a copy of this ordinance to the California Building Standards Commission as required by California Health and Safety Code Section 17958.7.

SECTION 7. If any provision of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, the City of San Luis Obispo hereby declares that it would have passed each and every remaining provision irrespective of such holding in order to accomplish the intent of this ordinance.

SECTION 8. A summary of this ordinance, approved by the City Attorney, together with the ayes and noes shall be published at least 5 days prior to its final passage in the Tribune, a newspaper published and circulated in said City, and the same shall go into effect at the expiration of 30 days after its final passage, but not before January 1, 2011. A copy of the full text of this ordinance shall be on file in the Office of the City Clerk on and after the date following introduction and passage to print and shall be available to any member of the public.

INTRODUCED on the 16th day of October 2010, **AND FINALLY ADOPTED** by the Council of the City of San Luis Obispo on the 16th day of November 2010, on the following vote:

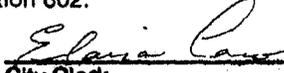
AYES: Council Members Ashbaugh, Marx and Settle, Vice Mayor Carter and Mayor Romero
NOES: None
ABSENT: None


Mayor David F Romero

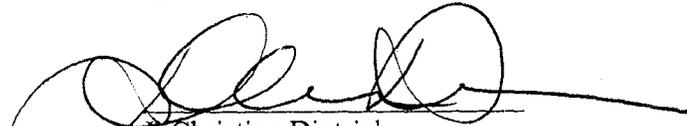
ATTEST:


Elaina Cano
City Clerk

I hereby certify that this document is a true and accurate original of Ordinance No. 1555, and that the ordinance was published pursuant to Charter Section 602.

11/24/10 
Date City Clerk

APPROVED AS TO FORM:


J. Christine Dietrick
City Attorney