

CITY COUNCIL

Pedro "Pete" M. Sanchez, Mayor
Michael J. Hudson, Mayor Pro-Tem
Jane Day
Sam Derting
Michael A. Segala



CITY COUNCIL MEETING

First and Third Tuesday
Every Month

CITY OF SUISUN CITY

701 Civic Center Blvd.
Suisun City, California 94585
Incorporated October 9, 1868

January 5, 2011

State of California
Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833-2936

RE: Local Building Code Adoption and Amendments with Findings

To Whom It May Concern:

Enclosed please find the City of Suisun City's Local Building Code Adoption for the 2010 California Building Code. All applicable amendments and findings are enclosed and attached.

If you have any questions, please feel free to contact me at 707-421-7310 or email me at dan@suisun.com.

Sincerely,

Daniel Kasperson
Building & Public Works Director

2011 JAN 26 AM 10:57
STATE OF CALIFORNIA
BUILDING STANDARDS COMMISSION

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ORDINANCE NO. 715

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY, CALIFORNIA, AMENDING CHAPTER 15.04 OF TITLE 15 OF THE SUISUN CITY MUNICIPAL CODE, WHICH ADOPTS BY REFERENCE THE 2010 CALIFORNIA BUILDING CODE, THE 2010 CALIFORNIA RESIDENTIAL CODE, THE 2010 CALIFORNIA ELECTRICAL CODE, THE 2010 CALIFORNIA PLUMBING CODE, THE 2010 CALIFORNIA MECHANICAL CODE, THE 2010 CALIFORNIA FIRE CODE, THE 2010 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE AND THE 2010 CALIFORNIA REFERENCE STANDARDS CODE, AND ADDING A NEW CHAPTER 15.70 TO TITLE 15 OF THE SUISUN CITY MUNICIPAL CODE RELATING TO PLACARDS USED TO DENOTE CONDITIONS RELATING TO CONTINUED OCCUPANCY OF BUILDINGS.

WHEREAS, the State Building Standards Commission adopted the 2010 California Building Standards Code, codified in Title 24 of the California Code of Regulations; and

WHEREAS, the City Council of the City of Suisun City (the "City") wishes to update the rules and regulations governing building and construction in the City limits to reflect the 2010 California Building Standards Code, California Code of Regulations Title 24 ("CBSC"); and

WHEREAS, the City would like to make certain amendments to the 2010 CBSC in order to address the health and safety issues of the City's local climatic, geological or topographical conditions; and

WHEREAS, before making changes to the CBSC pursuant to Health and Safety Code Section 17958.5, Health and Safety Code Section 17958.7 requires the City to make express findings that such changes are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the Applied Technology Council ("ATC") developed the building placards ("ATC-20 placards") that clearly identify the condition of a building for continued occupancy; and

WHEREAS, the City would like to officially adopt the ATC-20 placards to make them enforceable under the law and to protect the owner, tenant and the general public.

The City Council of the City of Suisun City does hereby ordain as follows:

SECTION 1. **Findings.** The City finds it is necessary to adopt local amendments to the following subcodes of the CBSC: Building Code, Plumbing Code; Fire Code; Administrative Code. These local amendments have been evaluated and recognized by the City as tools for addressing problems with building construction in the City of Suisun City, which are aimed at establishing and maintaining an environment that will afford the City a high level of fire and

1 life safety to all those who work live and play within the City's boundaries. The City finds as
2 follows:

3 A. The City, pursuant to the authority granted it under California Health and Safety
4 Code Sections 17958.5 and 18941.5, has determined that there is a need to establish building
5 standards that are more restrictive than those adopted by the State of California and found in
6 Title 24 and Title 25 of the California Code of Regulations. These new building standards
7 have been determined by the City of Suisun City to address the problems, concerns and future
8 direction by which the City can establish and maintain an environment which will afford an
9 appropriate level of fire and life safety to all who live and work within its boundary.

10 B. Under the provisions of Sections 17958.5 and 18941.5 of the Health and Safety
11 Code, the amendment of state building standards at the local level must be reasonably
12 necessary due to local climatic, topographical and/or geological conditions and the City must
13 make express findings in this regard. The Council has determined that the following findings
14 of fact address and present the local climatic, topographical, and/or geological conditions,
15 which either singularly or in combination, have caused the aforementioned amendments to be
16 adopted:

17 1. CLIMATIC

18 a. The City of Suisun City has extreme variations in weather patterns: summers are
19 arid and hot, winters are cool to freezing, fall and spring can bring any combination of
20 weather pattern together. As a result, the climate in the Suisun City area can have a great
21 influence on fire behavior and other major emergency events in the City.

22 2. TOPOGRAPHICAL

23 a. The City of Suisun City is subject to possible flooding due to low lying elevations.

24 3. GEOLOGICAL

25 a. The City of Suisun City is subject to ground tremors from seismic events as the
26 City is in Seismic Zone 4. Water inundation has occurred in the portion that lay in river Delta
27 areas. Intricate levee systems hold back a portion of the floodwater, however, development
28 has moved into areas that have the potential for flooding.

b. The City of Suisun City is in an area with localized pockets of clay and expansive
soils. These soil conditions have been found to be a source of concern for footing and
foundation design. Additionally, expansive soils can hold large amounts of moisture for
extended periods of time. Either of these factors, or a combination of both has been found to
create an increased risk of moisture intrusion under slabs in certain, common construction
methods.

c. The City of Suisun City and its surrounding region contain many pockets of "hot"
or corrosive soils. Galvanic corrosion is self-generating and occurs on the surface of a metal
exposed to an electrolyte (such as moist, salt-laden soil). The action is similar to that which

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2 occurs in a wet, or dry, cell battery. Differences in electrical potential between locations on
3 the surface of the metal (pipe) in contact with such soil may occur for a variety of reasons,
4 including the joining of different metals (iron and copper or brass for example). This can be
5 due to the characteristics of the soil in contact with the pipe surface, e.g., pH, soluble salt,
6 oxygen and moisture content, soil resistivity, temperature and presence of certain bacteria.
7 Any one or a combination of these factors may cause a small amount of electrical current to
8 flow through the soil between areas on the pipe or metal surface. Where this current
9 discharges into the soil from such an area, metal is removed from the pipe surface and
10 corrosion occurs. Premature failure of buried metallic pipe due to galvanic action has been
11 experienced in these the Suisun City areas for decades.

12 d. The City of Suisun City is served with natural gas by the Pacific Gas and Electric
13 Company (PG&E). The gas provided from PG&E is obtained primarily from sources in the
14 Western United States and Canada. According to the Copper Development Association,
15 Copper and copper alloy tube (except tin-lined copper tube) should not be used if the gas
16 contains more than an average of 0.3 grains of hydrogen sulfide per 100 standard cubic feet
17 (scf) of gas (0.7 mg/100 L). PG&E cannot assure that it's gas supplies meet this criterion.
18 Excess hydrogen sulfide will cause corrosion of pipes as well as the creation of copper
19 sulfides, which can cause failures in the appliances served.

20 e. The City of Suisun City is situated in "Seismic Zone 4" as defined by the
21 International Code Council. This area contains a higher risk of seismic activity than most
22 areas in the country. Catastrophic earthquakes account for 60% of worldwide casualties
23 associated with natural disasters. Economic damage from earthquakes is increasing, even in
24 technologically advanced countries, as shown by the 1989 Loma Prieta, CA, (\$ 6 billion),
25 1994 Northridge, CA, (\$ 25 billion), and 1995 Kobe, Japan, (> \$ 100 billion) earthquakes.
26 Additionally, a high degree of hazard to occupants has been found to occur from unsupported
27 fixtures, appliances and appurtenances in ceilings. These fixtures, though small in size, have
28 been found to create a significant hazard to occupants in the event of seismic activity.

C. Based upon the local climatic, topographical and geological conditions identified
in Section B, the specific amendments identified in Suisun City Municipal Code Sections
15.04.180-15.04.380 are found to be reasonable and necessary modifications to the
requirements established pursuant to Sections 17958.5 and 18941.5. While it is clearly
understood that the adoption of such amendments may not prevent the incidence failures, the
implementation of these various amendments to the code attempt to reduce the severity and
potential loss of life, property and protection of the environment.

D. California Health and Safety Code Section 17958.7 requires that building
standards modifications or change be expressly marked and identified as to which each
finding refers. Therefore, the City Council finds that the following table identifies the
sections of the subcodes that have been amended by the City and the corresponding local
climatic, geological and topographical conditions , as identified in Section B, that have
necessitated the modification of the state's building standards.

Code Section	Local Condition:
Building Code Section 111.1 and California Residential Code Section R110.1 (SCMC § 15.04.160)	1a, 2a
Building Code Section 111.1 and California Residential Code Section R110.1 (SCMC § 15.04.170)	1a, 2a,
Building Code Section 110.3.10 and California Residential Code Section R109.2(SCMC § 15.04.180)	1a, 2a, 3b
Building Code Sections 1403.4, 1505.1, 1510.1 and California Residential Code Section R902.1 (SCMC § 15.04.190)	1a
Building Code Section 105.2 (SCMC § 15.04.195)	3a,3b,3e
Electric Code Section 230.79 (C) (SCMC § 15.04.210)	1a, 3c
Plumbing Code Section 604.1 (SCMC § 15.04.215)	3c
Fire Code Appendix Section 104.11.4 (SCMC § 15.04.230)	1a, 2a
Fire Code Section 503.1.4 (SCMC § 15.04.270)	1a, 2a
Fire Code Section 903.2.18 (SCMC § 15.04.295)	1a, 2a
Fire Code Section 903.2.19 (SCMC § 15.04.300)	1a, 2a
Fire Code Section 3404.2.9.5.1 (SCMC § 15.04.360)	1a, 2a
Fire Code Section 905.4.3 (SCMC § 15.04.370)	1a, 2a

SECTION 2. **Suisun City Municipal Code Amendment – Chapter 15.04.** Chapter 15.04 of the Suisun City Municipal Code “Permits – Uniform Codes” is hereby amended as follows (deletions in ~~strikethrough~~; additions in underlined):

15.04.010 Purpose.

This chapter is enacted for the purpose of adopting rules and regulations pursuant to the State Housing Law and the Health and Safety Code, for the protection of the public health, safety and general welfare of the occupant and the public governing the creation, construction, enlargement, conversion, alteration, repair, moving, removal,

1 demolition, occupancy, use, height, court area, sanitation, ventilation and maintenance
2 of any building used for human habitation; provided, however, that nothing in the
3 codes adopted in this chapter shall be construed to prevent any person from
4 performing his own building, mechanical, plumbing or electrical work when
5 performed with the permits in compliance with this chapter.

6 **15.04.020 Definitions.**

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

10 A. "Board of appeals," "housing advisory and appeals board" and any other reference
11 to the appellate body, mean the Board of Appeals for the City of Suisun City made up
12 of five (5) Building Official members of the Napa-Solano Chapter of the International
13 Code Council (NSICC) chosen on a case by case basis. The NSICC, an organization
14 of Building Officials, Building Inspectors, and Construction Industry personnel, was
15 formed in 1978 to help maintain consistent and uniform code enforcement and code
16 interpretation within the jurisdictions of Napa and Solano counties. Building Officials
17 from jurisdictions within Napa and Solano counties and neighboring counties are
18 members of the NSICC. Building Official members of the NSICC are well versed in
19 the technical and administrative provisions of construction codes.

20 B. The "Accessibility Appeals Board" shall mean the Board of Appeals for the City of
21 Suisun City plus an additional two members having demonstrated experience dealing
22 with accessibility standards and their applications, appointed on a case by case basis.

23 C. All decisions by the Board of Appeals and by the Accessibility Appeals Board
24 shall be submitted in writing to the City Council for final review. All actions found by
25 the City Council to be based on incomplete or inadequate analysis shall be referred
26 back to the appropriate board for further deliberations.

27 D. "Building official," "plumbing official," "chief," "electrical inspector," "fire code
28 official," "administrative authority" and similar references to a chief administrative
position mean the Chief Building Official of the city of Suisun City; provided,
however, that:

1. Where such terms are used in connection with those duties imposed by
statute or ordinance upon the county health officer the terms shall include the
county health officer;

2. For the purpose of implementing the ~~Uniform Building Code (Dangerous
Building), Volume IV, Uniform Code for the Abatement of Dangerous
Buildings~~ the term "authorized representative" of the "building official" shall
refer to and include the director of environmental health and such personnel of
the Solano County department of environmental health as he may designate.

1 E. "Building department," "electrical department," "plumbing department,"
2 "department of fire prevention", "office of administrative authority" or "housing
3 department" means the building department of the city.

4 F. "City clerk" means the ex officio clerk of the city council.

5 G. "City council" or "mayor" means the governing elected officials of the city of
6 Suisun City.

7 H. "Fire chief" means the chief of the fire department of the city wherein a particular
8 building is or is to be located, or, for any area not within the city limits, the same shall
9 mean the county fire warden designated by the board of supervisors.

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

12 **15.04.030 Uniform codes adopted.**

13 Subject to the modifications and amendments contained in this chapter, the following
14 primary and secondary codes are adopted and incorporated into the codes of the city
15 by reference and as having the same legal effect as if their respective contents were set
16 forth in this chapter and which may be amended and/or corrected from time to time:

17 A. The ~~2007~~2010 California Building Code (CBC) which references the International
18 Building Code ~~2006~~2009 Edition ~~together with Appendices I, J, & K,~~ as published by
19 the International Code Council, Inc, and state amendments.

20 B. The Uniform Housing Code, 1997 Edition, as published by the International Code
21 Council, is adopted by reference as the housing code of the city.

22 C. The ~~2007~~2010 California Plumbing Code which references the Uniform Plumbing
23 Code, ~~2006~~2009 Edition, together with the appendices thereto, and state amendments
24 as published by the International Association of Plumbing and Mechanical Officials is
25 adopted by reference as the plumbing code of the city.

26 D. The ~~2007~~2010 California Electric Code which references the National Electrical
27 Code, ~~2005~~2008 Edition, as published by the National Fire Protection Association and
28 state amendments is adopted by reference as the electrical code of the city.

E. The ~~2007~~2010 California Mechanical Code which references the Uniform
Mechanical Code, ~~2006~~2009 Edition, together with the appendices thereto, as
published by the International Conference of Building Officials, and state
amendments, is adopted by reference as the mechanical code of the city.

F. The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as
published by the International Code Council, is adopted by reference as the dangerous
buildings code of the city, with Section 205 amended as follows: Section 205.1. In
order to provide for final interpretation of provisions of this code and to hear appeals

1 provided for hereunder, there is hereby established a Board of Appeals as defined in
2 City Code Section 15.04.020. The Building Official shall be an ex officio member of
3 and shall act as secretary to said Board. The Board shall adopt reasonable rules and
4 regulations for conducting its business and shall render all decisions and findings in
5 writing to the appellant, with a copy to the Building Official. Appeals to the board
6 shall be processed in accordance with the provisions contained in Section 501 of this
7 code. Copies of all rules or regulations adopted by the Board shall be delivered to the
8 Building Official, who shall make them freely accessible to the public.

9 G. The Uniform Sign Code, 1997 Edition, as published by the International Code
10 Council, is adopted by reference as the sign code for the city with the following
11 exception: Section 303 item 3 is deleted.

12 H. The California Referenced Standards Code, 20072010 Edition, together with
13 appendices thereto, as published by the International Code Council, with state
14 amendments, is adopted by reference as the building standards of the city.

15 I. The 20072010 California Fire Code which references the International Fire Code,
16 20062009 Edition as published by the International Code Council, including
17 appendices, with state amendments, is adopted by reference as the fire code of the city.

18 J. The Uniform Administrative Code, 1997 edition, as published by the International
19 Conference of Building Officials, is adopted by reference as the administrative code of
20 the city.

21 K. The 2010 California Building Standards Administrative Code, as published by the
22 California Building Standards Commission, is adopted by reference as the building
23 standards administrative code of the city.

24 L. The 2010 California Residential Code with Appendices (CRC), incorporating the
25 2009 edition of the Uniform Residential Code, as published by the International Code
26 Council, is adopted by reference as the residential code of the city.

27 M. The 2010 California Green Building Standards Code, as published by the
28 California Building Standards Commission, is adopted by reference as the green
building standards code of the city.

15.04.040 Copies of adopted codes.

The city clerk shall maintain at least one copy of each primary code adopted by reference, and each secondary code pertaining thereto, at the office of the city clerk for public inspection while this Ordinance is in force.

15.04.050 Utility connections.

It is unlawful for any person, including utility companies, to connect electric power lines or liquefied petroleum gas or natural gas sources permanently to any building or structure for which a permit is required by this chapter until the final inspection has been made and the approval signed by the building inspector. This section shall not

1 prohibit the erection and use of temporary power poles approved by the power
2 company during the course of construction, when approved by the building official.

3 **15.04.060 Encroachment or grading.**

4 No building permit shall be issued for which an encroachment or grading permit is
5 required, unless and until the requirements prerequisite to the encroachment or grading
6 permit have been met.

7 **15.04.070 Conformance of construction to law.**

8 No building permit shall be issued unless and until the building official is satisfied that
9 the construction authorized by the permit will not violate any existing law or
10 ordinance.

11 **15.04.075 Construction work hours.**

12 It shall be the responsibility of anyone engaging in construction or demolition work to
13 restrict the hours of work activity on the site as follows.

14 A. No construction equipment shall be operated nor any outdoor construction or repair
15 work shall be permitted within five hundred feet from any occupied residence except
16 during the hours of seven a.m. to ten p.m., Monday through Saturday, and eight a.m.
17 to ten p.m., on Sunday: 1. Interior work which would not create noise or disturbance
18 noticeable to a reasonable person of normal sensitivity in the surrounding
19 neighborhood shall not be subject to these restrictions;

20 B. A request for an exception to the permitted construction hours and days may be
21 granted by the chief building inspector for emergency work, to offset project delays
22 due to inclement weather, for twenty-four-hour construction projects, or other similar
23 occurrences.

24 C. City projects determined by the director of public works to be emergencies shall be
25 exempt from these provisions.

26 D. For construction work hours for earthwork, trenching, concrete or paving see
27 Section 15.12.320.

28 **15.04.080 Adoption or amendment procedure.**

A. The building official shall review all codes newly adopted by the state pursuant to
the State Housing Law, Section 17910 *et seq.* of the Health and Safety Code and shall:

1. Report such newly adopted codes to the city council and advise the board to schedule a hearing not less than ninety days from the date of report; and
2. Place copies of the codes to be considered by the board in the office of the city council, and in the building department for review by the general public.

B. The city council shall, upon the advice of the building official, schedule such public hearing to receive public testimony on the codes to be adopted by the board.

1 C. The clerk of the city council shall give notice of the time, place and subject matter
2 of the public hearing scheduled on the matter by the council posting in three public
3 places due to the fact that no newspaper is published or printed within the city limits.

4 D. The city council shall hold such public hearing at the date and time scheduled, and
5 shall then adopt the code with amendments, if any.

6 **15.04.090 Violations and penalties.**

7 A. It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter,
8 repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any
9 building, structure or building service equipment or cause or permit the same to be
10 done in violation of this chapter.

11 B. Any person, firm, corporation or other entity which violates any of the provisions
12 of this chapter including any of the codes adopted by reference, or who violates or
13 fails to comply with any order made thereunder, or who builds in violation of any
14 detailed statement of specification of plans submitted and approved thereunder, or any
15 certificate or permit issued thereunder, and from which no appeal has been taken, or
16 who fails to comply with such an order as affirmed or modified by the city council or
17 by a court of competent jurisdiction shall be guilty of an infraction unless otherwise
18 provided in this code.

19 C. Any person, firm, corporation or other entity which is guilty of an infraction under
20 this chapter shall be punished by:

- 21 1. A fine not exceeding one hundred dollars for the first violation;
- 22 2. A fine not exceeding five hundred dollars for a second or subsequent
23 conviction within one year.

24 Any failure to correct the condition for which the infraction is imposed within a
25 period of seven days after the issuance of a citation, and for each seven-day period
26 thereafter may be treated as a separate and additional violation subject to the same
27 penalties set forth herein.

28 In addition to the penalties set forth above, any violation beyond the third
conviction within a one-year period or any willful violation of this section which
creates an immediate threat to the health, safety or welfare of the members of the
public or the occupants of any structure in violation of this section may be charged as
a misdemeanor punishable as provided in Chapter 1.08.

D. In addition to the penalties set forth herein, any person, firm, corporation or other
entity guilty of a violation of this chapter shall be liable for such costs, expenses and
disbursements paid or incurred by the city in correction, abatement and prosecution of
the violation.

15.04.095 Enforcement.

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A. Pursuant to Section 836.5 of the California Penal Code, the chief building official, any deputy or assistant building official, agent or other employee of the building department of Suisun City is authorized to enforce the provisions of this chapter and to arrest or issue citations to violators thereof.

B. The city manager shall have the power to designate by written order that particular officers and other individuals shall be authorized to enforce particular provisions of this chapter as described in subsection A of this section in addition to those persons set forth therein.

15.04.100 Building permit-Business license required.

A. Any contractor or subcontractor who applies for permits to do work within the city limits of the city shall be denied permits if he does not possess current valid city business licenses.

B. Any permits issued in error to anyone not licensed by the city shall be revoked until such time as all fees are paid and licenses are valid.

15.04.110 Building permit-Application-Plans and specifications.

A. Applications are to be signed by the property owner or a duly licensed contractor, engineer or architect.

B. With each application for a building permit, and when required by the building official for enforcement of any provisions of this chapter, three sets of plans and specifications shall be submitted. The building official may require plans and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such.

15.04.120 Building permit-Professional designs required.

All structures or buildings classified in Occupancy Groups A, B, E, F, H, I, M, S and R-1 shall be designed in accordance with the Building and Professional Codes of the state of California.

15.04.130 Building permit-Term-Retention of plans.

A. The permits for Occupancy Groups A, B, F, E, H, I, M, S and R-1 will expire twelve months after issuance. The permit documents and plans or a retrievable document image of the permit documents and plans will be retained as a permanent record for the life of the structure.

B. Permits for R-3 and U occupancy groups shall be valid for two years from the date of their issuance provided that the time limits of starting work or work stoppage are met. The permit documents and plans or a retrievable document image of the permit

1 documents and plans will be retained as a permanent record for the life of the
2 structure.

3 **15.04.140 Building permit-Fees.**

4 Building permit fees shall be prescribed in Section 304 of the Uniform Administrative
5 Code, except buildings shall be valued as determined by the Building Official. The
6 value to be used in computing the building permit and building plan review fees shall
7 be the total value of all construction work for which the permit is issued, as well as all
8 finish work, painting, roofing, electrical, plumbing, heating, air conditioning,
9 elevators, fire-extinguishing systems and any other permanent equipment.

10 **15.04.150 Fees for plan checking, inspections and/or related permits.**

11 The city council shall establish a schedule of fees, as found in the master fee schedule,
12 to be charged and collected for plan checking, inspection services performed, and for
13 the issuance of permits. A copy of these fee schedules shall be kept in the office of the
14 city clerk and shall be available for public inspection in all city offices where permits
15 are issued.

16 **15.04.160 CBC ~~Appendix 1~~ Section ~~110.2111.1~~ amended and CRC Section
17 R110.1-Certificate of occupancy Required.**

18 ~~CBC Appendix 1 Section 110.2111.1 and CRC Section R110.1~~ shall be amended to
19 add:

20 No building or structure shall be used or occupied without a certificate of occupancy.
21 Such a certificate shall not be issued until compliance with all city requirements has
22 been met. Occupying or using a structure without this approval constitutes a public
23 nuisance.

24 **15.04.170 CBC ~~Appendix 1~~ Section ~~110.2111.1~~ amended and CRC Section R110.1
25 -Certificate of occupancy-Requirements.**

26 ~~CBC Appendix 1 Section 110.2111.1 and CRC Section R110.1~~ shall be amended to
27 add:

28 A certificate of occupancy shall not be issued until all applicable city ordinances,
resolutions, regulations and the conditional use permit conditions have been complied
with.

**15.04.180 CBC ~~Appendix 1~~ Section ~~109.3.10~~110.3.10-amended and CRC Section
R109.2- Final inspection.**

~~CBC Appendix 1 Section 109.3.10~~110.3.10 and CRC Section R109.2 shall be
amended to read as follows:

Final Inspection: To be made after final grading and the building is completed and
ready for occupancy. This shall mean all electrical, plumbing and mechanical
complete and ready for occupancy, as well as all floor covering installed and painting

1 completed, as well as any required exterior landscaping complete with house,
2 sidewalks and streets cleaned.

3 **15.04.190 California Building Code and California Residential Code amended-**
4 **Roofing.**

5 CBC Sections 1505.1, 1403.4 and 1510.1 and CRC Section R902.1 are amended as
6 follows:

7 CBC Sec. 1505.1 and CRC Section R902.1 is amended to add the following:

8 All materials applied as roof covering shall have a fire rating of class "B" or better.

9 CBC Sec. 1403.4 and CRC Section R902.1 is amended to add the following:

10 All roof materials applied as exterior wall covering shall have a fire rating of class "B"
11 or better.

12 CBC Sec. 1510.1 and CRC Section R902.1 Re-roofing, is amended to add the
13 following:

14 All materials applied as roof covering for re-roofing shall have a fire rating of class
15 "B" or better, when 50% or more of an existing roof is replaced.

16 **15.04.195 California Building Code amended- Satellite dish antennas.**

17 CBC ~~Appendix~~ Section 105.2 is amended as follows:

18 14. Satellite dish antennas are exempt from building permit, except when attached to
19 roof or pole mounted above 15 feet.

20 **15.04.200 California Building Code amended- Standard plans.**

21 The following is added to CBC ~~Appendix~~ Section ~~106.6~~107.1 and CRC Appendix
22 AE302.2:

23 Standard Plans: The Building Official may approve a set of plans for a building or
24 structure as a "standard plan", provided the applicant has made proper application,
25 submitted complete sets of plans, and paid the Plan Review Fee as required by CBC
26 Section 109 and Uniform Administrative Code Section 304.3.

27 When it is desired to use an approved "standard plan" for an identical structure, two
28 plot plans and one duplicate plan shall be submitted, and Plan Review Fee equal to
one-half of the full Plan Review Fee required in Uniform Administrative Code Section
304.3 shall be paid at the time application is made for such identical structure. Such
duplicate plans shall be compared, stamped, and kept on the job as required by CBC
Section 107.5. In case of any deviation whatsoever from this standard plan, complete
plans, together with a full Plan Review Fee, shall be submitted for the proposed work,
as required by Section 107.3, 107.4 and 108 respectively.

Standard plans shall be valid for a period of one (1) year from the date of approval.
This period may be extended by the Building Official when there is evidence that the
plan may be used again.

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15.04.210 California Electric Code amended-Service panels.

California Electric Code Section 230.79 (C) is amended to add:

All new single-family dwellings will be equipped with two hundred amp main service panels, minimum.

15.04.215 California Plumbing Code amended-Water supply piping.

California Plumbing Code Section 604.1 is amended to add:

A. An approved type of polyethylene or P.V.C. water supply piping will be acceptable except that the first ten feet of pipe from a structure shall be copper pipe, buried as per Uniform Plumbing Code. This is required to insure a proper Ground is provided.

15.04.220 Uniform Administrative Code Section 204 amended- New materials, appeals.

Uniform Administrative Code Section 204 is changed to read:

- (a) Appeals, New Materials, Processes, or Occupancies which may require permits.
- (b) The City Manager, the Building Official, the Fire Chief, and any other affected person shall act as a committee to determine suitability of alternative materials, processes or responsible interpretations of adopted codes.
- (c) When it is claimed that the provisions of any code adopted herein do not apply or that the true intent and meaning has been misconstrued or wrongly interpreted, the applicant may appeal the decision of the committee to the Board of Appeals within thirty (30) days after the committee's written decision.

15.04.230 California Fire Code Appendix - Section 104.11.4 added-Hazard abatement.

California Fire Code Appendix Section 104.11.4 is added as follows:

Section 104.11.4 Abatement of Hazards. In situations where immediate abatement of a fire hazard is required, the Fire Chief shall have the authority to order such abatement and shall cause the expense of such abatement and/or action to become a lien upon the property affected. All affected persons shall be notified of actions taken as soon as possible.

15.04.240 California Fire Code Appendix-Section 105.1.4 added-Fees.

California Fire Code Appendix Section 105.1.4 is added as follows:

Section 105.1.4 Fees for Plan Checking, Inspections, Permits. The City Council shall establish a schedule of fees, as found in the Master Fee Schedule, to be charged and collected for plan checking and inspection services performed and for the issuance of permits. A copy of these fee schedules shall be kept in the office of the city clerk and shall be available for public inspection in all city offices where permits are issued.

15.04.270 California Fire Code-Section 503.1.4 added-Access way parking.

California Fire Code Section 503.1.4 is added as follows:

1 Access - Parking May Be Prohibited. If, in the judgment of the Fire Chief, it is
2 necessary to prohibit vehicular parking along private driveways and other access ways
3 devoted to public use in order to keep them clear and unobstructed, he may require the
4 owner, lessee, or other person in charge of the premises to paint the curbs red, or
5 install signs, or give other appropriate notice to the effect that parking is prohibited. It
6 shall thereafter be unlawful for any such owner, lessee, or other person in charge to
7 fail to install and maintain in good condition the form of notice so prescribed. When
8 areas are marked or signed as prescribed herein, it shall be unlawful for any person to
9 park or leave standing a vehicle adjacent to any such curb marking or contrary to such
10 sign.

11 **15.04.295 California Fire Code-Section 903.2.18 added-Sprinklers above storage**
12 **areas.**

13 California Fire Code Section 903.2.18 is added as follows:

14 In all rooms containing combustible waste storage and above all combustible waste
15 storage areas within ten (10) feet of a building or roof overhang. Such sprinklers may
16 be connected to the domestic water supply provided the piping is sufficient to supply
17 the area. If there is no ceiling a heat baffle plate shall be provided not more than six
18 (6) inches above the sprinkler head.

19 **15.04.300 California Fire Code-Section 903.2.19 added -Sprinklers in tall or large**
20 **buildings.**

21 California Fire Code Section 903.2.19 is added as follows:

22 903.2.20 Tall or Large Commercial Buildings. In all non single family residential
23 buildings in excess of two stories or 30 feet in height, or where the total floor area of
24 all stories, basement and mezzanines of a building exceeds 3,600 square feet in area
25 shall be equipped throughout with an approved automatic fire sprinkler system.

26 **15.04.360 Fire code-Outside aboveground storage limits.**

27 The limits referred to in California Fire Code Section 3404.2.9.6.1, in which storage of
28 flammable or combustible liquids in outside aboveground tanks is prohibited, are
established as follows:

A. All areas except commercial sites where, in the opinion of the chief, no undue
hazard to life or property exists;

B. Construction Sites. Tanks must comply with all other appropriate sections of the
fire code and have a maximum capacity of five hundred fifty gallons.

15.04.370 California Fire Code-Section 905.4.3 amended-Hose connections in
large or multiple story buildings.

California Fire Code Section 905.4.3 is added as follows:

Additional local design criteria includes:

A. Hose connections are required in all buildings having floor area more than one
hundred lineal feet from the nearest vehicular access point. Hose connections shall be

1 designed to the following standards: 1. Hose connections may be used in place of
2 hose cabinets and feature two and one-half gated (globe) valves with national hose
3 standard thread. They shall be properly braced and are to be located where accessible
4 but protected, as much as possible, from mechanical damage from equipment.

5 B. Standpipes are required in multiple story buildings having floor area more than one
6 hundred lineal feet from the nearest vehicular access point. Hose connections shall be
7 designed to the following standards: 1. Class I standpipe systems, as defined in Fire
8 Prevention Standard 89-35, will be required. If the building is equipped with
9 automatic sprinklers, the system may be designed as a combined system in accordance
10 with National Fire Code Standard 14 and Fire Prevention Standard 89-35.

11 **15.04.380 Electric access gates.**

12 A. When access to or within a multi-unit residential structure or multi-unit residential
13 area is impeded by an electronically or electrically secured gate, such electronically or
14 electrically secured gate shall be constructed and maintained in accordance with plans
15 approved by the fire chief and police chief. The chiefs shall not approve such plans
16 unless the plans allow emergency vehicles and emergency personnel to open such
17 electronically secured gate by city approved radio equipment used by emergency
18 vehicles or personnel.

19 B. On or before February 15, 2008, all existing electronically or electrically secured
20 gates that impede access to a multi-unit residential structure or multi-unit residential
21 area shall either be (a) removed, or (b) constructed and maintained in accordance with
22 plans approved by the police chief and fire chief.

23 **SECTION 3. Penalties.** In addition to the penalty provision provided in Section 15.04.090
24 of this chapter, the following penalty provisions are incorporated by reference into Chapter
25 15.04, but will not be expressly stated therein:

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

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

California Building Code Section 114.3 - Prosecution of violation. If the notice of
violation is not complied with promptly, the building official is authorized to

1 request the legal counsel of the jurisdiction to institute the appropriate
2 proceeding at law or in equity to restrain, correct or abate such violation, or to require
3 the removal or termination of the unlawful occupancy of the building or structure in
4 violation of the provisions of this code or of the order or direction made pursuant
5 thereto.

6 **California Building Code Section 114.4 - Violation penalties.** Any person who
7 violates a provision of this code or fails to comply with any of the requirements
8 thereof or who erects, constructs, alters or repairs a building or structure in violation of
9 the *approved construction documents* or directive of the *building official*, or of
10 a *permit* or certificate issued under the provisions of this code, shall be subject to
11 penalties as prescribed by law.

12 **California Building Standards Administrative Code 4-237.1 - Stop work order.**

13 (a) Whenever DSA finds any construction work being performed in a manner contrary
14 to the provisions of this code and which would compromise the structural integrity of
15 the building, the Department of General Services, State of California, is authorized to
16 issue a stop work order.

17 (b) The stopwork order shall be in writing and shall be given to the owner of the
18 property involved, or to the owner's agent, or to the person doing the work. Upon
19 issuance of a stop work order, the cited work shall immediately cease. The stop work
20 order shall state the reason for the order, and the conditions under which the cited
21 work will be permitted to resume.

22 (c) Any person who continues working the cited work after having been served with a
23 stopwork order, except such work as that person is directed to perform to remove a
24 violation or unsafe condition, shall be subject to penalties as prescribed by law.

25 **California Building Standards Administrative Code - 4-334.1. Stop work order.**

26 (a) Whenever DSA finds any construction work being performed in a manner contrary
27 to the provisions of this code and that would compromise the structural integrity of the
28 building, the Department of General Services, State of California, is authorized to
issue a stop work order.

(b) The stopwork order shall be in writing and shall be given to the owner of the
property involved, or the owner's agent, or the person doing the work. Upon issuance
of a stopwork order, the cited work shall immediately cease. The stop work order shall
state the reason for the order, and the conditions under which the cited work will be
permitted to resume.

(c) Any person who continues working on the cited work after having been served
with a stop work order, except such or unsafe condition, shall be subject to penalties as
prescribed by law.

1 **California Fire Code - 109.2.1 - Service.** A notice of violation issued pursuant to this
2 code shall be served upon the owner, operator, occupant or other person responsible
3 for the condition or violation, either by personal service, mail or by delivering the
4 same to, and leaving it with, some person of responsibility upon the premises. For
5 unattended or abandoned locations, a copy of such notice of violation shall be posted
6 on the premises in a conspicuous place at or near the entrance to such premises and the
7 notice of violation shall be mailed by certified mail with return receipt requested or a
8 certificate of mailing, to the last known address of the owner, occupant or both.

9 **California Fire Code - 109.2.2 - Compliance with orders and notices.** A notice of
10 violation issued or served as provided by this code shall be complied with by the
11 owner, operator, occupant or other person responsible for the condition or violation to
12 which the notice of violation pertains.

13 **California Fire Code - 109.2.3 - Prosecution of violations.** If the notice of violation
14 is not complied with promptly, the fire code official is authorized to request the legal
15 counsel of the jurisdiction to institute the appropriate legal proceedings at law or in
16 equity to restrain, correct or abate such violation or to require removal or
17 termination of the unlawful occupancy of the structure in violation of the provisions
18 of this code or of the order or direction made pursuant hereto.

19 **California Fire Code - 109.3 - Violation penalties.** Persons who shall violate a
20 provision of this code or shall fail to comply with any of the requirements thereof or
21 who shall erect, install, alter, repair or do work in violation of the approved
22 construction documents or directive of the fire code official, or of a permit or
23 certificate used under provisions of this code, shall be guilty of a misdemeanor,
24 punishable by a fine of not more than five hundred dollars or by imprisonment not
25 exceeding six months, or both such fine and imprisonment. Each day that a
26 violation continues after due notice has been served shall be deemed a separate
27 offense. 109.3.1 Abatement of violation. In addition to the imposition of the penalties
28 herein described, the fire code official is authorized to institute appropriate action to
prevent unlawful construction or to restrain, correct or abate a violation; or to prevent
illegal occupancy of a structure or premises; or to stop an illegal act, conduct of
business or occupancy of a structure on or about any premises.

California Residential Code – R113.3 Prosecution of violation. If the notice of
violation is not complied with in the time prescribed by such notice, the *building
official* is authorized to request the legal counsel of the *jurisdiction* to institute the
appropriate proceeding at law or in equity to restrain, correct or abate such violation,
or to require the removal or termination of the unlawful occupancy of the building or
structure in violation of the provisions of this code or of the order or direction made
pursuant thereto.

California Residential Code - R113.4 Violation penalties. Any person who violates
a provision of this code or fails to comply with any of the requirements thereof or who
erects, constructs, alters or repairs a building or structure in violation of the *approved
construction documents* or directive of the *building official*, or of a *permit* or

1 certificate issued under the provisions of this code, shall be subject to penalties as
2 prescribed by law.

3 **California Residential Code - R114.2 Unlawful continuance.** Any person who shall
4 continue any work in or about the structure after having been served with a stop work
5 order, except such work as that person is directed to perform to remove a violation or
6 unsafe condition, shall be subject to penalties as prescribed by law.

7 **California Plumbing Code Section 102.3.1 - Violations.** It shall be unlawful for any
8 person, firm, or corporation to erect, construct, enlarge, alter, repair, move,
9 improve, remove, convert, demolish, equip, use, or maintain any plumbing or permit
10 the same to be done in violation of this code.

11 **California Plumbing Code Section 102.3.2 - Penalties.** Any person, firm, or
12 corporation violating any provision of this code shall be deemed guilty of a
13 misdemeanor, and upon conviction thereof, shall be punishable by a fine and/or
14 imprisonment set forth by the governing laws of the jurisdiction. Each separate day or
15 any portion thereof, during which any violation of this code occurs or continues, shall
16 be deemed to constitute a separate offense.

17 **California Plumbing Code – Section 1327.12 Corrections.** Notices of correction or
18 violation shall be written by the Authority Having Jurisdiction and posted at the site of
19 the work, mailed or delivered to the permittee or an authorized representative. Refusal
20 or failure to comply with any such notice or order within ten (10) days of receipt
21 thereof shall be considered a violation of this code, and shall be subject to the
22 penalties set forth elsewhere in this code for violations.

23 **California Mechanical Code Section 111.0 - Violations.** It shall be unlawful for a
24 person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve,
25 remove, convert or demolish, equip, use, or maintain mechanical systems or
26 equipment or cause or permit the same to be done in violation of this code.

27 **SECTION 4. Filing with the CBSC.** A copy of this Ordinance and Suisun City Municipal
28 Code Chapter 15.04 shall be filed with the California Building Standards Commission in
accordance with Health and Safety Code Section 17958.7.

SECTION 5. Adoption of the Chapter 15.70 relating to Safety Assessment Placards.
Title 15 of the Suisun City Municipal Code is hereby amended by adding a new Chapter,
15.70, to read in its entirety as follows:

Chapter 15.70. Safety Assessment Placards.

Sections:

15.71 Intent

15.72 Application of Provisions

1 15.73 Placards

2 **Section 15.71 Intent**

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

7 **Section 15.72 Application of Provisions.**

8 The provisions of this chapter are applicable to all buildings and structures of all
9 occupancies regulated by the City of Suisun City. The Council may extend the
10 provisions as necessary.

11 **Section 15.73 Placards.**

12 A. The following are verbal descriptions of the official jurisdiction placards to be
13 used to designate the condition for continued occupancy of buildings or structures.

- 14 1. **INSPECTED - Lawful Occupancy Permitted** is to be posted on any
15 building or structure wherein no apparent structural hazard has been found.
16 This placard is not intended to mean that there is no damage to the building
17 or structure.
- 18 2. **RESTRICTED USE** is to be posted on each building or structure that has
19 been damaged wherein the damage has resulted in some form of restriction
20 to the continued occupancy. The individual who posts this placard will note
21 in general terms the type of damage encountered and will clearly and
22 concisely note the restrictions on continued occupancy.
- 23 3. **UNSAFE - Do Not Enter or Occupy** is to be posted on each building or
24 structure that has been damaged such that continued occupancy poses a
25 threat to life safety. Buildings or structures posted with this placard shall
26 not be entered under any circumstance except as authorized in writing by
27 the building official, or his or her authorized representative. Safety
28 assessment teams shall be authorized to enter these buildings at any time.
This placard is not to be used or considered as a demolition order. The
individual who posts this placard will note in general terms the type of
damage encountered.

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

 C. Once it has been attached to a building or structure, a placard is not to be removed,
altered or covered until done so by an authorized representative of the Building

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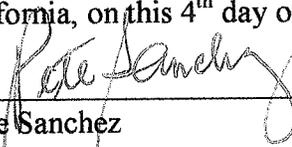
Official. It shall be unlawful for any person, firm or corporation to alter, remove, cover or deface a placard unless authorized pursuant to this section.

SECTION 6. Severability and Validity. If any section, subsection, paragraph or sentence of this Ordinance, or any part thereof, is for any reason found to be unconstitutional, invalid or beyond the authority of the City of Suisun City by a court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

SECTION 7. Effective Date. In accordance with California Government Code Section 36937, this Ordinance shall take effect and be in force on the thirty-first (31st) day after adoption.

SECTION 8. Publication. In accordance with Section 36933 of the Government Code of the State of California, this ordinance shall be posted in three (3) public places within the City prescribed by ordinance within fifteen (15) days after its passage, there being no newspaper of general circulation printed and published within the City.

PASSED, APPROVED, AND ADOPTED as an Ordinance at a regular meeting of the City Council of the City of Suisun City, California, on this 4th day of January, 2011.



Pete Sanchez
Mayor

CERTIFICATION

I, Linda Hobson, City Clerk of the City of Suisun City, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on December 21, 2010 and passed, approved, and adopted by the City Council of the City of Suisun City at a regular meeting held on the 4th day of January 2011 by the following vote:

AYES: Councilmembers: Day, Derting, Hudson, Segala, Sanchez
NOES: Councilmembers: None
ABSENT: Councilmembers: None
ABSTAIN: Councilmembers: None

WITNESS my hand and the seal of said City this 21st day of December 2010.



Donna Pock, CMC
Deputy City Clerk