

BUILDING STANDARDS COMMISSION

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February 20, 2014

Ted Halsey
Building Official
City of Aliso Viejo
12 Journey, Suite 100
Aliso Viejo, CA 92656

RE: Ordinance #2014-156

Dear Mr. Halsey:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on January 21, 2014.

Our review finds the submittal to contain one ordinance modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modification is accepted for filing and is enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

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

Sincerely,

A handwritten signature in blue ink that reads "Enrique M. Rodriguez".

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

ORDINANCE NO. 2014 - 156

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALISO VIEJO AMENDING TITLE 13 OF THE ALISO VIEJO MUNICIPAL CODE AND ADOPTING BY REFERENCE THE CALIFORNIA BUILDING STANDARDS CODE, 2013 EDITION (CALIFORNIA CODE OF REGULATIONS, TITLE 24), CONSISTING OF THE CALIFORNIA BUILDING CODE, 2013 EDITION; THE CALIFORNIA RESIDENTIAL CODE, 2013 EDITION; THE CALIFORNIA ELECTRICAL CODE, 2013 EDITION; THE CALIFORNIA MECHANICAL CODE, 2013 EDITION; THE CALIFORNIA PLUMBING CODE, 2013 EDITION; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2013 EDITION; THE CALIFORNIA ENERGY CODE, 2013 EDITION; THE CALIFORNIA ADMINISTRATIVE CODE, 2013 EDITION; AND THE CALIFORNIA REFERENCED STANDARDS CODE, 2013 EDITION AND ADOPTING BY REFERENCE THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION; THE UNIFORM SOLAR ENERGY CODE, 2012 EDITION; THE UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE, 2012 EDITION; AND MODIFICATIONS OF SUCH CODES

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.* the City of Aliso Viejo ("City") may adopt by reference the California Building Standards Code, 2010 Edition as provided in Title 24 of the California Code of Regulations and other model codes; and

WHEREAS, the California Building Standards Commission ("Commission") recently adopted the 2010 Edition of the California Building Standards Code; and

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

WHEREAS, the City desires to adopt the California Building Standards Code and other model codes with the necessary amendments to assure the Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological and topographical conditions; and

WHEREAS, the Fire Marshal and Building Official have recommended that changes and modifications be made to the California Building Standards Code, and have advised that certain changes and modifications to said Code are reasonably necessary due to local conditions within the City of Aliso Viejo, and have further advised that the remainder of the said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Code, or are reasonably necessary to safeguard life and property within the City of Aliso Viejo; and

WHEREAS, the Fire Marshal and Building Official have also recommended that changes and modifications be made to the California Building Standards Code, which are

necessary for administrative clarification and to establish administrative standards for the effective enforcement of the building standards of the City of Aliso Viejo and do not modify a building standard pursuant to California Health & Safety Code Section 17958, 17958.7, and/or 18941.5; and

WHEREAS, the City held a public hearing on January 8, 2014 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Codes as amended herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on December 12, 2013 and December 19, 2013; and

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

The City Council of the City of Aliso Viejo does ordain as follows:

SECTION 1. Authority

The City Council enacts this Ordinance under the authority granted to the City as follows:

A. California Government Code Section 50022 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference;

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

SECTION 2. Findings

I. Climatic Conditions:

1. Amendments to Sections 202, 701A.3, 710A.3.2, 710A.4, and 903.3.5.3 of the 2013 Edition of the California Building Code, Sections R202, R301.2, R301.10, R327.1.6 and R1001.13 of the 2013 Edition of the California Residential Code, and Sections 1014.1.4 and 1014.2 of the 2013 Edition of the California Plumbing Code are reasonably necessary due to the following climatic condition:

Orange County and the City of Aliso Viejo are located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings,

these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles will greatly impact the response time to reach an incident scene. Additionally, there is a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type fire fighting apparatus above this height would place rescue personnel at increased risk of injury.

2. Amendments to Sections 202, 701A.3, 710A.3.2, 710A.4, and 903.3.5.3 of the 2013 Edition of the California Building Code and Sections R202, R301.2, R301.10, R327.1.6 and R1001.13 of the 2013 Edition of the California Residential Code are reasonably necessary due to the following climatic condition:

The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County Fire Authority's (Fire Department) ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.

3. Amendments to Sections 202, 701A.3, 710A.3.2, 710A.4, and 903.3.5.3 of the 2013 Edition of the California Building Code and Sections R202, R301.2, R301.10, R327.1.6 and R1001.13 of the 2013 Edition of the California Residential Code are reasonably necessary due to the following climatic condition:

Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall, future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.

4. Amendments to Sections 202, 701A.3, 710A.3.2, 710A.4, 903.3.5.3, and 1505.1.3 of the 2013 Edition of the California Building Code and Sections R202, R301.2, R301.10, R327.1.6 R902.1, R902.1.3, and R1001.13 of the 2013 Edition of the California Residential Code are reasonably necessary due to the following climatic condition:

These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal Fire Department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent. In addition, untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning

wooden roofs become flying brands and are carried by the wind to other locations and thereby spread fire quickly.

II. Topographical conditions:

Amendments to Sections 403.1, 412.7.6 thru 412.7.6.12, 710A.3.2, 710A.4, 903.2, 903.2.8, 903.3.3.1.1.1, 903.3.5.3, 903.4, 904.3.5, 905.4, 907.2.13, 907.3.1, 907.5.2.2, 907.6.3.2, 907.6.5, 910.3.2.2, 3109.4, 3109.4.1, 3109.4.1.1, 3109.4.1.5, 3109.4.1.8, 3109.4.4.2, Figure 412.7.6.8 and Chapter 35 of the 2013 Edition of the California Building Code and Sections R301.10, R319, R327.1.6, R1001.13 and Chapter 44 of the 2013 Edition of the California Residential Code are reasonably necessary due to the following topographical conditions:

1. Natural slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change caused by the hills creates the geological foundation on which communities within Orange County are built and will continue to be built on. With much of the populated flatlands already built upon, future growth will occur in areas with steeper slopes and greater constraints in terrain.

2. Road circulation features located throughout the County also make amendments reasonably necessary. Located through the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design, accompanied with occasional heavy rainfall, causes roadway flooding and landslides and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended Fire Department emergency response times that exceed the 5 minute goal.

3. Placement of multiple occupancy buildings, location of arterial roads, and fire department staffing constraints due to recent revenue-limiting state legislation have made it difficult for the fire department to locate additional fire stations and provide manpower sufficient to concentrate fire companies and personnel to control fires in high density apartment or condominium buildings. Fire Department equipment does not allow easy access to areas of buildings greater than 55 feet above the level of Fire Department vehicle access. These conditions create the need for built-in on-site fire protection systems to protect occupants and property until fire fighting apparatus and personnel arrive on the scene.

4. These topographical conditions combine to create a situation which places Fire Department response time to fire occurrences at risk and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

III. Geological conditions:

1. Amendments to Sections 403, 403.1, 403.4.9.1, 412.7.6 thru 412.7.6.12, 903.4, 905.4, 907.3.1, 907.5.2.2 and Chapter 35 of the 2013 Edition of the California Building Code and Sections R301.2, R301.9, R309.6, R313.1, R313.2, R313.3.6.2.2,

R403.1.3, R405.1 and Chapter 44 of the 2013 Edition of the California Residential Code are reasonably necessary due to the following geological conditions:

Orange County and the City of Aliso Viejo are located in a highly active seismic area. There are earthquake faults that run along both the northeastern and southwestern boundaries of Orange County. The Newport-Inglewood Fault Zone (NIFZ), which runs through Orange County, was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude, hypocenter off Newport Beach coast), which took 120 lives. The quake damaged areas from Laguna Beach to Marina del Rey and inland to Whittier and poses one of the greatest hazards to lives and property in the nation. Regional planning for reoccurrence is recommended by the State of California, Department of Conservation. There was also an earthquake in December 1989, with the epicenter located near the City of Irvine. The fault on which this quake occurred was unknown prior to this activity. The October 17, 1989, Santa Cruz earthquake resulted in only one major San Francisco fire in the Marina District, but when combined with the 34 other fires and over 500 responses, the fire department was taxed to its full capabilities. The Marina District fire was difficult to contain because mains supplying water to the district burst during the earthquake. If more fires had been ignited by the earthquake, it would have been difficult for the fire department to contain them. Experts predict a major earthquake in our area within the next 50 years. This situation creates the need for both additional fire protection measures and automatic on-site fire protection for building occupants since a multitude of fires may result from breakage of gas and electric lines as a result of an earthquake. As noted by "Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, 1988, State Department of Conservation," page 59; "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe."

2. Amendments to Sections 903.2, 903.2.8, and Chapter 35 of the 2013 Edition of the California Building Code and Sections R301.2, R301.9, R309.6, R313.1, R313.2, R313.3.6.2.2 and Chapter 44 of the 2013 Edition of the California Residential Code are reasonably necessary due to the following geological conditions:

Traffic and circulation congestion presently existing in the City of Aliso Viejo often places fire department response time to fire occurrences at risk. This condition will be exacerbated by any major disaster, including any earthquake wherein damage to the highway system will occur. This condition makes the need for additional on-site protection for property occupants necessary.

3. Amendments to Chapter 35 of the 2013 Edition of the California Building Code are reasonably necessary due to the following geological conditions:

The City of Aliso Viejo is located in a seismically active area. The viability of the public water system would be questionable at best after a major seismic event. This would leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of any available water to floors above the 55-foot-level. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those

indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors.

4. Amendments to Chapter 35 of the 2013 Edition of the California Building Code and Sections R301.2, R301.9, R309.6, R313.1, R313.2, R313.3.6.2.2 and Chapter 44 of the 2013 Edition of the California Residential Code are reasonably necessary due to the following geological conditions:

Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes in contact with soils are utilized.

5. Amendments to Chapter 35 of the 2013 Edition of the California Building Code and Sections R301.2, R301.9, R309.6, R313.1, R313.2, R313.3.6.2.2 and Chapter 44 of the 2013 Edition of the California Residential Code are reasonably necessary due to the following geological conditions:

Portions of the County contain active or former oil production fields. These areas contain a variety of naturally occurring gasses, liquids and vapors. These compounds present toxicity or flammability hazards to building occupants. Evaluation of these hazards and the risks they pose to development is necessary to implement appropriate mitigation.

IV. Other amendments:

All other changes to the codes referenced in this Ordinance are hereby found, declared and determined by the City Council to be primarily procedural and non-substantive, and therefore to be equivalent for the purposes intended by the original codes.

SECTION 3. Chapter 13.02 of Title 13 entitled "Building Regulations" to hereby amended to read in full as follows:

"CHAPTER 13.02 BUILDING REGULATIONS

- 13.02.010 Adoption of 2013 California Building Code and Related Codes.**
- 13.02.020 Violations.**
- 13.02.030 Board of Appeals.**
- 13.02.040 Fees.**
- 13.02.050 Administration.**
- 13.02.060 Amendments to Chapter 1 of the California Building Code.**
- 13.02.065 Amendments to Chapter 2 of the California Building Code**

- 13.02.070 Amendments to Chapter 4 of the California Building Code.**
- 13.02.075 Amendments to Chapter 7A of the California Building Code.**
- 13.02.080 Amendments to Chapter 9 of the California Building Code.**
- 13.02.090 Amendments to Chapter 15 of the California Building Code.**
- 13.02.100 Amendments to Chapter 31 of the California Building Code.**
- 13.02.110 Amendments to Chapter 35 of the California Building Code.**
- 13.02.120 Amendments to the California Residential Code.**
- 13.02.130 Amendments to the California Green Building Standards Code.**
- 13.02.140 Amendments to the California Plumbing Code.**
- 13.02.150 Building deposits.**

The City Council, for the purpose of prescribing regulations for the erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of all buildings and structures in the city, hereby adopts the following construction codes and the amendment to these codes set forth in this article; hereby adopts:

- A. The California Building Code, 2013 Edition, based on the 2012 International Building Code as published by the International Code Council, including Chapter 1;
- B. The California Residential Code, 2013 Edition, based on the 2012 International Residential Code as published by the International Code Council, including those sections of Appendices G and O set forth in Section 13.02.120;
- C. The California Electrical Code, 2013 Edition, based on the 2011 National Electrical Code as published by BNI Publications, Inc;
- D. The California Mechanical Code, 2013 Edition, based on the 2012 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials;
- E. The California Plumbing Code, 2013 Edition, based on the 2012 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials;
- F. The California Green Building Standards Code, 2013 Edition as published by the California Building Standards Commission;

G. The California Energy Code, 2013 Edition as published by the International Code Council;

H. The California Administrative Code, 2013 Edition as published by the International Code Council;

I. The California Referenced Standards, 2013 Edition as published by the International Code Council;

J. The International Property Maintenance Code, 2012 Edition as published by the International Code Council;

K. The Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition as published by the International Association of Plumbing and Mechanical Officials;

L. The Uniform Solar Energy Code; 2012 Edition as published by the International Association of Plumbing and Mechanical Officials;

The provisions of these codes as amended by this chapter ("Codes") shall constitute the Building Regulations of the City of Aliso Viejo. Where the California Code of Regulations and California Building Standards Code differ from any sections of the Codes, the State regulations shall prevail over the Codes, except as expressly provided in this chapter. The Codes are on file for public examination in the office of the Building Official. Such Codes are hereby adopted and incorporated as though set forth in full in this section.

13.02.020 Violations.

For all sections of the Codes including any and all amendments to these Codes included within this chapter, the following shall apply pertaining to violations and shall replace any sections of those codes that pertain to violation.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the City, or cause same to be done, contrary to or in violation of any of the provisions of this chapter.

Any person, firm, or corporation violating any of the provisions of this chapter, shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this chapter is committed, continued, or permitted, and upon conviction of any such violation such persons shall be punished by a fine of not more than \$500.00 or by imprisonment for not more than six months, or by both such fine and imprisonment.

13.02.030 Board of Appeals.

For all sections of the Codes, including any and all amendments included within this chapter, the following shall apply pertaining to board of appeals and shall replace any sections of those codes that pertain to board of appeals.

In order to determine the suitability of alternate materials and methods of construction and provisions of these Codes, there shall be and there is hereby create a board of appeals, consisting of five members, composed of the mayor and the other members of the city council. Said members shall hold their respective membership on said board of appeals by reason of, and concurrently with their terms of service as council members and shall cease to be such members upon their ceasing to be such council members. The building official shall be the secretary of the board. The board may adopt reasonable rules and regulations for conducting its investigations and shall render all its decisions and findings on contested matters, in writing to the building official, with a duplicate copy thereof to any appellant or contestant affected by any such decision or finding, and may recommend to the city council such new legislation, if any, as is consistent therewith.

Three members of the board shall constitute a quorum. The mayor shall be the presiding officer of the board and in the mayor's absence the mayor pro-tem shall preside. Meetings shall be conducted in accordance with the Brown Act.

The board shall have the right, subject to such limits as the city council may prescribe by resolution, to employ at the cost and expense of the city, such qualified individuals as the board, in its discretion, may deem reasonably necessary in order to assist it in its investigations and making its findings and decisions.

13.02.040 Fees.

For all sections of the Codes including any and all amendments included within this chapter, pertaining to fees are hereby amended to read as follows:

All fees shall be as set forth by resolution of the city council.

13.02.050 Administration.

For all administrative sections of the Codes, are hereby deleted and replaced by Chapter 1 of the 2013 California Building Code, as amended in this chapter.

13.02.060 Amendments to Chapter 1 of the California Building Code.

Chapter 1, Division II, Scope and Administration, is amended as follows:

SECTION 104.8 Liability is amended to include the following:

The provisions of this section shall apply if the Building Official or his/her authorized representative are employees of this jurisdiction and shall also apply if the

Building Official or his/her authorized representative are acting under contract as agents of this jurisdiction.

SECTION 105.2 Work Exempt From Permit under Subsection Building is amended to remove Item 4 and revise Items 2 and 9 to read as follows:

Section 105.2. Work Exempt From Permit.

Building:

2. Walls and fences less than 42 inches in height.
4. Reserved.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.

SECTION 105.8 is added to read as follows:

Section 105.8. Reconstruction. If the value of the reconstruction (or renovations) of a building is equal to or exceeds 75 percent of the value of the building, the entire building shall comply with the code provisions for new construction. The value of the reconstruction (or renovation) for a property shall include the value of all construction stemming from construction-related permits issued within the last two years.

SECTION 111.5 is added to read as follows:

Section 111.5. Declaration Of Intended Use. When required by the fire chief, with the concurrence of the building official, any or all owners of any occupancy may be required to record with the county recorder of the County of Orange a legal instrument of intended use. This legal instrument shall be called a declaration of intended use. The declaration of intended use shall be in accordance with the requirements of this section. It shall specifically state, by occupancy classification, all intended uses of all portions of the occupancy and may not be modified or withdrawn without the approval of the fire chief with the concurrence of the building official. Unapproved changes of occupancy or use can be cause for an immediate hearing before the building official and the fire chief or their designees. Such hearing shall be conducted to rule on the revocation of the certificate of occupancy and the revocation of all permits issued to all owners, tenants, operators and occupants of all portions of the occupancy. The declaration of intended use shall be binding on all present and future owners, tenants, operators and occupants.

SECTION 111.5.1 is added to read as follows:

Section 111.5.1 Certified Copies. A certified copy of the recorded declaration of intended use may be required to be filed with the building official and the fire chief before any certificate of occupancy and/or any permits are issued to any or all owners, tenants, operators or occupants of the occupancy.

13.02.065 Amendments to Chapter 2 of the California Building Code.

Chapter 2, Definitions, is amended as follows:

SECTION 202 Definitions is revised as follows:

ABOVE-GROUND/ON-GROUND POOL. See definition of "swimming pool."

APPROACH-DEPARTURE PATH. The flight path of the helicopter as it approaches or departs from the landing pad.

BARRIER means a fence, wall, building wall, or a combination thereof, which completely surrounds the swimming pool and obstructs access to the swimming pool.

EMERGENCY HELICOPTER LANDING FACILITY (EHLF). A landing area on the roof of a building that is not intended to function as a heliport or helistop but is capable of accommodating fire or medical helicopters engaged in emergency operations.

GRADE means the underlying surface such as earth or a walking surface.

HIGH-RISE STRUCTURE. In other than Group I-2 occupancies "high-rise buildings" as used by this Code:

1. "Existing high-rise structure" means a high-rise structure, the construction of which commenced or completed prior to July 1, 1974.
2. "High-rise structure" means every building of any type of construction or occupancy having floor used for human occupancy located more than 55 feet above the lowest floor level having building access (see Section 403.1.2), except buildings used as hospitals as defined by the Health and Safety Code Section 1250.

"New high-rise structure" means a high-rise structure, the construction of which commenced on or after July 1, 1974.

HOT TUB. See definition of "swimming pool".

IN-GROUND POOL. See definition of "swimming pool".

SAFETY AREA. A defined area surrounding the landing pad which is free of obstructions.

SEPARATION FENCE means a barrier, which separates all doors of a dwelling unit with direct access to a swimming pool from the swimming pool.

SPA. See definition of "swimming pool".

SWIMMING POOL means any structure intended for swimming or recreational bathing that is designed to contain water over 18 inches deep. This includes in-ground, aboveground and on-ground swimming pools; hot tubs; portable and non-portable spas; and fixed in-place wading pools.

SWIMMING POOL, INDOOR is a swimming pool which is totally contained within a residential structure and surrounded on all four sides by walls of said structure.

SWIMMING POOL, OUTDOOR is any swimming pool which is not an indoor pool.

TAKEOFF AND LANDING AREA. The combination of the landing pad centered within the surrounding safety area.

13.02.070 Amendments to Chapter 4 of the California Building Code.

Chapter 4, Special Detailed Requirements Based On Use And Occupancy, is amended as follows:

SECTION 403 Heading is revised as follows:

SECTION 403 HIGH-RISE BUILDINGS AND GROUP I-2 OCCUPANCIES HAVING OCCUPIED FLOORS LOCATED MORE THAN 55 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS

SECTION 403.1 Applicability is revised as follows:

Section 403.1 Applicability. New high-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access and new Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of fire department vehicle access shall comply with Sections 403.2 through 403.6.

SUBSECTION [F] 403.4.8.2 Standby Power Loads is amended by deleting Item 2 and renumbering as follows:

Subsection [F] 403.4.8.2 Standby Power Loads. The following are classified as standby power loads:

1. Power and lighting for the fire command center required by Subsection 403.4.5; and
2. Standby power shall be provided for elevators in accordance with Sections 1007.4, 3003, 3007 and 3008.

SUBSECTION [F] 403.4.9.1 Emergency Power Loads is amended by adding Item 7 as follows:

Subsection [F] 403.4.9.1 Emergency Power Loads. The following are classified as emergency power loads:

1. Exit signs and means of egress illumination required by Chapter 10;
2. Elevator car lighting;
3. Emergency voice/alarm communications system;
4. Automatic fire detection systems;
5. Fire alarm systems;
6. Electrically powered fire pumps; and
7. Ventilation and automatic fire detection equipment for smoke-proof enclosures.

SECTION 412.7 Heliports And Helistops is amended by adding Subsections 412.7.6 and 412.7.6.1 through 412.7.6.12 as follows:

Subsection 412.7.6. Emergency Helicopter Landing Facility. Emergency Helicopter Landing Facility (EHLF) shall be constructed as specified in Subsection 412.7.6.1 through 412.7.6.12.

Subsection 412.7.6.1 General. Every building of any type of construction or occupancy having floors used for human occupancy located more than 75 feet above the lowest level of the fire department vehicle access shall have a rooftop emergency helicopter landing facility (EHLF) in a location approved by the fire code official for use by fire, police, and emergency medical helicopters only.

Subsection 412.7.6.2 Rooftop Landing Pad. The landing pad shall be 50 feet x 50 feet or a 50-foot-diameter circle that is pitched or sloped to

provide drainage away from access points and passenger holding areas at a slope of 0.5 percent to 2 percent. The landing pad surface shall be constructed of approved non-combustible, nonporous materials. It shall be capable of supporting a helicopter with a maximum gross weight of 15,000 lbs. For structural design requirements, see California Building Code.

Subsection 412.7.6.3 Approach-Departure Path. The emergency helicopter landing facility shall have two approach-departure paths separated in plan from each other by at least 90 degrees. No objects shall penetrate above the approach-departure paths. The approach-departure path begins at the edge of the landing pad, with the same width or diameter as the landing pad and is a rising slope extending outward and upward at a ratio of eight feet horizontal distance for every one foot of vertical height.

Subsection 412.7.6.4 Safety Area. The safety area is a horizontal plane level with the landing pad surface and shall extend 25 feet in all directions from the edge of the landing pad. No objects shall penetrate above the plane of the safety area.

Subsection 412.7.6.5 Safety Net. If the rooftop landing pad is elevated more than 30-inches above the adjoining surfaces, a 6-foot-wide horizontal safety net capable of supporting 25 lbs/psf shall be provided around the perimeter of the landing pad. The inner edge of the safety net attached to the landing pad shall be slightly dropped (greater than 5-inches but less than 18-inches) below the pad elevation. The safety net shall slope upward but the outer safety net edge shall not be above the elevation of the landing pad.

Subsection 412.7.6.6 Take-Off And Landing Area. The takeoff and landing area shall be free of obstructions and 100 feet x 100 feet or a 100-foot-diameter.

Subsection 412.7.6.7 Wind Indicating Device. An approved wind indicating device shall be provided but shall not extend into the safety area or the approach-departure paths.

Subsection 412.7.6.8 Special Markings. The emergency helicopter landing facility shall be marked as indicated in Figure 412.7.6.8

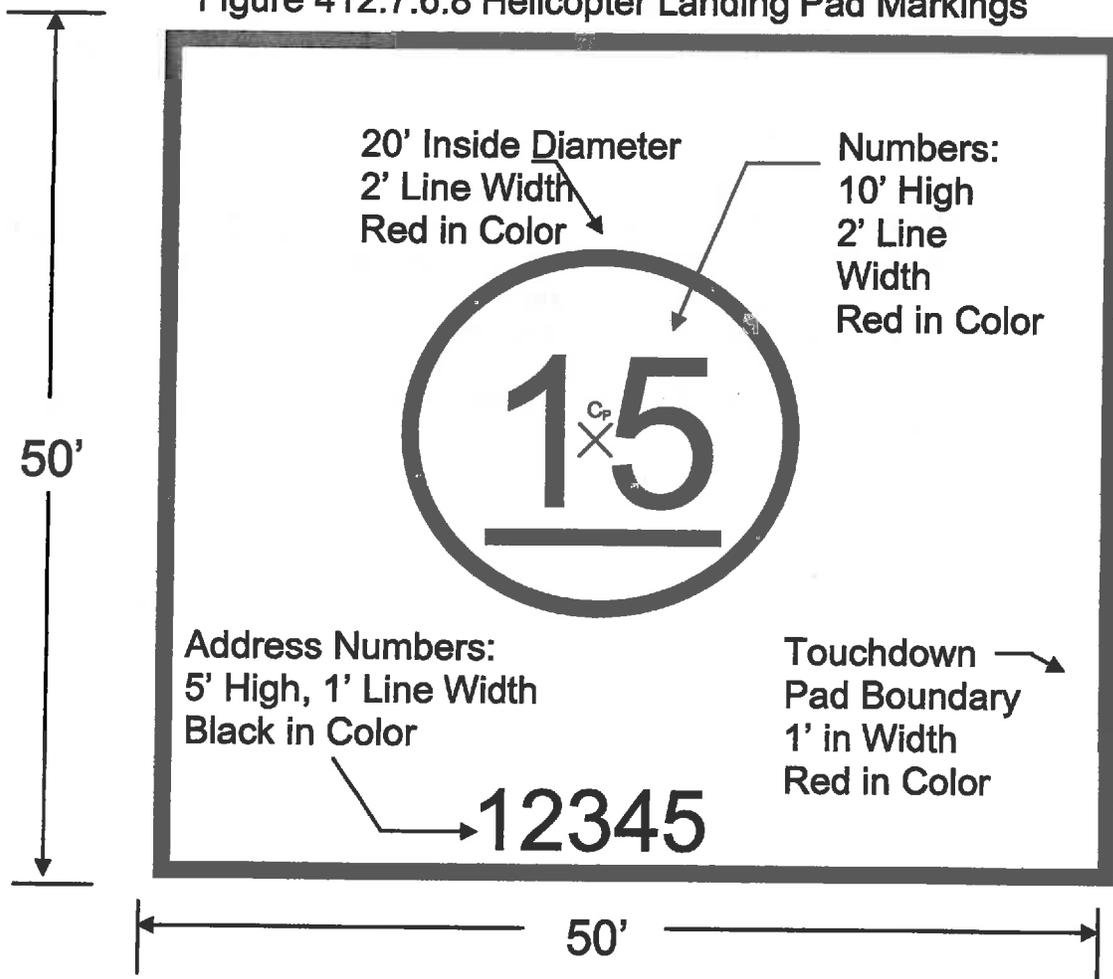
Subsection 412.7.6.9 EHLF Exits. Two stairway exits shall be provided from the landing platform area to the roof surface. For landing areas less than 2,501 square feet in area, the second exit may be a fire escape or ladder leading to the roof surface below. The stairway from the landing facility platform to the floor below shall comply with CFC 1009.4.2 for riser height and tread depth. Handrails shall be provided, but shall not extend above the platform surface.

Subsection 412.7.6.10 Standpipe Systems. The standpipe system shall be extended to the roof level on which the EHLF is located. All portions of the EHLF area shall be within 150 feet of a 2.5 inch outlet on a Class I or III standpipe.

Subsection 412.7.6.11 Fire Extinguishers. A minimum of one portable fire extinguisher having a minimum 80-B:C rating shall be provided and located near the stairways or ramp to the landing pad. The fire extinguisher cabinets shall not penetrate the approach-departure paths, or the safety area. Installation, inspection, and maintenance of extinguishers shall be in accordance with the CFC, Section 906.

Subsection 412.7.6.12 EHLF. Fueling, maintenance, repairs, or storage of helicopters is prohibited.

Figure 412.7.6.8 Helicopter Landing Pad Markings



1. The preferred background is white or tan.
2. The circled, red numbers indicate the allowable weight that the facility is capable of supporting in thousands of pounds.
3. The numbers shall be oriented towards the preferred flight (typically facing the prevailing wind).

13.02.075 Amendments to Chapter 7A of the California Building Code.

Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, is amended as follows:

SECTION 710A.3.2 is amended to read as follows:

710A.3.2 Detached accessory structures within 50 feet of an applicable building shall comply with the requirements of this section.

SECTION 710A.4 Requirements, is amended to read as follows:

710A.4 Requirements. Accessory structures shall be constructed of non-combustible or ignition-resistant materials.

13.02.080 Amendments to Chapter 9 of the California Building Code.

Chapter 9, Fire Protection Systems, is amended as follows:

SECTION [F] 903.2 Where Required, is amended to read as follows:

Section 903.2 Where Required. Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.12, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet (465 m²) as defined in the CBC, regardless of fire areas or allowable area, or more than two stories in height.
2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet (465 m²) as defined in Section 202; or
 - b. When an addition exceeds 2000 square feet (186 m²) and the resulting building area exceeds 5000 square feet (465 m²) as defined in Section 202.
 - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Group R-3 occupancies. Group R-3 occupancies shall comply with Section 903.2.8.

SUBSECTION [F] 903.2.8 Group R, is amended to read as follows:

Subsection 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 902.1 shall be provided throughout all buildings with a Group R fire area as follows:

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.

2. Existing Buildings: An automatic sprinkler system shall be installed throughout when the existing building area exceeds 3,600 square feet (334 m²) and when one of the following conditions exists:

When an addition is 33% or more of the existing building area, as defined in Section 202, within a two year period; or

- a. An addition when the existing building is already provided with automatic sprinklers; or.
- b. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

SUBSECTION [F] 903.3.1.1.1 Exempt Locations, is amended by revising Item 5 as follows:

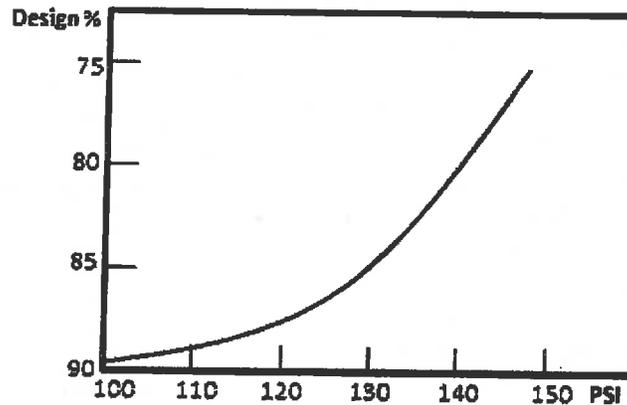
- 5 When approved by the fire code official, spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, and associated electrical power distribution equipment, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire barriers constructed in accordance with Section 707 or not less than 2 hour horizontal assemblies constructed in accordance with Section 712, or both.

SUBSECTION [F] 903.3.5.3 Hydraulically Calculated Systems is hereby added as follows:

Subsection [F] 903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity

Exception: When static pressure exceeds 100 psi, and required by the Fire Code Official, the fire sprinkler system shall not exceed water supply capacity specified by Table 903.3.5.3

TABLE 903.3.5.3
Hydraulically Calculated Systems



SECTION [F] 903.4 Sprinkler System Supervision And Alarms, is revised by deleting Exceptions 3 and 5, and renumbering the Exceptions as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Jockey pump control valves that are sealed or locked in the open position.
4. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
5. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.

SUBSECTION [F] 904.3.5 Monitoring, is revised as follows:

Subsection [F] 904.3.5 Monitoring. Where a building fire alarm or monitoring system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm or monitoring system in accordance with NFPA 72.

SECTION [F] 905.4 Location Of Class I Standpipe Hose Connections, is amended by adding Items 7 as follows:

7. The centerline of the 2.5 inch (63.5 mm) outlet shall be no less than 18 inches (457.2 mm) above and no more than 24 inches above the finished floor.

SUBSECTION [F] 907.2.13 High-Rise Buildings and Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of the fire department vehicle access, is amended to read as follows:

Subsection [F] 907.2.13 High-Rise Buildings and Group I-2 occupancies having occupied floors located more than 55 feet above the lowest level of the fire department vehicle access. High-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet (16,769 mm) above the lowest level of fire department vehicle access shall be provided with an automatic smoke detection system in accordance with Subsection 907.2.13.1, a fire department communication system in accordance with Subsection 907.2.13.2 and an emergency voice/alarm communication system in accordance with Subsection 907.5.2.2.

Exceptions:

1. Airport traffic control towers in accordance with Subsection 907.2.22 and Section 412 of the California Building Code.
2. Open parking garages in accordance with Section 406.5 of the California Building Code.
3. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the California Building Code.
4. Low-hazard special occupancies in accordance with Subsection 503.1.1 of the California Building Code.
5. In Group I-2 and R-2.1 occupancies, the alarm shall sound at a constantly attended location and general occupant notification shall be broadcast by the emergency voice/alarm communication system.

SUBSECTION [F] 907.3.1 Duct Smoke Detectors, is amended as follows:

Subsection [F] 907.3.1 Duct Smoke Detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct smoke detectors shall be connected to the building's fire alarm control unit when a fire alarm system is installed. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location and shall perform the intended fire safety function in accordance with this code and the California Mechanical Code. Duct smoke detectors shall not be used as a substitute for required open area detection.

Exception: In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

SUBSECTION 907.5.2.2 Emergency Voice/Alarm Communication System, is revised as follows:

Subsection 907.5.2.2 Emergency Voice/Alarm Communication System. Emergency voice/alarm communication systems required by this code shall be designed and installed in accordance with NFPA 72. The operation of any automatic fire detector, sprinkler water-flow device or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information and directions for a general or staged evacuation in accordance with the building's plans required by Section 404 of the California Fire Code. In high-rise buildings having occupied floors located more than 55 feet, and Group I-2 occupancies having floors located more than 75 feet (22,860 mm) above the lowest level fire department vehicle access, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows:

1. Elevator groups.
2. Exit stairways.
3. Each floor.
4. Areas of refuge as defined in Section 1002.1.
5. Dwelling units in apartment houses.
6. Hotel guest rooms or suites.

Exception: In Group I-1 and R-2.1 occupancies, the alarm shall sound in a constantly attended area and a general occupant notification shall be broadcast over the overhead page.

SUBSECTION [F] 907.6.3.2 High-Rise Buildings, is amended to read as follows:

Subsection [F] 907.6.3.2 High-Rise Building. High-rise buildings and Group I-2 occupancies having occupied floors located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access, a separate zone by floor shall be provided for all of the following types of alarm-initiating devices where provided:

1. Smoke detectors.
2. Sprinkler water-flow devices.
3. Manual fire alarm boxes.

4. Other approved types of automatic fire detection devices or suppression systems.

SUBSECTION [F] 907.6.5 Monitoring, is amended to read as follows:

Subsection [F] 907.6.5 Monitoring, Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station in accordance with NFPA 72, this section, and per Orange County Fire Authority Guideline "New and Existing Fire Alarm & Signaling Systems".

SUBSECTION [F] 910.3.2.2 Sprinklered Buildings, is amended to read as follows:

Subsection [F] 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° F above the operating temperature of the sprinkler, unless otherwise approved.

13.02.090 Amendments to Chapter 15 of the California Building Code.

Chapter 15, Fire Classification, is amended as follows:

SECTION 1505, Table 1505.1 is amended to read as follows:

**TABLE 1505.1
MINIMUM ROOF COVERING CLASSIFICATIONS
TYPES OF CONSTRUCTION**

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

SUBSECTION 1505.1.3 Roof Coverings Within All Other Areas is amended to read as follows:

Subsection 1505.1.3 Roof Coverings Within All Other Areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

SECTION 1505.5 is amended by deletion of the entire section.

SECTION 1505.7 is amended by deletion of the entire section.

13.02.100 Amendments to Chapter 31 of the California Building Code.

Chapter 31, Special Construction, is amended as follows:

SECTION 3109.4. Residential Swimming Pools is amended to add the following subsections to read as follows:

Subsection 3109.4.1.10 Disclosure Statement. The owner of the property where the swimming pool is located shall sign and file with the city, a disclosure statement certifying the homeowner's understanding of the potential life-safety hazards associated with a swimming pool and the need to maintain the barrier requirements set forth in Sections 3109.4.1.1 through 3109.4.1.9.

Subsection 3109.4.1.11 Maintenance. Failure to maintain the barrier or comply with all provisions of this section may result in an enforcement action by the city requiring the immediate draining of the pool. The pool shall not be refilled until such time compliance has been achieved with all provisions of this section. All swimming pool water shall be maintained in a clear condition, which is free of algae, insects, debris, and in a sanitary condition.

Subsection 3109.4.1.12 Approval. Plaster inspection or approval to fill the pool with water shall be withheld by the building official until there has been compliance with all provisions of this article.

Subsection 3109.4.1.13 Modifications. When there are practical difficulties involved in carrying out the provisions of this section, the building official may grant modifications for individual cases. The building official shall first find that a special individual reason makes the strict letter of this section impractical and that the modification is in conformance with the intent and purpose of this section and that such modification does not lessen the degree of protection afforded by the provisions of this section. The details of any action granting modifications shall be noted on the permit.

SUBSECTION 3109.4.1 Barrier Height And Clearances is amended to read as follows:

Subsection 3109.4.1 Barrier Height And Clearances. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the above ground pool structure. When barriers have horizontal members spaced less than 45 inches apart, the horizontal members shall be placed on the poolside of

the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.

SUBSECTION 3109.4.1.1 Openings is amended to read as follows:

Subsection 3109.4.1.1 Openings. Openings in the barrier shall not allow passage of a 4 inch-diameter sphere.

Exceptions:

1. When vertical spacing between such openings is 45 inches or more, the opening size may be increased such that the passage of a four-inch-diameter sphere is not allowed.
2. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to four inches when the distance between the tops of horizontal members is 45 inches or more.

SUBSECTION 3109.4.1.5 Chain Link Dimensions is amended to read as follows:

Subsection 3109.4.1.5 Chain Link Dimensions. Chain link fences used as a barrier shall not be less than 11 gage and shall have a maximum mesh size of 1¼ inch square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1 ¾ inches.

SUBSECTION 3109.4.1.8 is amended to add Item (4) to read as follows:

4. Where a wall of a Group R, Division 3 Occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool, which provide direct access to the pool, a separation fence measuring at least 48 inches above grade measured on the side of the barrier, which faces away from the swimming pool is required.

SUBSECTION 3109.4.4.2 is amended to add the following subsection to read as follows:

Subsection 3109.4.4.2.1. Whenever a building permit is issued for construction of a new private pool or spa at a residence, or any building permit is issued for remodeling of an existing pool or spa at a residence, it shall meet all of the following requirements:

1. The suction outlet of the pool or spa shall for which the permit is issued shall be equipped to provide circulation throughout the pool or spa as prescribed in Item (2).

2. The swimming pool or spa shall have at least two circulation drains per pump that shall be hydraulically balanced and symmetrically plumbed through one or more "T" fittings, and that are separated by a distance of at least three feet in any dimension between the drains.
3. Suction outlets that are less than 12 inches across shall be covered with anti-entrapment grates, as specified in the ASME/ANSI Standard A 112.19.8, that cannot be removed except with the use of tools. Slots or openings in the grates or similar protective devices shall be of a shape, area, and arrangement that would prevent physical entrapment and would not pose any suction hazard to bathers.
4. Any backup safety system that an owner of a new swimming pool or spa may choose to install in addition to the requirements set forth in Items (1) and (2) shall meet the standards as published in the document, "Guidelines for Entrapment Hazards: Making Pools and Spas Safer," Publication Number 363, March 2005, United States Consumer Product Safety Commission.

13.02.110 Amendments to Chapter 35 of the California Building Code.

Chapter 35 Reference Standards, is amended as follows:

NFPA 13, 2013 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

SECTION 6.8.3 is hereby revised as follows:

6.8.3 Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½" inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream demand) or greater, or a standpipe system is included, four 2 ½" inlets shall be provided.

SECTION 8.3.3.1 is hereby revised as follows:

8.3.3.1. When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

1. Quick-response type as defined in 3.6.4.7
2. Residential sprinklers in accordance with the requirements of 8.4.5
3. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
4. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

SECTION 8.17.1.1.1 is hereby added as follows

8.17.1.1.1 Residential Waterflow Alarms. A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system, where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces within each unit. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

SECTION 11.1.1.2 is hereby added as follows:

11.1.1.2 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

SECTION 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;

- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

SECTION 23.2.1.1 is hereby revised as follows:

Section 23.2.1.1 Where a waterflow test is used for the purposes of system design, the test shall be conducted no more than 6 months prior to working plan submittal unless otherwise approved by the authority having jurisdiction.

NFPA 13R 2013 Edition, Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height is hereby amended as follows:

SECTION 6.16.1 is hereby revised as follows:

6.16.1 A local water-flow alarms shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in the California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces within each dwelling unit. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

NFPA 13D 2013 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

SECTION 4.1.3 is hereby added as follows:

4.1.3 Stock of Spare Sprinklers

SECTION 4.1.3.1 is hereby added as follows:

4.1.3.1. A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

SECTION 4.1.3.2 is hereby added as follows:

4.1.3.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

SECTION 4.1.3.3 is hereby added as follows:

4.1.3.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).

SECTION 4.1.3.4 is hereby added as follows:

4.1.3.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

SECTION 7.1.2 is hereby revised as follows:

7.1.2 The system piping shall not have a separate control valve unless supervised by a central station, proprietary, or remote station alarm service.

SECTION 7.6 is hereby deleted in its entirety and replaced as follows:

7.6 Alarms. Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location is subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater, throughout all living spaces. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. Audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exceptions:

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.

2. When smoke detectors specified under CBC Section 907.2.11 are used to sound an alarm upon waterflow switch activation.

NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:

SECTION 7.3.1.1 is hereby is deleted in its entirety and replaced as follows:

7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2013 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

SECTION 6.2.1.1 is hereby added as follows:

6.2.1.1 The closest upstream indicating valve to the riser shall be painted OSHA red.

SECTION 6.2.11 (5) is hereby deleted without replacement and (6) and (7) renumbered:

(5) Control Valves installed in a fire-rated room accessible from the exterior.

(6) Control valves in a fire-rated stair enclosure accessible from the exterior as permitted by the authority having jurisdiction.

SECTION 6.3.3 is hereby added as follows:

Section 6.3.3 All post indicator valves controlling fire suppression water supplies shall be painted OSHA red.

SECTION 10.1.6.3 is hereby added as follows:

10.1.6.3 All ferrous pipe shall be coated and wrapped. Joints shall be coated and wrapped after assembly. All fittings shall be protected with a loose 8-mil polyethylene tube. The ends of the tube shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

SECTION 10.3.6.2 is hereby revised as follows:

10.3.6.2 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material, prior to poly-tube, and after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

SECTION 10.3.6.3 is hereby added as follows:

10.3.6.3 All bolts used in pipe-joint assembly shall be 316 stainless steel.

SECTION 10.6.3.1 is hereby deleted and replaced as follows:

10.6.3.1 Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.6.2.

SECTION 10.6.4 is hereby revised as follows:

10.6.4 Pipe joints shall not be located under foundation footings. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints.

13.02.120 Amendments to the California Residential Code.

Chapter 2, Definitions, is amended as follows:

SECTION R202 Definitions is amended by adding "Hazardous Fire Area" as follows:

HAZARDOUS FIRE AREA. Includes all areas identified within California Fire Code Section 4906.2 and other areas as determined by the Fire Code Official as presenting a fire hazard due to the presence of combustible vegetation, or the proximity of the property to an area that contains combustible vegetation.

Chapter 3, Building Planning, is amended as follows:

SECTION R301.2 Climatic And Geographic Design Criteria is amended as follows:

Section R301.2 Climatic And Geographic Design Criteria, Table R301.2(1) Climatic And Geographic Design Criteria.

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^a	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k		Weathering ^a	Frost line Depth ^b	Termite ^c					
Zero	85	No	D ₂ or E	Severe	12-24"	Very Heavy	50	No	04-19-2006 2008-082	0	64

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. Temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the

table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°)" at www.ncdc.noaa.gov/fpsf.html.
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/fpsf.html.
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

SECTION R301.9 Development on or Near Land Containing or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors, is hereby added as follows:

R301.9 Development On Or Near Land Containing Or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors. The fire code official may require the submittal for approval of geological studies, evaluations, reports, remedial recommendations and/or similar documentation from a state-licensed and department-approved individual or firm, on any parcel of land to be developed which has, or is adjacent to, or within 1,000 feet (304.8 m) of a parcel of land that has an active, inactive, or abandoned oil or gas well operation, petroleum or chemical refining facility, petroleum or chemical storage, or may contain or give off toxic, combustible or flammable liquids, gases or vapors.

SECTION R301.10 Fuel Modification Requirements for New Construction is hereby added as follows:

R301.10 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in areas with or adjacent to land having hazardous combustible vegetation shall comply with the requirements in the edition of OCFA Vegetation Management Guidelines currently in use at the time

SECTION R309.6 Fire sprinkler attached garages, and carports with habitable space above is hereby amended by modifying the exception as follows:

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic fire sprinkler system installed

unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

SECTION R313.1 Townhouse automatic fire sprinkler systems is hereby amended by modifying the exception as follows:

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

SECTION R313.2 One- and two-family dwellings automatic fire sprinkler systems is hereby amended by modifying the exception as follows:

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic sprinkler system unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

SECTION R313.3.6.2.2 Calculation procedure is hereby revised as follows:

Section R313.3.6.2.2 Calculation procedure. Determination of the required size for water distribution piping shall be in accordance with the following procedure and California Fire Code Section 903.3.5.3.

SECTION R319 Site Address is hereby revised as follows:

R319 Site Address. 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. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). 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. Address numbers shall be maintained.

SECTION R327.1.6 Fuel Modification Requirements for New Construction is hereby added as follows:

R327.1.6 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in hazardous fire areas shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official concurrent with the submittal for approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.
 - 2.1 The fuel modification plan shall include provisions for the maintenance of the fuel modification for perpetuity.
3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of the Orange County Fire Authority Vegetation Management Guidelines.
4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.
5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Chapter 4, Foundations, is amended as follows:

SUBSECTION R403.1.3 Seismic Reinforcing is amended by deleting the "Exception" from the end of this subsection for one and two-family dwellings which are three stories or less and constructed with stud bearing walls.

SECTION R405.1 Concrete Or Masonry Foundations is amended by deleting the "Exception" from the end of this section for foundations installed on well-drained ground or sand-gravel mixture soils.

Chapter 9, Roof Assemblies, is amended as follows:

SECTION R902.1 Roofing Covering Materials is amended as follows:

Section R902.1 Roofing Covering Materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A roofing shall be installed in areas designated by this section. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.

2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets, clay or concrete roof tile, or slate installed on noncombustible decks.

SUBSECTION R902.1.3 Roof Coverings In All Other Areas is amended as follows:

Subsection R902.1.3 Roof Coverings In All Other Areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is a Class A.

SECTION R902.2 Fire-Retardant-Treated Shingles And Shakes is amended as follows:

Section R902.2 Fire-Retardant-Treated Shingles And Shakes. Wood shakes and shingles are not allowed within the City of Aliso Viejo.”

Chapter 10, Chimneys and Fireplaces, is amended as follows:

SECTION R1001.13 Chimney spark arresters is hereby added as follows:

R1001.13 Chimney spark arresters. All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. Chimneys serving outdoor appliances or fireplaces shall be equipped with a spark arrester. The spark arrester shall meet the requirements of Section 2113.9.2 of the California Building Code.

Chapter 44, Referenced Standards, is amended as follows:

NFPA 13, 2010 Edition, Installation of Sprinkler Systems is hereby amended as follows:

SECTION 6.8.3 is hereby revised as follows:

6.8.3 Fire department connections (FDC) shall be of an approved type. The FDC shall contain a minimum of two 2 ½” inlets. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red. When the fire sprinkler density design requires 500 gpm (including inside hose stream demand)

or greater, or a standpipe system is included, four 2 ½" inlets shall be provided.

SECTION 8.3.3.1 is hereby revised as follows:

8.3.3.1. When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

- (1) Quick-response type as defined in 3.6.4.7
- (2) Residential sprinklers in accordance with the requirements of 8.4.5
- (3) Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
- (4) Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

SECTION 8.17.1.1.1 is hereby added as follows

8.17.1.1.1 Residential Waterflow Alarms. A local water-flow alarm shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system, where provided. Group R occupancies not requiring a fire alarm system by the California Fire Code shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be minimum of 15 DBA above the average ambient sound or a minimum of 75 DBA with all intervening doors closed, whichever is greater. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

SECTION 11.1.1.2 is hereby added as follows:

11.1.1.2 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent occupancy requires a system with greater capability,

it shall be the responsibility of the occupant to upgrade the system to the required density for the new occupancy.

SECTION 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the Fire Code Official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the Orange County Fire Authority water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

Section 23.2.1.1 is hereby revised as follows:

Section 23.2.1.1 Where a waterflow test is used for the purposes of system design, the test shall be conducted no more than 12 6 months prior to working plan submittal unless otherwise approved by the authority having jurisdiction.

NFPA 13R 2013 Edition, Installation of Sprinkler System in Residential Occupancies up to and Including Four Stories in Height is hereby amended as follows:

SECTION 6.16.1 is hereby revised as follows:

6.16.1 A local water-flow alarms shall be provided on all sprinkler systems and shall be connected to the building fire alarm or water-flow monitoring system where provided. Group R occupancies containing less than the number of stories, dwelling units or occupant load specified in Section 907.2.8 of the 2010 California Fire Code as requiring a fire alarm system shall be provided with a minimum of one approved interior alarm device in each unit. Sound levels in all sleeping areas shall be a minimum of 15 dBA above the average ambient sound or a minimum of 75 dBA with all intervening doors closed, whichever is greater. Alarms shall be audible within all other living areas within each dwelling unit. When not connected to a fire alarm or water-flow monitoring system, audible devices shall be powered from an uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

There shall also be a minimum of one exterior alarm indicating device, listed for outside service and audible from the access roadway that serves that building.

NFPA 13D 2013 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

SECTION 4.1.3 is hereby added as follows:

4.1.3 Stock of Spare Sprinklers

SECTION 4.1.3.1 is hereby added as follows:

4.1.3.1. A supply of at least two sprinklers for each type shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

SECTION 4.1.5.2 is hereby added as follows:

4.1.3.2 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property.

SECTION 4.1.3.3 is hereby added as follows:

4.1.3.3 The sprinklers shall be kept in a cabinet located where the temperature to which they are subjected will at no time exceed 100 °F (38°C).

SECTION 4.1.3.4 is hereby added as follows:

4.1.3.4 A special sprinkler wrench shall be provided and kept in the cabinet to be used in the removal and installation of sprinklers. One sprinkler wrench shall be provided for each type of sprinkler installed.

SECTION 7.1.2 is hereby revised as follows:

7.1.2 The system piping shall not have a separate control valve unless supervised by a central station, or remote station alarm service

SECTION 7.6 is hereby deleted in its entirety and replaced as follows:

7.6 Alarms. Exterior alarm indicating device shall be listed for outside service and audible from the street from which the house is addressed. Exterior audible devices shall be placed on the front or side of the structure and the location is subject to final approval by the fire code official. Additional interior alarm devices shall be required to provide 55 dBA or 15 dBA above ambient, whichever is greater. Sound levels in all sleeping areas with all intervening doors closed shall be a minimum of 15 dBA above the average ambient sound level but not less than 75 dBA, whichever is greater. Audible devices shall be powered from an

uninterruptible circuit (except for over-current protection) serving normally operated appliances in the residence.

Exception:

1. When an approved water flow monitoring system is installed, interior audible devices may be powered through the fire alarm control panel.
2. When smoke detectors specified under CBC Section 907.2.11 are used to sound an alarm upon waterflow switch activation.

Appendix G, Swimming Pools, Spas and Hot Tubs, is adopted in its entirety with no local amendments.

Appendix O, Vehicular Gates, is adopted with only the section indicated below:

SECTION AO103.3 Vehicular gates or other barriers across required fire apparatus access roads is added as follows:

AO103.3 Vehicular gates or other barriers across required fire apparatus access roads. The installation of gates or other barriers across a required fire apparatus access road shall comply with the requirements set forth in the 2013 California Fire Code Section 503.6.

13.02.130 Amendments to the California Green Building Standards Code.

SECTION 202 Definitions is amended by adding the following definition:

SUSTAINABILITY. Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

SECTION 4.304.1 Irrigation Controllers is amended to read as follows:

Section 4.304.1 Irrigation Controllers. Automatic irrigation system controllers for landscaping provided and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based irrigation controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input."

13.02.140 Amendments to the California Plumbing Code.

SECTION 1014.1.4 is added to read as follows:

Grease interceptors/traps in new construction shall comply with one of the following standards:

- (1) Laterals must be oversized two (2) pipe diameter increments at the point of connection with the interceptor discharge downstream to the sewer main; or
- (2) Grease interceptors/traps must connect directly to the sewer main with no additional connections.

SECTION 1014.2 is amended by adding the following:

In locations where a grease interceptor/trap is present, and the discharge of the interceptor/traps is connected to the building lateral, such laterals must be cleaned on a semi-annual basis by a qualified professional. Verification of such cleaning shall be submitted to the Building Department for approval on an annual basis. Verification shall be in the form of a statement and/or invoice from the person performing the cleaning. Premises that have had an overflow within the last 24 months shall clean the laterals and verify such cleaning as often as deemed necessary by the Building Official.

13.02.150 Building deposits.

A. As a part of any application for, and prior to the issuance of, any building permit, every applicant, if required, shall post a cash deposit in an amount established to cover the city's cost of opening and closing of the necessary files, administration of the permit status, and code enforcement, if necessary. The current deposit amount established for an encroachment permit is \$3,000 and a pool permit is \$350.00.

B. Any remaining portion of the deposit required by this section shall be returned to the applicant, without interest, upon completion of the work for which the building permit was issued, or upon the request of the applicant if the building permit application is withdrawn prior to commencement of work.

C. The deposit required by this section shall be forfeited entirely, and retained by the city as a penalty, if the applicant fails to comply with any provision of this code as it applies to the work for which the building permit was issued or if the applicant fails to request a refund of the deposit within 30 days of either expiration of the building permit or completion of the work for which the building permit was issued.

D. Nothing in this section shall preclude the city from initiating any enforcement or legal action for violation of any provision of this code.

E. For purposes of this section, "completion of the work" shall mean final inspection approval or issuance of a certificate of occupancy, as applicable.

SECTION 4. EFFECTIVE DATE

This ordinance and all codes referenced in this ordinance shall take effect upon the later of (1) 30 days from the adoption of this ordinance or (2) January 1, 2014. Projects for which a building permit application and building plans have been submitted prior to the effective date of this ordinance, and for which building permits have been obtained within 180 days from the effective date of this ordinance, shall be exempt from the provisions of this ordinance. Projects for which a building permit application and building plans have been submitted prior to the effective date of this ordinance, and building permits have not been obtained within 180 days from the effective date of this ordinance, shall be subject to all provisions of this ordinance and the codes referenced in this ordinance.

SECTION 5. REPEAL OF CONFLICTING ORDINANCES

Ordinance No. 2010-129, all former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance or of the California Building Standards Code, as adopted and amended herein, are hereby repealed.

SECTION 6. SEVERABILITY

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

SECTION 7. CITY CLERK'S CERTIFICATION

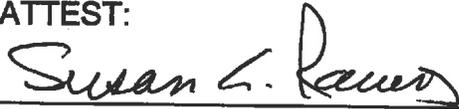
The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duty designated posting places within the City and published once within fifteen (15) days after passage and adoption as required by law; or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance in the Office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and, within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

PASSED, APPROVED, AND ADOPTED THIS 8th day of January, 2014.



Phillip B. Tsunoda, Mayor

ATTEST:



Susan A. Ramos
City Clerk

APPROVED AS TO FORM:



Scott C. Smith
City Attorney

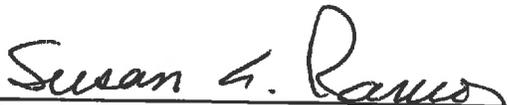
STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF ALISO VIEJO)

I, SUSAN A. RAMOS, City Clerk of the City of Aliso Viejo, California, DO
HEREBY CERTIFY that foregoing Ordinance No. 2014-156 was duly passed and
adopted at a regular meeting of the City Council held on the 8th day of January 2014 by
the following vote, to wit:

AYES: COUNCIL MEMBERS: MAYOR TSUNODA, MAYOR PRO TEM
PHILLIPS, COUNCILMEMBERS CAVE,
CHUN AND MUNZING

NOES: COUNCIL MEMBERS: NONE

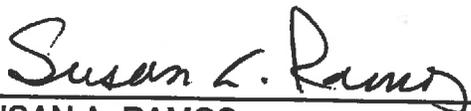
ABSENT: COUNCIL MEMBERS: NONE



SUSAN A. RAMOS
CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 2014-156 duly passed
and adopted by the Aliso Viejo City Council at their regular meeting held January 8,
2014 and that Summary of the Ordinance was published on January 16, 2014, in the
Aliso Viejo News.



SUSAN A. RAMOS
CITY CLERK

(SEAL)