

BUILDING STANDARDS COMMISSION

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



October 22, 2015

Brian Washko
Building Official
County of Sacramento
9700 Goethe Road, Suite A
Sacramento, CA 95827

RE: Ordinance #1546 and #1547

Dear Mr. Washko:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on October 2, 2015.

Our review finds the submittal to contain two ordinances 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 Sections 17958.7 and 18941.5. The code modifications are accepted for filing and are 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 California Building Standards Commission (CBSC). CBSC 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 CBSC in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your county receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code Section 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 CBSC. 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 Section 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: CBSC Chron
Local Filings

Randy Lubbock

APPROVED
BY ORDINANCES *SEC-1546* COUNTY OF SACRAMENTO
BOARD OF SUPERVISORS *SEC-1547* CALIFORNIA

FEB 11 2014

BY *Cyndi Lee*
CLERK OF THE BOARD

For the Agenda of:
January 28, 2014
10:30 a.m.

To: Board of Supervisors
From: Department of Community Development
Subject: Introduce Ordinance Repealing And Reenacting County Building Codes Contained In Code Chapters 16.02, 16.04, 16.10, 16.24, 16.28, 16.32, 16.34, 16.36, And 16.38; Add County Building Code Chapter 16.37; Also Introduce Ordinance Repealing And Reenacting County Fire Prevention Code Contained In Code Chapter 17.04; Waive Full Reading Of Ordinances; Continue To March 11, 2014, For Adoption
Supervisorial District(s): All
Contact: Brian Washko, Chief Building Official, 916-875-4001

Overview

The State of California, Building Standards Commission adopts updated model building codes every three years and requires all jurisdictions to adopt the State Building Codes within six months of State publication. These Ordinances will meet the State deadline for Code adoption; and establish Sacramento County's Amendments to the State Building Codes and State Fire Codes.

Recommendations

1. Introduce the proposed ordinance repealing and reenacting County Building Codes contained in County Code Chapters 16.02, 16.04, 16.10, 16.24, 16.28, 16.32, 16.34, 16.36, And 16.38; Add County Building Code Chapter 16.37; and
2. Repeal and reenact County Fire Prevention Codes contained in County Code Chapter 17.04; and
3. Waive Full Reading of Ordinances and continue the matter to March 11, 2014, for Adoption of the Ordinances.

Measures/Evaluation

Approval of new State Codes will keep the County current in the Industry and consistent with other local jurisdictions.

Fiscal Impact

The 2013 California Building Codes require the purchase of new code books and staff training funded through permit fees. Costs for updated building code materials are included in Community Development's Fiscal Year 2013-14 Adopted Budget. The Sacramento Metropolitan Fire District and Cosumnes Community Services District perform fire plan review and fire inspection services, thus there is no increase in cost for associated materials to the Department

Introduce Ordinance Repealing And Reenacting County Building Codes Contained In Code Chapters 16.02, 16.04, 16.10, 16.24, 16.28, 16.32, 16.34, 16.36, And 16.38; Add County Building Code Chapter 16.37; Also Introduce Ordinance Repealing And Reenacting County Fire Prevention Code Contained In Code Chapter 17.04; Waive Full Reading Of Ordinances; Continue To March 11, 2014, For Adoption
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BACKGROUND

Every three years, the California Building Standards Commission (CBSC) updates the California Building Codes and Fire Codes utilizing the latest editions of the International Code Council's Model Building Codes. The State prepares modifications to meet California needs and publishes the State Building Codes. The State has adopted the 2013 California Building Codes with publication of the new Codes occurring July 2013, with an effective date mandated by law of January 2014. The State mandates statewide adoption and enforcement of the State Building Codes and Fire Code by all local jurisdictions. Statewide adoption creates uniformity of application throughout the State. The local jurisdictions may add stricter amendments to meet local conditions. The proposed Ordinances will bring the Sacramento County Code into conformity with 2013 State Building Codes as well as provide amendments to meet local geographic, topographic and climatic conditions.

DISCUSSION

The proposed changes to the County's Building Codes are to reflect the changes to the 2013 California's Building Codes. The following are differences between the 2010 adopted ordinances and the proposed 2013 ordinances:

Chapter 16.02, Administrative Code

- Changes were made to reference the 2013 California Building Code (CBC) and the 2013 California Residential Code (CRC) as required by State Law.
- The California Residential Code now does not require a permit for fences less than seven feet in height whereas the previous code stated six feet in Section 105.2.
- Clarification language was added to Section 105.2 Item 14 to exempt agricultural building permits for twenty acres or larger parcels.
- Revisions were made to the last two paragraphs of Section 110.7 in order to delete the application requirement for re-inspection.
- The Board of Appeals language in Section 113 was modified in order to facilitate expeditious establishment, efficient implementation, and seamless transition. Staff is currently working on updating the Board of Appeals.

Chapter 16.04, Building Code

- This Chapter was changed to adopt the 2013 California Building Code as required by State Law.

Chapter 16.10, Residential Building Code

- This Chapter was changed to adopt the 2013 California Residential Code as required by State Law.

Introduce Ordinance Repealing And Reenacting County Building Codes Contained In Code Chapters 16.02, 16.04, 16.10, 16.24, 16.28, 16.32, 16.34, 16.36, And 16.38; Add County Building Code Chapter 16.37; Also Introduce Ordinance Repealing And Reenacting County Fire Prevention Code Contained In Code Chapter 17.04; Waive Full Reading Of Ordinances; Continue To March 11, 2014, For Adoption
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Chapter 16.24, Plumbing Code

- This Chapter was changed to adopt the 2013 California Plumbing Code as required by State Law.

Chapter 16.28, Electrical Code

- This Chapter was changed to adopt the 2013 California Electrical Code as required by State Law.

Chapter 16.32, Mechanical Code

- This Chapter was changed to adopt the 2013 California Mechanical Code as required by State Law.

Chapter 16.34, Green Code

- This Chapter was changed to adopt the 2013 California Green Code as required by State Law.

Chapter 16.36, Swimming Pool Code

- This Chapter was changed to adopt the 2013 International Swimming Pool and Spa Code as required by State Law.
- Section 16.36.055 was added requiring a perimeter five foot fence height with locking gate to prevent the unintentional or accidental access to swimming pools by unauthorized persons.

Chapter 17.04, International Fire Code

- This Chapter was changed to adopt the 2013 California Fire Code which adopts the 2012 International Fire Code as required by state law.
- Section 504.5 Electric Security Fences was added to require a permit to install an electric security fence.
- Section 901.6.2.2 Electronic Filing was added to require fire protection contractors to submit their inspection and maintenance reports electronically.

Building Division Building Inspectors, Plan Examiners, and all supervisors have been receiving training on the changes of the new codes. Staff is developing educational material for the contracting community and homeowners.

As the code changes are occurring, construction materials and practices are becoming more complex resulting in longer more complex inspections. Most of changes were to add clarification to the code or increase building energy efficiency or safety. The State is also mandating additional inspections for the Energy Code, Green Code, Residential Code and others. Some of the additional inspections are:

- Moisture content verification
- Lath and gypsum board inspection
- Elevation documentation

Introduce Ordinance Repealing And Reenacting County Building Codes Contained In Code Chapters 16.02, 16.04, 16.10, 16.24, 16.28, 16.32, 16.34, 16.36, And 16.38; Add County Building Code Chapter 16.37; Also Introduce Ordinance Repealing And Reenacting County Fire Prevention Code Contained In Code Chapter 17.04; Waive Full Reading Of Ordinances; Continue To March 11, 2014, For Adoption

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- Green Building Codes Standards
- Energy Code Standards

A new chapter, Chapter 16.37, has been added. The International Code Conference has written and published the International Property and Maintenance Code. This code regulates and governs the conditions and maintenance of all property, buildings and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use. The code provides technical direction for condemnation of buildings and structures unfit for human occupancy and use and the demolition of such existing structures in the County of Sacramento. The Building Division will be adding this code to the code family as a tool for Code Enforcement staff in the abatement of code violations and dangerous buildings.

OUTREACH

Staff has contacted the Building Industry Association (BIA) and Sacramento Builders' Exchange. Staff is not aware of any disagreement that the Industry has with the proposed ordinance.

Additionally, local fire departments have conducted a training class for fire protection contractors and fire districts regarding the proposed changes. Sacramento Metro Fire District staff is not aware of any disagreement with the proposed ordinance.

MEASURES/EVALUATION

Approval of new State Codes will keep the County current in the Industry and consistent with other local jurisdictions.

FINANCIAL ANALYSIS

The 2013 California Building Codes require the purchase of new code books and staff training funded through permit fees. Costs for updated building code materials are included in Community Development's Fiscal Year 2013-14 Adopted Budget. The Sacramento Metropolitan Fire District and Cosumnes Community Services District perform fire plan review and fire inspection services, thus there is no increase in cost for associated materials to the Department.

Introduce Ordinance Repealing And Reenacting County Building Codes Contained In Code Chapters 16.02, 16.04, 16.10, 16.24, 16.28, 16.32, 16.34, 16.36, And 16.38; Add County Building Code Chapter 16.37; Also Introduce Ordinance Repealing And Reenacting County Fire Prevention Code Contained In Code Chapter 17.04; Waive Full Reading Of Ordinances; Continue To March 11, 2014, For Adoption
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Respectfully submitted,

APPROVED:
BRADLEY J. HUDSON
County Executive

LORI A. MOSS, DIRECTOR
Department of Community Development

By: _____
ROBERT B. LEONARD,
Chief Deputy County Executive

Attachments: Ordinance 1 – 2013 California Building Code
Ordinance 2 – California Fire Code

RECEIVED
2015 OCT -6 A 10:13
CALIFORNIA BUILDING
STANDARDS COMMISSION

SCC NO. SCC-1546

**AN ORDINANCE OF THE SACRAMENTO COUNTY CODE RELATING TO
2013 CALIFORNIA BUILDING CODE**

The Board of Supervisors of the County of Sacramento, State of California,
ordains as follows:

SECTION 1. Chapter 16.02, Title 16, of the Sacramento County Code is
repealed in its entirety.

SECTION 2. Chapter 16.02, Sections 16.02.010 through 16.02.090, is added to
Title 16 of the Sacramento County Code to read as follows:

16.02.010 Title.

These regulations shall be known as the "Administrative Code" (hereinafter
referred to as "this Code").

16.02.020 Purpose.

The purpose of this Code is to provide for the uniform administration and
enforcement of the technical codes adopted by this jurisdiction.

16.02.030 Conflicts With Other Laws or Ordinances.

In the event of any conflict between this Code and any law, rule or regulation of the
State of California, that requirement which establishes the higher standard of safety
shall govern.

16.02.040 Adoption of the Administrative Codes.

Chapter 1, Division I and II of the 2013 Edition of the California Building Code,
Title 24, Part 2 of the California Code of Regulations, hereinafter referred to as
"Administrative Building Code", as amended is hereby adopted and incorporated by
reference herein. Chapter 1 Division I and II of the 2013 Edition of the California
Residential Code, Title 24, Part 2.5, hereinafter referred to as "Administrative Residential
Code", is hereby adopted as amended and incorporated by reference herein.

16.02.050 Scope.

The provisions of the Administrative Residential Code shall serve as the
administrative, organizational, and enforcement rules and regulations for the technical
codes that regulate, within this jurisdiction, the site preparation, construction, alteration,
movement, enlargement, replacement, repair, equipment, use and occupancy, location,
maintenance, removal and demolition of every detached one and two family dwelling and

accessory structures as classified in section 1.1.3 of the 2013 Edition of the California Residential Code.

The provisions of the Administrative Building Code shall serve as the administrative, organizational, and enforcement rules and regulations for the technical codes that regulate, within this jurisdiction, the site preparation, construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of every building or structure including but not limited to docks, harbors, wharves, marinas, boathouses, signs, swimming pools, accessory structures or any appurtenances connected or attached to such buildings or structures and building service equipment unless these are subject to regulation under the Administrative Residential Code.

16.02.060 Flood Ordinance Compliance.

The county flood ordinance, SZC-2010-00005, applies to buildings constructed in areas regulated therein.

16.02.070 Definitions.

For the purpose of this chapter, the following definitions shall apply:

"Zoning Code" as it appears in this ordinance refers to the current Sacramento County Zoning Code.

Whenever the word "code" is used in Chapter 1, Divisions I and II of the California Building Code, Title 24, Part 2, of the California Code of Regulations, and Chapter 1 Division I and II of the California Residential Code, Title 24, Part 2.5 of the California Code of Regulations, it shall mean this Administrative Code.

"Building Official" is the officer or other designated authority charged with the administration, and enforcement of the Code. The terms "administrative authority", and "County" are to be considered synonymous with the terms "Building Official", "Department of Building Safety" and "Building Department" as they appear in the Code or the technical codes.

"Building Service Equipment" refers to the plumbing, mechanical, and electrical equipment including piping, wiring, fixtures, and other accessories that provide sanitation, lighting, heating, ventilation, cooling, refrigeration and firefighting facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

"This Jurisdiction" means the unincorporated area of the County of Sacramento including county-owned buildings in incorporated cities within the County of Sacramento.

"Technical Codes" refers to the following codes adopted by the County of Sacramento, which contain the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location and occupancy of all buildings and structures and building service equipment as herein defined:

Sacramento County Code, Chapter 16.04, Building Code (hereinafter referred to as "Building Code").

Sacramento County Code, Chapter 16.10, Residential Code (hereinafter referred to as "Residential Code").

Sacramento County Code, Chapter 16.24, Plumbing Code (hereinafter referred

to as "Plumbing Code").

Sacramento County Code, Chapter 16.28, Electrical Code (hereinafter referred to as "Electrical Code").

Sacramento County Code, Chapter 16.32, Mechanical Code (hereinafter referred to as "Mechanical Code").

Sacramento County Code, Chapter 16.34, Green Code (hereinafter referred to as "Green Code").

Sacramento County Code, Chapter 16.36, Swimming Pool Code (hereinafter referred to as "Swimming Pool Code").

Sacramento County Code, Chapter 16.37, Property and Maintenance Code (hereinafter referred to as "Property Maintenance Code").

Sacramento County Code, Chapter 16.38, Sign Code (hereinafter referred to as "Sign Code").

16.02.080 Amendments to Sections 103 and 105 through 116 of Chapter 1 Division II of the Administrative Building Code.

Section 103.1 "Creation of Enforcement Agency" is amended as follows:

103.1 Creation of Enforcement Agency.

The Building Permits and Inspection Division of the Department of Community Development is hereby created and the official in charge thereof shall be known as the Building Official.

Section 105.2 "Work Exempt from Permit" is amended as follows:

105.2 Work Exempt from Permit.

A building permit shall not be required for the types of work in each of the separate categories listed in the Building Code Section 105.2, as specifically amended below. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction. Building permits shall not be required for the items listed in Building Code section 105.2 as specifically amended:

2. Fences not over 7 feet (2.13M) in height or any fence covered on improvement plans prescribed in Chapter 12.03 of the Sacramento County Code.

13. Non-fixed and moveable:

A. Fixtures;

B. Cases;

C. Racks;

D. Counters; and,

E. Partitions that do not exceed 5'-9" (1753 mm) in height.

14. An agricultural building, as defined in Section 202 of the California Building Code, shall qualify for an "Exempt Building Permit" if it is located on a parcel of

land zoned AG- 20 or a parcel of land consisting of twenty or more acres being used primarily for agricultural uses. Smaller parcels created by a Lot Reduction permit qualify as long as they maintain the existing relationship with the larger complying parcel.

Complying parcels qualify for Exempt Building Permits if all of the following conditions are met:

- A. An Exempt Building Permit is applied for by the property owner or authorized agent.
- B. A plot plan is submitted indicating the proposed building and all existing buildings on the subject parcel and showing for each the size, use, and location on the property in relation to property lines and other buildings.
- C. The Director of the Planning and Community Development Department determines that the use and location of the proposed building is permitted by the Zoning Code of Sacramento County.
- D. The proposed building is not located on a portion of the parcel that requires a minimum floor elevation (not in a flood plain).
- E. A processing fee for the Exempt Building Permit is paid by the applicant to cover the required application, the initial site check, the final project inspection (to verify location of project) and maintenance of related Building Inspection records. The fee basis is 4 hours of a Building Inspector II Range A's time at the current billing rate.

Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits will be required if one or more of these trades are included with the project.

Section 105.3.2. "Time limitation of application" is re-titled and amended as follows:

105.3.2 Expiration of Plan Review.

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend time for action by the applicant for periods not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented permit issuance. In order to renew the permit application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

Section 105.5 "Expiration" is re-titled and amended as follows:

105.5 Permit Expiration.

Every permit issued by the Building Official under the provisions of the administrative or technical codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of permit issuance or if the building or work authorized by such permit is suspended or abandoned as indicated by no inspection of work within a period of 180

days. When work is not ready for a required inspection within 180 days of the last inspection, the permittee must request a progress inspection to keep the permit active. If a permit expires, the permit shall be renewed before work is recommenced. The fee for renewal shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after the building or work has been suspended or abandoned or the permit has been expired for a period exceeding one year, the permittee shall pay a new full permit fee. Permits deemed to have expired shall be subject to all permit related fee increases and new fees in effect at the time of permit renewal. The valuation for new construction or additions shall not be less than that established by the International Code Council based square footage cost tables. The Building Official shall have discretion to adjust permit renewal fees when extenuating circumstances exist.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building Official may extend the time for action by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

All building permits shall expire two years after the issuance date. The permit may be extended beyond this period if the work authorized by the permit is being diligently pursued but only upon written request by the permittee. Review of the request and granting of an approved time extension beyond two years shall be made by the Building Official.

Section 109.1.1 "Fees" is added as follows:

109.1.1 Fees.

The fee for each permit shall be that fee prescribed in Chapter 16.90 of the Sacramento County Code.

Section 109.1.2 "Plan Review Fees" is added as follows:

109.1.2 Plan Review Fees.

When submittal construction documents are required by Section 107, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be that fee prescribed in Chapter 16.90 of the Sacramento County Code.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 109.1.1 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, or when the project involves a deferred submittal item as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the rate prescribed in Chapter 16.90 of the Sacramento County Code.

Section 109.3 "Building Permit Valuations" is amended as follows:

109.3 Building Permit Valuations.

The permit applicant shall provide an estimated permit value at time of application. The value to be used in computing the building permit and building plan review fees shall be the total of all construction work for which the permit is being issued, as well as finish work, painting, roofing, electrical, plumbing, gas, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment and systems. Value for donated and/or discounted materials and labor shall be established at typical market value and rates. The permit shall include additional valuation for work on the project site such as lighting, sewer, water service and other items requiring inspection. In no case shall the valuation for new construction or additions be less than determined by the International Code Council based cost tables.

When permitted work includes an alteration to an existing structure, or includes work outside of the standard calculated fee areas determined by the International Code Council based square footage cost tables, the applicant shall provide actual/contracted project costs to establish the additional non-calculated valuation of the total permitted project. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

Section 109.4 "Work Commencing Before Permit Issuance" is amended as follows:

109.4 Work Commencing Before Permit Issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a violation penalty. The violation penalty shall be twice the amount of the total Building Inspection fees (plan review plus building permit fees) prescribed in Chapter 16.90 of the Sacramento County Code. The Building Official shall have discretion to adjust a violation penalty when extenuating circumstances exist. The violation penalty is separate and independent from other fees and shall be collected whether or not a permit is then or subsequently issued; however, the violation penalty shall not apply to emergency work when it is proved to the satisfaction of the Building Official that such work was urgently necessary and that it was not practical to obtain a permit before commencement of the work. The payment of such violation penalty shall not exempt any person from compliance with other provisions of this Code, the technical codes, or from any penalty prescribed by law.

Section 109.6 "Refunds" is amended as follows:

109.6 Refunds.

The Building Official may authorize the refunding of any fee paid hereunder that was erroneously paid or collected.

The Building Official may authorize the refund of plan review and/or building permit fees. The plan review fee may be refunded when no plan review has been

performed. The building permit fee may be refunded only when inspections have not been provided. The refund of these separate and independent fees shall not exceed 80% of the individual plan review or building permit fee.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original applicant not later than 180 days after the date of fee payment. Under no circumstances shall there be a refund of either fee if the plan review or building permit has expired.

Section 110.7 "Reinspections" is added as follows:

110.7 Reinspections.

A reinspection fee may be assessed for each inspection or reinspection when any of the following conditions exist:

1. such portion of work for which inspection is called is not completely ready for inspection.
2. previous written corrections have not been made.
3. the job address is not clearly posted and visible from the street or the front of the building.
4. the inspector has no access to the work to be inspected.
5. the approved plans are not readily available to the inspector.
6. the building permit, application and any previous correction notice(s) are not available at the job site.
7. deviation from the approved plans requiring further approval of the Building Official.

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspections before the job is completely ready for such inspection or when plans and/or permit documents are not available to the inspector at the site where the inspection is to be performed.

To obtain a reinspection, the applicant shall pay the reinspection fee in accordance with Chapter 16.90 of the Sacramento County Code.

In instances where reinspection fees have been assessed, no further inspection of the work will be performed until the reinspection fees have been paid.

Section 112.1 "Connection of Service Utilities" is amended as follows:

112.1 Connection of Service Utilities.

No person shall make connections from a source of energy fuel, or power to any building service equipment that is regulated by the technical codes and for which a permit is required by this code until approved by the Building Official.

Section 112.1.1 "Connection of Building Service Equipment" is added as follows:

112.1.1 Connection of Building Service Equipment.

All building service equipment for which a permit is required by this Code shall be inspected by the Building Official. No portion of any building service equipment intended to be concealed by any permanent portion of the building shall be concealed until inspected and approved. When the installation of any building service equipment is complete, an additional and final inspection shall be made. Building service equipment regulated by the technical codes shall not be connected to the water, fuel, or power supply or sewer system until authorized by the Building Official.

Section 112.1.2 "Operation of Building Service Equipment" is added as follows:

112.1.2 Operation of Building Service Equipment.

Inspection of replacement building service equipment must be scheduled within 48 hours after installation; building service equipment replaced on an emergency basis may be operated during this time. No work may be covered prior to approval of the Building Official.

Section 112.2 "Temporary Connection" is amended as follows:

112.2 Temporary Connection.

The Building Official may authorize the temporary connection of the building service equipment to the source of energy fuel, or power for the purpose of testing building service equipment or for the use under a temporary Certificate of Occupancy.

Section 112.3 "Authority to Disconnect Service Utilities" is amended as follows:

112.3 Authority to Disconnect Service Utilities.

The Building Official or an authorized representative shall have the authority to disconnect any utility service or energy supplied to any building, structure, or building service equipment therein regulated by this Code or the technical codes when either:

1. The building owner/occupant knowingly fails to comply with a notice or order.
2. In case of emergency where necessary to eliminate an immediate hazard to life or property.

The Building Official shall, whenever possible, notify the serving utility, the owner and the occupant of the building, structure, or building service equipment of the decision to disconnect prior to taking such action and shall notify such serving utility, owner, and occupant of the building structure, or building service equipment, in writing, of such disconnection immediately thereafter.

Section 113 "Board of Appeals" is added as follows:

113.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of the technical codes, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. The board of appeals shall also serve as the Local Appeals Board and Housing Appeals Board in compliance with Section 1.8.8 of this Code.

113.1.1 Appeal Procedure.

An appeal must be delivered to the Building Official in writing and must describe in plain language the issue(s) sought to be considered in the appeal as well as any applicable code citations. The request for an appeal must be delivered to the Building Official within thirty (30) days of the order, determination, interpretation, or notice in dispute, unless indicated by a shorter appeal time limit elsewhere in this Code. Failure of any party to timely submit an appeal pursuant to this section is a waiver of his or her right therein. The board of appeals' decision on the issue in dispute shall be served in writing to the appellant within fourteen (14) calendar days of the appeal hearing. The decision shall advise that the time for judicial review of the decision is governed by the California Code of Civil Procedure Section 1094.6. The decision shall be final upon service.

113.1.2 Appeals in Violation Cases.

An appeal of notices and orders issued pursuant to the Administrative Code must be made to the Building Official in writing within ten (10) calendar days of the issuance date of the notice or order.

113.2 Limitations on Authority.

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

113.3 Qualifications.

The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction. Appointments shall not be employees of the jurisdiction and shall consist of members who are qualified and specifically knowledgeable in the California Building Standards Code and applicable local codes and ordinances.

113.4 Membership.

The board of appeals shall consist of seven members, not including the Building Official. The members of the board of appeals shall be appointed by the Building Official and confirmed by the Board of Supervisors.

113.4.1 Chairperson.

The board of appeals shall annually select a chairperson from its appointed members.

113.5 Terms.

Terms for all members of the board of appeals, except the Building Official, shall be two years. However, term expiration for the first set of board members appointed shall be staggered such that the term for the first three members expires two years after appointment and the term for the remaining four members expires three years after appointment.

113.6 Vacancies.

Vacancies shall be filled by appointment for the un-expired portion of the term.

113.7 Secretary.

The secretary shall be the Building Official or his designee. The secretary shall have no vote except in the case of a tie vote.

113.8 Meetings.

The board of appeals shall hold monthly meetings as needed.

113.9 Attendance.

Any appointed member of the board of appeals who fails to attend three consecutive meetings of the board of appeals without notifying the secretary shall automatically lose membership thereon. It shall be the duty of the chairperson of the board of appeals to report to the Board of Supervisors any appointee member who has failed to attend three consecutive meetings without such notification.

113.10 Rules and Regulations.

The board of appeals shall adopt reasonable rules and regulations for conducting its business. The Board of Appeals shall render all decisions and findings in writing to the Building Official and provide a copy to the applicant; the Board of Appeals may recommend to the Board of Supervisors such new legislation as is consistent therewith. Decisions and findings shall be filed in the office of the Building Official, for public inspection.

113.11 Granting Modifications.

Whenever there are practical difficulties involved with carrying out the provisions of the Building, Residential, Electrical, Mechanical, Plumbing, Swimming Pool, Green, Property Maintenance, and Sign codes of the County of Sacramento, the board of appeals may grant modifications for individual cases, provided it is found that special circumstances make strict adherence to the above referenced codes impractical and that the modification is in conformity with the intent and purpose of the Code and that such modification does not reduce any degree of fire protection, life-safety, accessibility or any degree of structural integrity.

Section 114.5 "Authority to Condemn Building Service Equipment" is added as follows:

114.5 Authority to Condemn Building Service Equipment.

Whenever the Building Official determines that any building service equipment regulated in the technical codes has become hazardous to life, health, property or becomes unsanitary, the Building Official shall order, in writing, that such equipment either be removed or restored to a safe or sanitary condition, whichever is appropriate. The written notice itself shall prescribe a fixed time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner, and occupant of such building, structure or premises.

When any building service equipment is maintained in violation of the technical codes and in violation of any notice issued pursuant to the provisions of this section, the Building Official shall institute any appropriate action to prevent, restrain, correct or abate the violation.

Section 114.6 "Connection After Order to Disconnect" is added as follows:

114.6 Connection After Order to Disconnect.

No person shall make connections to any energy, fuel, or power supply nor supply energy or fuel to any building service equipment that has been disconnected, ordered to be disconnected or the use of which has been ordered discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

The Building Official shall have the right to withhold clearing building service equipment for connection by the utility company if the owner or contractor refuses to comply with other ordinances affecting the structure as a whole.

Section 116 "Unsafe Structures and Equipment" is re-titled and amended as follows:

116.1 Unsafe Structures and Building Service Equipment.

All buildings, structures, or building service equipment regulated by this Code and the technical codes which, after inspection by the authority having jurisdiction are determined to be substandard and/or dangerous, shall be governed by Chapter 16.20, "Substandard Dwelling," and Chapter 16.22 "Dangerous Building Code" of the Sacramento County Code.

16.02.090 Amendments to Sections R103 and R105 through R116 of Chapter 1 Division II of the Residential Code.

R103.1 "Creation of Enforcement Agency" is amended as indicated in this Code at 16.02.080, section 103.1.

Section R105.2 "Work Exempt from Permit" is amended as follows:

R105.2 Work Exempt from Permit.

A permit shall not be required for the types of work in each of the separate classes of permit as listed in California Residential Code Section R105.2 including those specifically amended below. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction.

Building:

2. Fences not over 7 feet (2.13M) in height or any fence included on improvement plans prescribed in Chapter 12.03 of the Sacramento County Code.

8. Swings and other playground equipment not exceeding 12 feet (3.66M) in height from adjacent grade.

11. Animal Shelters used for housing livestock and residential pets shall be exempt from building permit requirements provided Zoning Code requirements are met, and the structure complies with the following guidelines:
 - A. Residential Pet Structures:
 1. The structure is not an Agricultural Building as defined in section 202 of the Building Code.
 2. The structure shall not be used for human habitation or commercial use.
 3. The structure shall not exceed 6' in height from grade to top of structure.
 4. The structure shall have a width/depth that does not exceed 6' (the structure's length shall be regulated by the zoning code).
 5. The structure shall not incorporate or have attached electrical service or other utilities.

 - B. Manufactured Horse and Livestock Shelters.
 1. The structure is not an Agricultural Building as defined in section 202 of the Building Code.
 2. Prefabricated and/or temporary corral structures that are installed per the manufacturer's requirements and are not used for human habitation or commercial use.
 3. The manufactured and prefabricated structure shall not exceed 12'x12'x 9' high and shall not be enclosed on more than three sides.

4. The structure shall not incorporate or have attached electrical service or other utilities.

R105.3.1.1. "Determination of substantially improved or substantially damaged existing buildings in flood hazard areas" is amended as follows:

Section R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas is specifically not adopted. In lieu of Section R105.3.1.1, the county flood ordinance, SZC-2010-00005, shall govern.

R105.3.2. "Time limitation of application" is re-titled and amended as indicated in this Code at 16.02.080, section 105.3.2.

R105.5 "Expiration" is re-titled and amended as indicated in this Code at 16.02.080, section 105.5.

R106.4.1 "Additional Plan Review" is added as follows:

For projects where changes in the scope of work require additional plan review, additional plan review fees shall be charged at the rate prescribed in Chapter 16.90 of the Sacramento County Code.

R108.1.1 "Fees" is added as indicated in this Code at 16.02.080, section 109.1.1.

R108.1.2 "Plan Review Fees" is added as indicated in this Code at 16.02.080, section 109.1.2.

R108.3 "Building Permit Valuations" is amended as indicated in this Code at section 109.3.

R108.6 "Work Commencing Before Permit Issuance" is amended as indicated in this Code at 16.02.080, section 109.4.

R108.5 "Refunds" is amended as indicated in this Code at 16.02.080, section 109.6.

R109.5 "Reinspections" is added as indicated in this Code at 16.02.080, section 110.7.

R110.1 "Certificate of Occupancy" is amended adding the following:
Exception 3. The record of approved final inspections serves as approval of occupancy for R3 occupancies.

R111.1 "Connection of Service Utilities" is amended as indicated in this Code at 16.02.080, section 112.1.

R111.1.1 "Connection of Building Service Equipment" is added as indicated in this Code at 16.02.080, section 112.1.1.

R111.1.2 "Operation of Building Service Equipment" is added as indicated in this Code at 16.02.080, section 112.1.2.

R111.2 "Temporary Connection" is amended as indicated in this Code at 16.02.080, section 112.2.

R112 "Board of Appeals" is amended as follows:
The Local Appeals Board, the Housing Appeals Board and the Board of Appeals shall be synonymous with the Board of Appeals established in section 113 of the California Building Code.

R113.5 "Authority to Condemn Building Service Equipment" is added as indicated in this Code at 16.02.080, section 114.5.

R113.6 "Connection after Order to Disconnect" is added as indicated in this Code at 16.02.080, section 114.6.

Section R115 "Unsafe Structures and Equipment" is added.

R115.1 Unsafe Structures and Equipment is added as indicated in this Code at 16.02.080, section 116.1.

SECTION 3. Chapter 16.04, Title 16, of the Sacramento County Code is repealed in its entirety.

SECTION 4. Chapter 16.04, Sections 16.04.010 through 16.04.030, is added to Title 16 of the Sacramento County Code to read as follows:

16.04.010 Title.

This chapter shall be known and cited as the "Sacramento County Building Code" (hereinafter referred to as "this Code").

16.04.020 Purpose.

The purpose of this Code is to provide minimum standards to safeguard life, limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, use, occupancy, location and of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein. Group R-3 occupancies as classified in section 1.1.3 of the Residential Code are not regulated by this Code but are regulated by the Sacramento County Residential Code as adopted and amended in Sacramento County Code Chapter 16.10.

16.04.030 Adoption of the California Building Code.

The 2013 California Building Code, Title 24, Part 2 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the

California State Health and Safety Code Sections 17922 and 18901 et. seq., (hereinafter referred to as the "Building Code") and Building Code Appendix C (Group U Agricultural Buildings) and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter, Chapter 16.02, and Chapter 16.10 of the Sacramento County Code, all construction, alteration, moving, demolition, repair and use of any building or structure within this jurisdiction shall be made in conformance with the Building Code and any rules and regulations promulgated pursuant thereto.

SECTION 5. Chapter 16.10, Title 16, of the Sacramento County Code is repealed in its entirety.

SECTION 6. Chapter 16.10, Sections 16.10.010 through 16.10.100, is added to Title 16 of the Sacramento County Code to read as follows:

16.10.010 Title.

This chapter shall be known and cited as the "Sacramento County Residential Code" (hereinafter referred to as "this Code").

16.10.020 Purpose.

The purpose of this Code is to provide minimum standards to safeguard life, limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, use, and location of all one and two family dwellings, townhouses and accessory structures as classified in section 1.1.3 of the Residential Code..

16.10.030 Adoption of the California Residential Code.

The 2013 California Residential Code, Title 24, Part 2.5 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the California State Health and Safety Code Section 17922 and 18901 et. seq., (hereinafter referred to as the "Residential Code") and Residential Code Appendices H (Patio Covers), J (Existing Buildings and Structures) and K (Sound Transmission), and any rules and regulations promulgated pursuant thereto are hereby adopted as amended and incorporated by reference herein. Except as otherwise provided by this chapter, Chapters 16.02, and 16.04 of the Sacramento County Code, all construction, alteration, moving, demolition, repair, and use of any building or structure within this jurisdiction shall be made in conformance with the Residential Code and any rules and regulations promulgated pursuant thereto.

16.10.040 Definitions.

As used in this chapter, the word "Code" means the Sacramento County Residential Code.

16.10.100 Residential Code Amended.

Section 310.1 "Emergency Escape and Rescue Openings"

R310.1 The exception to R310.1 is amended as follows:

Exceptions:

1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet. (18.58 m²)
2. Emergency egress or rescue openings from sleeping rooms may exit into an unenclosed covered patio or porch area.

Section AJ 601.5 "Limitation of Reconstruction" is added as follows:

AJ 601.5 Limitation of Reconstruction.

When the scope of work for R-3 and U Occupancies involves the removal of 50% or more of the building within a one-year period, the project, existing and new, shall be considered as new construction, and the entire building shall comply with all currently adopted codes. Fire sprinkler requirements shall be determined by building official. Plan review and permit fees will be based on the valuation of the entire project as a new structure. The criteria for determining the reconstruction of more than 50% of a building may include the linear length of all existing walls interior and exterior or square footage of the building.

SECTION 7. Chapter 16.24, Title 16, of the Sacramento County Code is repealed in its entirety.

SECTION 8. Chapter 16.24, Sections 16.24.010 through 16.24.100, is added to Title 16 of the Sacramento County Code to read as follows:

16.24.010 Title.

This chapter shall be known and cited as the "Sacramento County Plumbing Code" (hereinafter referred to as "this Code").

16.24.020 Purpose.

The purpose of this Code is to provide minimum requirements and standards for the protection of the public health, safety and welfare.

16.24.030 Adoption of the California Plumbing Code.

The 2013 California Plumbing Code, Title 24, Part 5 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Sections 17922 and 18901 et. seq., (hereinafter referred to as the "Plumbing Code") and Plumbing Code Appendices, A, B, D, H, I, and J (hereinafter referred to as the "Appendix") and any rules and regulations promulgated pursuant thereto are hereby adopted as amended and incorporated by reference herein.

16.24.040 Definitions.

As used in this chapter, the word "Code" means the Sacramento County Plumbing Code.

16.24.100 Amendments.

The Plumbing Code, including Chapter 1 Division II and Appendix D are amended as follows:

Chapter 1 Division II Section 103.4 "Fees" is specifically not adopted.

Chapter 1 Division II Section 104.0 "Private Sewage Disposal Systems" is added as follows:

104.0 Private Sewage Disposal Systems.

The installation of private sewage disposal systems is under the jurisdiction of the Environmental Compliance Division of the Sacramento County Environmental Management Department.

Section 312.4 "Protection of Piping Materials, and Structures" is amended as follows:

312.4 Protection of Piping Materials, and Structures.

Each system of buried ferrous piping used for either potable water or gas supply shall have a manufacturer applied protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and is restricted to those short sections and fittings necessarily stripped for threading.

All buried ferrous piping shall be provided with cathodic protection installed according to Table 3-3 of this section and the following requirements:

1. Galvanic anodes for cathodic protection of ferrous piping shall be buried not less than 3 feet (914 mm) below grade and below the bottom of the pipe to be protected. They shall be not less than 4 feet (1.21 m) horizontally from any buried metallic pipe. Before back filling, the anode shall be flooded with a minimum of 5 gallons (18.93L) of water.
2. When connected to the pipe being protected, less than 6 inches (152 mm) above grade, the anode shall be connected with a thermite weld. Connections 6 inches (152 mm) or more above grade may be made by the use of a listed mechanical clamp.
3. Water supply piping shall be isolated at the connection of the utility or private tap from the water main and at each building foundation line adjacent to the full-way shutoff valve.
4. Gas supply piping shall be isolated adjacent to each foundation line or at the appliance when located outside the building and from the serving gas supplier's service equipment.
5. Approved isolation fittings shall be located a minimum of 6 inches (152 mm) above grade, except that fitting at the water tap.
6. Any piping laid in the same trench with pipe requiring cathodic protection shall be separated laterally a minimum of 12 inches (305 mm) from the protected pipe, and piping installed diagonally above pipe requiring cathodic protection shall be separated vertically a minimum of 6 inches (152 mm). All separations shall be maintained with clean earth in accordance with section 315.0.

Table 3-3 is added as follows:

Table 3-3 Anode Size Selection Chart						
Allowable length of coated and wrapped buried ferrous gas or water pipe for each size anode.						
Anode Bag Size	Pipe Size					
	1/2"	3/4" & 1"	1-1/4" & 1-1/2"	2"	3"	4"
1 lb.	50'	NA	NA	NA	NA	NA
3 lbs.	150'	100'	50'	50'	NA	NA
9 lbs.	500'	200'	200'	150'	100'	100'
17 lbs.	NA	500'	350'	300'	250'	150'
32 lbs.	NA	NA	500'	500'	450'	350'

609.3 "Water Piping Installations" is amended as follows:

609.3 Water Piping Installations

No ferrous water piping shall be installed in or under a concrete floor slab resting on the ground under any building or structure.

All buried ferrous yard piping shall be protectively coated and provided with cathodic protection as specified in amended Section 312.4 above.

Section 713.4 "Public Sewer Availability" is amended as follows:

713.4 Public Sewer Availability.

The public sewer may be considered as not being available when such public sewer is not available within 200 feet (61 m) of the property line.

Section 1208.11 is amended as follows:

Approved and listed expansion loops shall be installed in the middle of roof mounted straight run piping systems 100' or longer. An expansion loop shall be installed for every 100' of pipe in a straight run.

Section 1213.3 is amended as follows:

The serving gas utility, Pacific Gas and Electric Company, must verify that they will make gas available at the desired pressure and demand (i.e., the amount requested). Complete the "Request for Medium Pressure Gas" form, signed by PG&E and the contractor.

Concealing of medium pressure gas piping shall be avoided but if approved, joints shall be welded. Exposed piping and piping on the roof may be screwed pipe. The necessary regulators shall be readily accessible with permanent ladders, catwalks, working platforms and lights as required for inspection and servicing.

Gas systems with 3" pipe or larger or medium pressure gas systems 2 psi and over are required to have a 24-hour 8" graph or digital pressure recorder test at 60 psi.

Appendix D "Sizing Storm Water Drainage Systems" is amended as follows:
Section D 1.0, Roof Drainage. Roof drains and roofs shall be designed to carry away rainfall at the rate of at least 3 inches (76.2 mm) of rainfall per hour..

SECTION 9. Chapter 16.28, Title 16, of the Sacramento County Code is repealed in its entirety.

SECTION 10. Chapter 16.28, Sections 16.28.010 through 16.28.100, is added to Title 16 of the Sacramento County Code to read as follows:

16.28.010 Title.

This chapter shall be known and cited as the "Sacramento County Electrical Code" (hereinafter referred to as "this Code").

16.28.020 Purpose.

The purpose of this Code is to provide minimum electrical system standards to safeguard life, limb, health, property, and public welfare by regulating and controlling the design, construction, installation, and quality of materials.

16.28.30 Adoption of the California Electrical Code

The 2013 California Electrical Code, Title 24, Part 3 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the California State Health and Safety Code Section 17922 and 18901 et. seq., (hereinafter referred to as the "Electrical Code") and any rules and regulations promulgated pursuant thereto are hereby adopted as amended and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 of the Sacramento County Code, all electrical systems associated with construction, alteration, moving, demolition, repair, and use of any building, structure or building service equipment within this jurisdiction shall be made in conformance with the Electrical Code as amended herein, and any rules and regulations promulgated pursuant thereto.

16.28.040 Definitions.

As used in this chapter, the word "Code" means the Sacramento County Electrical Code.

16.28.100 Amendments.

The Electrical Code is amended as follows:

Section 225.22.1 "Electrical Conduit and Equipment on Fences and Roofs" is added as follows:

Article 225.22.1 Fences.

Electrical equipment and conduit shall not be installed on any fence. Exception: Equipment and conduit may be permitted at the discretion of the Building Official on masonry and/or structurally sound metal fences when installed with a permanent support system.

Section 230.28.1 "Service Entrance or Load Centers Located in Walls or Partitions" is added as follows:

Article 230.28.1(A)

When overhead service entrance conductors are installed in walls or partitions they shall be installed in 1½ inch (metric designator 41) minimum rigid metal or intermediate metal conduit.

Article 230.28.1(B)

Overhead service-drop conductors shall not be attached to the building structure. The service mast shall be used as support and shall be a minimum of 1½ inch (metric designator 41) rigid metal or intermediate metal conduit.

Section 230.43 "Service Entrance Raceways" is amended as follows:

Article 230.43 Wiring Methods for 600 Volts, nominal, or less.

Service entrance conductors shall be installed in accordance with the applicable requirements of this Code covering the type of wiring method used and shall be limited to the following methods:

1. Rigid nonmetallic conduit
2. Rigid metal conduit
3. Intermediate metal conduit
4. Auxiliary gutters
5. Busways that have been approved by the Building Official.

Section 230.67 "Allowed Electrical Meter" is added as follows:

Article 230.67 Electrical meters must be approved or provided by the servicing utility company.

Section 230.71 "Service Switches" is amended as follows:

Article 230.71 Service Switches.

A single main disconnecting means shall be provided for each set of service entrance conductors, the service overcurrent device shall be an integral part of the disconnecting means. It shall be located at the nearest readily accessible location either outside of the building or structure or inside nearest the point of entrance of the service conductors. This single disconnecting means requirement will apply to detached buildings or structures.

Exceptions:

1. A main disconnecting means shall not be required on Group R occupancies with no more than six (6) switches, which serve no more than six (6) dwellings.
2. For fire pumps where a separate service is required.
3. For emergency electrical systems where a separate service is required.
4. Up to six (6) switches or circuit breakers may be permitted provided not

more than one (1) is rated less than 2000 amperes, 600 volts and all switches or circuit breakers are installed in a common enclosure or group of enclosures.

5. Up to six (6) switches or circuit breakers may be permitted for unmanned cellular monopole sites not located in or on a building.

Section 250.50 "Grounding Electrode System" is amended as follows:

Article 250.50 Grounding Electrode System.

A concrete encased electrode shall be used as the grounding electrode. The grounding electrode shall be encased for not less than 20 linear feet (6.1 m) in a concrete foundation, footing or trench which is in direct contact with the undisturbed earth. The grounding electrode shall be sized in accordance with this Code and in no case be less than a number four (4) AWG bare copper conductor or a ½ inch (12.7 mm) reinforcing bar. The grounding electrode shall be so supported that it is within 3 inches (76.2 mm) of the bottom of the foundation, footing or trench and have a minimum of 3 inches (76.2 mm) of concrete on all sides. The bottom of the foundation, footing or trench must be a minimum of 12 inches (0.3 m) below grade. When using a reinforcing bar, the point of connection between the grounding electrode and the grounding conductor must be in a readily accessible location for inspection and testing purposes. Any location that requires crawling under a building or in attic spaces is not acceptable. An approved ground clamp or connector shall be used to connect the grounding electrode with the grounding conductor. The use of a reinforcing bar exposed to the elements is prohibited. The grounding electrode and grounding conductor shall be sized according to Table 250.66.

Exceptions:

1. An 8 foot (2.5 m) in length and ½ inch (12.7 mm) in diameter driven rod will be acceptable when complying with the installation of a grounding electrode at a separate detached building or structure. Per the 2013 California Electrical Code Article 250.56 the installation of a ground rod may require the testing of the ground rod installation by an independent testing company to verify that the resistance to ground is twenty-five (25) ohms or less.

2. On service changes where the existing grounding electrode is a metal water pipe of at least 10 feet (3.05 m) in length (must be verified as complying), it shall be supplemented by an additional grounding electrode. A minimum 8 foot (2.5 m) in length and ½ inch (12.7 mm) in diameter ground rod is an acceptable means. Per the 2013 California Electrical Code Article 250.56 the installation of a ground rod may require the testing of the ground rod installation by an independent testing company to verify that the resistance to ground is twenty-five (25) ohms or less.

Section 300.5.1 "Underground Raceway Depth Requirements" is added as follows:

Article 300.5.1(A)(1).

The depth measurement for any underground raceway shall be taken from the top of the conduit to the existing site grade at the time of the electrical inspection.

Section 300.5 "Raceway Depth Requirement" is added as follows:

Article 300.5(L) Raceway Depth Requirement.

All underground service entrance raceways shall be buried a minimum of 30 inches (0.76 m) below grade unless located below a concrete building slab, in which case, the depth may be reduced to 12 inches (0.3 m) below grade.

SECTION 11. Chapter 16.32, Title 16, of the Sacramento County Code is repealed in its entirety.

SECTION 12. Chapter 16.32, Sections 16.32.010 through 16.32.100 is added to Title 16 of the Sacramento County Code to read as follows:

16.32.010 Title.

This chapter shall be known and cited as the "Sacramento County Mechanical Code" (hereinafter referred to as "this Code").

16.32.020 Purpose.

The purpose of this Code is to provide minimum system standards to safeguard life, limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat-producing appliances within this jurisdiction.

16.32.030 Adoption of the California Mechanical Code.

The 2013 California Mechanical Code, Title 24, Part 4, of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Sections 17922 and 18901 et. seq., (hereinafter referred to as the "Mechanical Code") and Mechanical Code Appendix A (hereinafter referred to as the "Appendix") and any rules and regulations promulgated pursuant thereto are hereby adopted as amended and incorporated by reference herein.

16.32.040 Definitions.

As used in this chapter, the word "Code" means the Sacramento County Mechanical Code.

16.32.100 Amendments.

Notwithstanding, the Mechanical Code is amended as follows:
Chapter 1 Division II section 115 "Fees" is specifically not adopted.

Section 312.1 Condensate Disposal is amended as follows:

Section 312.1 Condensate Disposal.

Condensate from air washers, air cooling coils, fuel burning condensing appliances and the overflow from evaporative coolers and similar water supplied equipment or similar air-conditioning equipment shall be collected and discharged to an approved plumbing fixture or approved disposal area.

An approved plumbing fixture for the purpose of this section shall be one of the following:

1. An approved trapped and vented receptor connected to a sanitary sewer;
2. A downspout when terminated in an approved disposal area.

An approved disposal area for the purpose of this section shall be one of the following:

1. A drywell with a rock fill;
2. A planting area large enough to accept the discharge wastes;
3. A storm drain system.

The waste pipe shall have a slope of not less than 1/8 inch per foot or 1 percent slope and shall be of approved corrosion-resistant material not smaller than the drain outlet size as required in either Section 312.3 or 312.4 of the Mechanical Code for air-cooling coils or condensing fuel-burning appliances, respectively.

Condensate or waste water shall not drain over a public way or over any improved private walkway, driveway, or improved surface.

SECTION 13. Chapter 16.34, Title 16, of the Sacramento County Code is repealed in its entirety.

SECTION 14. Chapter 16.34, Sections 16.34.010 through 16.34.020, is added to Title 16 of the Sacramento County Code to read as follows:

16.34.010 Title.

This chapter shall be known and cited as the "Sacramento County Green Code" (hereinafter referred to as "this Code").

16.34.020 Adoption of the California Green Building Standards Code.

The 2013 California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations, a portion of the California Building Standards Code as defined in the California State Health and Safety Code Sections 17922 and 18901 et seq. (hereinafter referred to as the "Green Code"), and any rules and regulations promulgated pursuant thereto is hereby adopted and incorporated by reference herein.

There are no amendments to the Green Code.

SECTION 15. Chapter 16.36, Title 16, of the Sacramento County Code is repealed in its entirety.

SECTION 16. Chapter 16.36, Sections 16.36.010 through 16.36.060, is added to

Title 16 of the Sacramento County Code to read as follows:

16.36.010 Title.

This chapter shall be known and cited as the "Sacramento County Swimming Pool Code" (hereinafter referred to as "this Code").

16.36.020 Purpose.

The purpose of this Code is to provide minimum system standards to safeguard life, limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of swimming pools, spas and related equipment and appurtenances located within this jurisdiction.

16.36.030 Definitions.

"SWIMMING POOL" or "POOL" means any structure intended for swimming, recreational bathing or wading that contains water 18 inches (457.2 mm) deep. This includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas and non-portable wading pools.

"PERIMETER BARRIER" means a fence, wall or other barrier complying with California Building Code section 3109.4.4.3 "Enclosure; required characteristics" that isolates a swimming pool from access by unauthorized persons.

16.36.040 Conflicts with other laws or ordinances.

In the event of any conflict between this code and any law, rule or regulation of the State of California, that requirement which establishes the higher standard of safety shall govern.

16.36.050 Adoption of the International Swimming Pool and Spa Code.

The 2012 International Swimming Pool and Spa Code as published by the International Code Council, first edition, hereinafter referred to as "Swimming Pool Code", is hereby adopted as amended and incorporated by reference herein.

16.36.055 Special Residential Barrier Requirements.

A Perimeter Barrier is required to prevent unintentional or accidental access to swimming pools by unauthorized persons. Exception: An "enclosure" as defined in section 3109.4.4.1 of the California Building Code which complies with section 3109.4.4.2 may be used to isolate the swimming pool solely from the private, single family home or duplex dwelling unit it serves.

16.36.060 References.

Public, commercial and residential swimming pools shall comply with Health and Safety Code Sections 115920 through 115929.

Authority: Health and Safety Code Section 115920 et seq., AB3305, Statutes 1996, C.925.

Residential, public and/or commercial swimming pools and spas shall comply with the requirements of Section 3109.4.4 of the Building Code.

Residential, public and commercial swimming pools shall comply with the requirements of Article 680 of the Electrical Code.

SECTION 17. Chapter 16.37, Sections 16.37.010 through 16.37.030, is added to Title 16 of the Sacramento County Code to read as follows:

16.37.010 Title.

This chapter shall be known and cited as the "Sacramento County Property and Maintenance Code" (hereinafter referred to as "this Code").

16.37.020 Purpose.

The purpose of this Code is to provide minimum system standards to safeguard life, limb, health, property, and public welfare by regulating and controlling the maintenance of property, installation, quality of materials, operation, maintenance of equipment and appurtenances located within this jurisdiction.

16.37.030 Adoption of the International Property and Maintenance Code.

The 2012 International Property and Maintenance Code hereinafter referred to as the "Property Maintenance Code", and any rules and regulations promulgated pursuant thereto are hereby adopted and incorporated by reference herein as published by the International Code Conference.

SECTION 18. Chapter 16.38, Title 16, of the Sacramento County Code is repealed in its entirety.

SECTION 19. Chapter 16.38, Sections 16.38.010 through 16.38.070, is added to Title 16 of the Sacramento County Code to read as follows:

16.38.010 Title.

This chapter shall be known and cited as the "Sacramento County Sign Code".

16.38.020 Purpose.

The purpose of this chapter is to provide minimum standards to safeguard life, limb, health, property, and public welfare by regulating and controlling the design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures not located within a building.

The regulations of this chapter are not intended to permit any violation of the provisions of any other ordinance, code, or regulation.

16.38.030 Adoption of Appendix Chapter H of the 2013 California Building Code.

Appendix Chapter H of the 2013 California Building Code, Title 24, Part 2 of the California Code of Regulations, a portion of the California Building Standards Code as

defined in California State Health and Safety Code Sections 17922 and 18901 et seq., (hereinafter referred to as the "Sign Code") is hereby adopted as amended and incorporated by reference herein.

16.38.040 Conflicting Regulations.

In the event that provisions of this chapter conflict with other provisions of the Sacramento County Code, the provisions of this chapter shall govern; provided, however, that this chapter shall not authorize the erection, maintenance, construction, or use of any sign not otherwise authorized by the Zoning Code of Sacramento County.

16.38.050 Application.

Application for a permit shall be made to the Building Official upon a form provided by the County and shall be accompanied by such information as may be required to assure compliance with all appropriate laws and regulations, including drawings to scale indicating the sign, legend, or advertising message, location, dimensions, construction, electrical wiring and components, method of attachment and character of structural members of which attachment is to be made. If the Building Official deems it necessary, he may also require that a licensed engineer furnish information concerning the structural design and proposed attachments.

16.38.060 Inspections.

1. Signs and sign footings for which a permit is required shall be subject to inspections by the Building Official.
2. Signs containing electrical wiring shall be subject to the provisions of the Electrical Code, and the electrical components shall bear the label of an approved agency.
3. The Building Official may order the removal of a sign that is not maintained in accordance with the provisions of this Chapter.

16.38.070 Clearance from Utility Lines.

No permit shall be issued for any sign, and no sign shall be constructed or maintained that has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the State of California or rules and regulations duly promulgated by agencies thereof.

SECTION 20. The Board of Supervisors of the County of Sacramento finds and declares that the additions, modifications, and changes made to these codes are reasonably necessary for the protection of the public health, safety, and welfare due to climatic, geological, or topographical conditions. These amendments are authorized under Health & Safety Code Section 17958 and the relevant conditions are identified as follows:

A. Climatic.

Average yearly rainfall for the County of Sacramento is approximately 18 inches; with the majority occurring between October and April. During the summer months, there is generally no measurable precipitation and temperatures for this dry period range from 70 to 112 degrees Fahrenheit. High summer month temperatures are frequently accompanied by light to gusty westerly and northerly winds. The relative humidity during the summer months averages from two (2) to thirty (30) millimeters of mercury (HG), which is considered arid. The County of Sacramento includes and is surrounded by thousands of acres of grasslands which, during the summer months are dried to the point at which they are exceedingly combustible and easily ignited.

B. Topographical.

The County of Sacramento is segmented by several topographical and physical features, including major rivers, steep canyons, natural parkways, open space, freeways, railroad tracks, drainage canals, and sprawling industrial facilities. Heavy traffic congestion on Sacramento County streets acts as a barrier for fire and emergency vehicles providing timely response. Preservation of wetland areas, natural parkways, riparian corridors, vernal pools, open space, and endangered species' habitats have all contributed to access problems while also resulting in exemptions from vegetation reduction programs. These situations, though environmentally important, increase the demands on Fire Districts due to extreme fire hazards created by increased fuel loading and access limitations.

C. Geological.

The County of Sacramento is located within seismic design categories C and D and is subject to ground tremors. Flooding has occurred in the portions of the County of Sacramento that lie adjacent to the County's numerous creeks and streams.

California Health and Safety Code Section 17958.7 requires that the modifications or changes to the Building Standards Codes be expressly marked and that each finding to which it refers be identified. All of the above-referenced findings apply and refer to each and every change or modification delineated in Sections 1 through 19 above. Therefore the Board of Supervisors finds that all of the aforementioned changes and modifications are reasonably necessary because of the local climatic, geological and topographical conditions referenced above.

SECTION 21. This ordinance was introduced and the title thereof read at the regular meeting of the Board of Supervisors on January 28, 2014 and on February 11, 2014 further reading was waived by the unanimous vote of the Supervisors present.

This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Supervisor Nottoli, seconded by Supervisor Serna, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 11th day of February 2014, by the following vote:

AYES: Supervisors, MacGlashan, Nottoli, Peters, Yee, Serna

NOES: Supervisors, None

ABSENT: Supervisors, None

ABSTAIN: Supervisors, None



Cyndi Lee
Clerk, Board of Supervisors

Jeanne R Yee

Chair of the Board of Supervisors
of Sacramento County, California

In accordance with Section 25103 of the Government Code of the State of California a copy of the document has been delivered to the Chair of the Board of Supervisors, County of Sacramento on 2/11/14

By: *J. Holmes*
Deputy Clerk, Board of Supervisors

FILED
BOARD OF SUPERVISORS
FEB 11 2014
BY *Cyndi Lee*
CLERK OF THE BOARD

SCC NO. 1547

**AN ORDINANCE RELATING TO FIRE PREVENTION AND ADOPTING THE
"CALIFORNIA FIRE CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS,
PART 9.**

The Board of Supervisors of the County of Sacramento, State of California,
ordains as follows:

SECTION 1. Chapter 17.04, Title 17, of the Sacramento County Code is
repealed in its entirety.

SECTION 2. Chapter 17.04, Sections 17.04.005 through 17.04.150, is added to
Title 17 of the Sacramento County Code to read as follows:

17.04.005 Title.

These regulations shall be known as the "International Fire Code."

17.04.010 Adoption of International Fire Code.

There is hereby adopted by the Board of Supervisors of the County of
Sacramento for the purpose of prescribing regulations governing conditions hazardous
to life and property from fire or explosion, that certain code known as the California Fire
Code, Title 24, California Code of Regulations, Part 9, incorporating the International
Fire Code published by the International Code Council, being particularly the 2012
Edition, including the appendices thereof, and the International Fire Code Standards
published by the International Code Council, being particularly the 2012 Edition, and
the wholes thereof, save and except such portions as hereinafter deleted, modified or
amended herein. Not less than one (1) copy of such code has been and now is filed
with the Clerk of the Board of Supervisors. From the effective date of this ordinance, the
provisions thereof shall be controlling within the limits of Sacramento County except that
any inconsistent regulations and ordinances adopted pursuant to applicable law by a
fire protection district or a community service district having a fire department within the
County shall be controlling within that district's jurisdictional areas.

17.04.020 Enforcement.

The division of authority for enforcement of this chapter shall be as follows:

(a) The Chief of any fire protection district or a community service district having
a fire department or his/her designated representatives shall have authority to enforce
this chapter and issue citations for violations in their respective districts.

(b) The Fire Chief, Airport Firefighting and Airfield Operations, of the Sacramento
County Airport System, County of Sacramento, or his/her designated representatives
shall have authority to enforce this chapter and issue citations for violations at all
County of Sacramento Airports.

17.04.030 Findings.

The Findings of Fact are filed separately with the California State Fire Marshal Office, State Department of Housing and Community Development and County Board of Supervisors.

17.04.040 Definitions.

(a) Whenever the word "International Fire Code" is used in this chapter, it shall mean the California Fire Code, Title 24, California Code of Regulations, Part 9, incorporating the 2012 Edition of the International Fire Code.

(b) Wherever the word "municipality" is used in the International Fire Code, it shall mean the unincorporated areas in the County of Sacramento.

(c) Wherever the words "Chief" or "Chief of the bureau of fire prevention" are used in the International Fire Code, they shall mean the Chief of any fire protection district or a Community Service District that has a fire department or their designated representatives, within their respective jurisdictions.

17.04.050 Modifications.

The Chief or his/her designated representative may modify any of the provisions of the International Fire Code upon application in writing by the owner or lessee, or his/her duly authorized agent, when the Chief or his/her designated representatives determine there are practical difficulties in the way of carrying out the strict letter of the code, provided that the spirit of the code shall be observed, public safety secured, and substantial justice done. The particulars of such modification when granted or allowed and the decision of the Chief or his/her designated representative thereof shall be entered upon the records of the department and a signed copy shall be furnished by the applicant.

For the purposes of this section, the cost of compliance with the provisions of this Code shall not constitute a practical difficulty.

17.04.060 Appeals.

(a) Any person aggrieved by any decision or action of the Chief of any fire protection district or his/her designated representative, may appeal to the Board of Directors of such fire protection district, or Community Services District, by filing a written notice of appeal with the Clerk of the Board of Directors within thirty (30) days from the date such decision or action was taken; or

(b) to the County of Sacramento Board of Supervisors, Clerk of the Board in the Sacramento County Airport System.

17.04.070 New Materials, Processes Or Occupancies Which May Require Permits.

The Chief may appoint two members from his/her staff to act as a committee to determine and specify, after giving affected persons an opportunity to be heard at an office hearing, any new material, processes or occupancies, which shall require permits, in addition to those now enumerated in the code. The Chief or his/her designated representative shall post such list in a conspicuous place in his/her office, and distribute copies thereof to interested persons.

17.04.080 Penalties.

(a) Any person who violates any of the provisions of this chapter and the code hereby adopted or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans thereunder, or who fails to comply with such an order as affirmed or modified by the Board of Supervisors or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation be guilty of an infraction, punishment by a fine not to exceed two hundred fifty dollars (\$250.00). Violation of Chapter 1, Section 109.3.3.1 Citations, Section 109.3.2 Compliance with Orders or Notices, Section 109.3.3, Prosecution of violations, and Section 109.3.4 Unauthorized tampering, are punishable by fine of one thousand dollars (\$1,000.00), or by imprisonment not to exceed six (6) months, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all persons shall be required to correct or remedy such violation or defects within a reasonable time to be determined by the Chief on a case-by-case basis. When not otherwise specified each day or portion thereof during which any violation occurs or continues shall constitute a separate offense.

(b) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

17.04.090 Amendments to the 2012 Edition Of The International Fire Code.

Introduction "ORDINANCE" is amended by deleting the following:

SAMPLE ORDINANCE FOR ADOPTION OF THE CALIFORNIA FIRE CODE
ORDINANCE NO. _____

Pages xxvi-xxvii are deleted.

Chapter 1 is adopted in its entirety with the following amendments:

SECTION 104 – GENERAL AUTHORITY AND RESPONSIBILITIES is amended by adding the following:

Section 104.7.2.1 Contract Inspector.

The Chief or his/her designated representatives may require the owner or the person in possession or control of the building or premises to provide, without charge to the fire department, a special inspector ("Contract Inspector"), when the department has no technical expertise available to conduct the required inspections.

The Contract Inspector shall be a qualified person who shall demonstrate his/her competence to the satisfaction of the Chief, for inspection of a particular type of construction, operations, fire extinguishing or detection system, or process.

Duties and responsibilities of the Contract Inspector shall include but not be limited to the following:

(a) The Contract Inspector shall observe the work assigned for conformance with the approved design drawings and specifications.

(b) The Contract Inspector shall furnish inspection reports to the Chief, building official, and other designated persons as required by the Chief. All discrepancies shall be brought to the immediate attention of the contractor for correction, then if uncorrected, to the proper design authority, Chief, and to the building official.

(c) The Contract Inspector shall submit a final signed report stating whether the work requiring inspection was, to the best of his/her knowledge, in conformance with the approved plans and specifications and the applicable workmanship provision of this code.

SECTION 106 – INSPECTIONS is amended by adding the following:

Section 106.2.3 Administrative Costs.

When a test or inspection is scheduled and the contractor fails to perform to the satisfaction of the authority having jurisdiction, the authority having jurisdiction may bill the contractor for actual time spent traveling to and from the test/inspection location and the time spent at the test/inspection site as well as administrative costs.

Section 106.2.4 Inspection Record Card.

Work requiring Fire Department approval may commence, but the person doing the work shall have posted or otherwise made available an inspection record card such as to allow the Chief to conveniently make the required entries thereon regarding inspection of the work. Work shall not be covered until the required inspections are completed. This card shall remain posted or remain otherwise available by the permit holder until the Chief has granted final approval.

SECTION 109 – VIOLATIONS is amended by adding the following:

Section 109.3.3.1 Citations.

The Chief, or his/her duly authorized representative, may issue citations for infractions or misdemeanor violations of this chapter pursuant to Section 13871 of the Health and Safety Code of the State of California and Chapter 5c (commencing with Section 853.6) of Title 3 of Part 2 of the Penal Code of the State of California.

Section 109.3.2 is added as follows:

Section 109.3.2 - UNIFORM FIRE CODE BAIL SCHEDULE

SECTION	NATURE OF OFFENSE	PC	MA	BAIL PA	NCA	TOTAL
109.3.2*	NC W/ORDERS OR NOTICE	X		\$1000	\$1700	\$2700
109.3.2*	NC W/CONDEMNATION TAG	X		\$1000	\$1700	\$2700

SECTION	NATURE OF OFFENSE	PC	MA	BAIL PA	NCA	TOTAL
109.3.2*	DESTRUCTION OF TAGS	X		\$1000	\$1700	\$2700
109.3.2*	CONTINUANCE OF HAZARD	X		\$1000	\$1700	\$2700
ALL OTHER SECTIONS		X		\$100	\$170	\$270

* - MISDEMEANOR

PC - ELIGIBLE FOR PROOF OF CORRECTION

MA - MANDATORY APPEARANCE

PA - PENALTY ASSESSMENT

NCA - NIGHT COURT ASSESSMENT

NC - NONCOMPLIANCE

Chapter 2 is adopted in its entirety with the following amendments:

SECTION 202 -- "DEFINITIONS" is amended by adding and replacing the following:

Added:

ELECTRONIC MONITORING SYSTEM shall mean an approved method to electronically detect and transmit to an approved alarm service provider's Type A (listed) Central Station, information indicating that the automatic fire sprinkler system or electronic fire detection system has been activated and shall have the ability to relay the alarm to the (a) Sacramento Regional Fire/EMS Communications Center; or (b) to the Sacramento International Airport Communication Center in an approved manner.

Replaced:

FALSE ALARM shall mean the giving, signaling or transmission to any public fire station or company or to any officer or employee thereof, whether by telephone, spoken word or otherwise, information to the effect that there is a fire, medical emergency, rescue request, or other need for emergency service at or near the place indicated by the person giving, signaling, or transmitting such information, and there is found to be no need for emergency services.

Chapter 3 is adopted in its entirety with the following amendments:

SECTION 315 – GENERAL STORAGE is amended as follows:

SECTION 315.4.3 "Outside Storage of Pallets and other Combustibles" is added as follows:

Section 315.4.3 Outside Storage of pallets and other combustibles.

The maximum single pile dimension for outside storage of pallets and other combustibles shall be 25ft x 100ft or 2,500 sq. ft. The maximum pile height shall be 20 feet. Distance of piles to structures shall not be less than 10 feet.

Chapter 4 is adopted in its entirety with the following amendments:

SECTION 401 – is amended as follows:

Section 401.5.1 "Cost Recovery" is added as follows:

Section 401.5.1 Cost Recovery.

All costs incurred by the fire department related to any response to a false alarm may be charged to that person causing the transmission of the false alarm, or to that person's firm or corporation.

Chapter 5 is adopted in its entirety with the following amendments:

SECTION 503 - FIRE DEPARTMENT ACCESS ROADS is amended as follows:

Section 503.1.2 "Additional access" is amended by adding the following:

Section 503.1.2.1 Required Access.

Fire apparatus access roads shall be provided in accordance with Sections 501 and 503 for every facility, building or portion of a building including residential subdivisions in excess of 40 dwelling units hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45 720mm) from fire apparatus access as measured by an approved route around the exterior of the building or facility. See also Section 504 for personnel access to buildings.

- EXCEPTIONS:**
1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of Sections 503.1.1 and 503.2 may be modified by the chief.
 2. When access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the chief is authorized to require additional fire protection.
 3. When there are not more than two Group R, Division 3, or Group U Occupancies, the requirements of Sections 503.1.1 and 503.2 may be modified by the chief.

More than one fire apparatus road shall be provided in residential subdivisions in excess of 40 dwelling units and/or when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

For high-piled combustible storage, see Section 3306.6

For required access during construction, alteration or demolition of a building, see Section 3310.1

Section 503.6 "Security gates" is amended by adding the following:

Section 503.6.1 Emergency Access Gates and Barriers.

Where a new gate or barrier is installed on a fire access roadway, it shall be authorized by the Chief and meet the minimum requirements of The County Emergency Access Gates and Barriers Standard. Private driveways on lightly traveled streets as determined by the Sacramento County, Department of Transportation or the appropriate public works agency having jurisdiction, serving one single-family residence may be exempt from the scope of this document. Approval of automatic gates or barriers is subject to the owner accepting responsibility for any future programming requirements by the authority having jurisdiction.

Section 504 "Access to building openings and roofs" is amended by adding the following:

Section 504.5 Electric security fences.

Electric security fences, where allowed by the City or County, must be approved by the Fire District prior to installation.

SECTION 505 - PREMISES IDENTIFICATION is amended as follows:

Section 505.1 "Address numbers" is amended by replacing it with the following:

Section 505.1 General.

Approved numbers or addresses shall be placed prior to occupying on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. In setting requirements for addressing, the Chief may be guided by the standard published by the County of Sacramento Building Inspection Division, "Posting of Building Addresses".

Section 505.1.1 Multiple tenant buildings.

Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have numbers or addresses placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the Chief. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved

numbers or addresses displayed on the rear of the tenant space, when deemed necessary by the Chief.

Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved numbers or addresses placed over the entrance door in all new and existing buildings. An illuminated annunciator or directory board shall be required at every entrance where deemed necessary by the Chief.

Section 505.1.2 Illumination.

Addressing shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

SECTION 507 – FIRE PROTECTION WATER SUPPLIES is amended as follows:

Section 507.1 "Required Water Supply" is amended by replacing it with the following:

Section 507.1 Required Water Supply.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet (45 720 mm) from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief. See Section 507.5.

EXCEPTIONS:

1. Group R, Division 3 Occupancies provided with an automatic fire sprinkler system approved by the adopted NFPA Standard in areas not provided with a public water supply.

2. Group U Occupancies.

3. Water Supplies for Suburban and Rural Fire Fighting.

Where the standards of this code cannot be met for development in rural areas, a fire sprinkler system or pressurized water system acceptable to the AHJ shall be acceptable to meet the water supplies required. Such proposals shall also be subject to the following:

a. The structure is beyond 3,000 (914 M) feet of any existing adequate sized water system. Structures within 3000 (914 M) feet of an existing adequate sized water system, but beyond a water purveyor service area, will be reviewed on an individual basis.

- b. When public or private water becomes available, connection to such a system shall be required.

Chapter 9 is adopted in its entirety with the following amendments:

SECTION 901 – GENERAL is amended as follows:

Section 901.6 "Inspection, testing and maintenance" is amended by adding the following:

Section 901.6.2.2 Electronic filing.

Records of all system inspections, tests and maintenance required by the referenced standards and Title 19 of the California Code of Regulations shall be submitted to the Authority Having Jurisdiction electronically using the records management system approved by the Authority Having Jurisdiction.

Section 901.7 "System out of Service" is amended by adding the following:

Section 901.7.7 System maintenance.

All individuals or companies installing, repairing, testing, servicing or maintaining sprinkler systems, fire hydrant systems, standpipes, fire alarm systems, portable fire extinguishers, smoke and heat ventilators, smoke-removal systems and other fire protection or extinguishing systems or appliances shall be a fire protection contractor or contractor licensed for said work by the State of California or have the appropriate license required by the California State Fire Marshal's Office or both.

The authority having jurisdiction shall be notified immediately when a fire protection or detection system or portion thereof is found inoperable.

The authority having jurisdiction shall be notified in writing within 72 hours by the person performing repairs, testing, or maintenance when a fire protection or detection system is not in compliance with applicable codes.

When changes involve shutting off water for a considerable number of sprinklers for more than 4 hours, temporary water supply connections shall be made to sprinkler systems so that reasonable protection can be maintained. Protection shall be restored each night in so far as possible. The Chief may require a fire watch while any system is inoperative.

When shorts, failures or other interruptions of service occur within a building's fire alarm system that connects to an approved alarm service provider's Type A (listed) Central Station or is a local alarm only, the Chief may require the system to be disconnected or shut out the private fire alarm system and/or circuit. When shorts, failures, or other interruption of service occur within a building's fire alarm system that connects to an approved alarm service provider's Type A (listed) Central Station, the

Chief may require the system to be repaired and written notification to be provided to the Chief before he or she responds to alarms generated by the system.

Where alarm system(s) are wholly or partially out of service for more than 8 hours, the alarm company having responsibility shall notify the fire dispatch center.

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS is amended as follows:

Section 903.1 "General" is amended by replacing 903.1.1 "Alternative protection" with the following:

Section 903.1.1 All Occupancies except Group R, Division 3 and Group U Occupancies.

For all other occupancies, an automatic sprinkler system shall be installed and equipped with an electronic monitoring system as follows:

EXCEPTION: Non-combustible, detached canopies open on four sides not exceeding the basic allowable square footage in IBC Table 5B used exclusively for the parking or storage of private or pleasure vehicles and non-combustible storage (includes fuel islands).

1. In every new building where the total floor area exceeds 3,599 square feet (334.48 m²) or greater. See item #5 below. Nothing in this subsection shall preclude the use of fire resistive substitutions otherwise permitted under IBC.
2. An automatic fire sprinkler system shall be installed in any portion of a building where there is a change of occupancy and the floor area of that portion of the building, which is changed, exceeds 3,599 square feet (334.48 m²).
3. An automatic fire sprinkler system shall be installed in every building when there is an addition to the floor area in existence on the effective date of this ordinance of 20 percent or more within a 12-month period and the aggregate floor area of the building exceeds 3,599 square feet (334.48 m²).
4. In existing buildings, other than one or two family dwelling units. An automatic fire sprinkler system shall be installed in any portion of an existing building, other than one or two-family dwelling units, where alterations or repairs within any 12-month period exceed fifty percent (50%) of the assessed value of the existing building or structure.
5. For the provisions of this section, two or more buildings existing entirely within the property lines of one parcel shall be considered a single building when exterior wall protection is not provided and the aggregate floor area exceeds 3,599 square feet (334.48 m²).
6. For the provisions of this section, area separation walls shall not apply to eliminate the installation of a sprinkler system.

Section 903.2.18 "Group U" is amended by adding the following:

Section 903.2.18 Group U Occupancies private garages and carports accessory to Group R-3 Occupancies.

Group U occupancies located within 6 feet (1828.8 mm) of a Group R Occupancy, carports with habitable space above and attached garages, accessory to Group R-3 Occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers designed to provide a minimum density of .05 GPM/Square foot over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

Section 903.2.13 – "Other Required Suppression Systems" is amended by adding the following:

Section 903.2.13.1 Automatic Sprinkler System.

A fire sprinkler system shall be provided for all covered floats, marinas, piers, and any/all other covered floating structures that are commercially operated and exceeds 3,599 sq. ft (334.48 m²).

Section 903.3.7 "Fire Department Connections" is amended by adding the following:

Section 903.3.7.1 General.

Fire-extinguishing systems shall be installed in accordance with the Building Code and Section 903 and 904.

Fire hose threads used in connection with fire-extinguishing systems shall be National Standard hose thread or as approved.

The location of fire department hose connections shall be approved.

In buildings used for high-piled combustible storage, fire protection shall be in accordance with Chapter 32.

When required by the Chief, approved signs shall identify the building(s) or portions of buildings served by a fire department connection.

When required by the Fire Chief fire pumps shall be automatic.

Section 903.4 "Sprinkler System Supervision and Alarms" is hereby amended by adding the following:

Section 903.4.4 Valves.

When required by the Chief, valves controlling sprinkler systems shall be maintained in an open position by locking the valve open in an approved manner.

Section 903.4.5 Fire control room.

An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Said room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Chief. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room.

EXCEPTION: Group R, Division 3 Occupancies.

Section 903.6 "Existing buildings" is amended by adding the following:

Section 903.6.1 Existing sprinkler systems.

All existing automatic sprinkler systems shall be monitored for water flow by an approved alarm service provider's Type A (listed) Central Station.

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS is amended as follows:

Section 907.6.5 "Monitoring" is amended as follows:

Section 907.6.5.1 "Automatic telephone dialing devices" is replaced as follows:

Section 907.6.5.1 Automatic telephone dialing devices.

Two separate telephone lines (numbers) shall be provided from the protected premises to the Central Station, which use Digital Alarm Communicator Transmitter (DACT). All costs regarding the installation, maintenance, and continuous operation of those lines shall be the responsibility of the building owner.

Section 907.6.5.4 Monitoring.

Required alarm systems shall be monitored by an approved alarm service provider's Type A (listed) Central Station as established by Sacramento Regional Fire/EMS Communication Center.

The Central Station monitoring company or approved Alarm Company shall notify the authority having jurisdiction in writing, within 72 hours, of systems that are found not to be in compliance with applicable codes.

Receipt of supervisory signals by the monitoring company require the dispatch of a runner or maintenance person (arrival time not to exceed 1 hour), unless the condition can be restored to normal through the subscriber's efforts.

Section 907.6.5.5 Branch Electrical Circuits.

When providing a fire alarm circuit in a multiple occupancy type building (multiple metering), the circuit shall be energized from the house meter panel board.

When a separate source of power (i.e. emergency generator) is provided the fire alarm circuit shall be energized from the emergency panel board.

Section 907.6.5.6 Multi-building or zone monitoring.

When a Central Station is monitoring more than one zone or building with a single retransmitter, the Central Station shall identify the particular zone or building or both that is in alarm, where required by the Chief.

Fire Alarm Panels installed at the protected premise shall be capable of differentiating between signals, including water flow, manual, and automatic activating components and transmitting distinctive fire alarm, supervisory and trouble signals.

Section 907.6.5.7 Alarm transmission.

The activation of a fire sprinkler system, hood extinguishing system, special extinguishing system or a fire alarm/detection system shall cause the system to initiate a signal to the Central Station within 90 seconds. Retransmission from the Central Station to the Fire Dispatch Center shall not exceed 60 seconds.

EXCEPTION: Existing building without an alarm system which install hood extinguishing systems or special extinguishing systems need not be monitored.

Chapter 50 is adopted in its entirety with the following amendments:

SECTION 5003 "GENERAL REQUIREMENTS" is amended as follows:

Section 5003.10.3.7 "Parking and garaging" is added as follows:

Section 5003.10.3.7 Parking and garaging.

Vehicles containing hazardous materials in amounts that require placarding under state or federal law and possessing the physical hazards listed in Section 5001.2.2 shall not be left unattended on any residential street; nor in or within 500 feet of any residential area, apartment or hotel complex, educational, hospital or care facility at any time; or at any place that would, in the opinion of the Chief, present a life or safety hazard.

Chapter 56 is adopted in its entirety with the following amendments:

SECTION 5608 - FIREWORKS DISPLAY is amended as follows:

Section 5608.1 "General" is replaced as follows:

Section 5608.1 General.

Fireworks and temporary storage, use and handling of pyrotechnic special effects material used in motion pictures, television, and theatrical and group entertainment productions shall be in accordance with this article and local and state regulations.

Section 5608.2 "Permit Application" is added as follows:

Section 5608.2 Permit Application.

Permits are required to conduct a fireworks display as required by local and state regulations. Permit application shall be made no less than 14 days prior to the scheduled date of the display. The permit application shall include a diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged; the location of buildings, highways and other lines of communication; the lines behind which the audiences will be restrained; and the location of nearby trees, telegraph or telephone lines and other overhead obstructions. At the time of permit application, the Chief shall be consulted regarding requirements for standby personnel and fire apparatus.

Section 5608.3 "Sales" is added as follows:

Section 5608.3 Sales.

Permits are required for the sale and display of "Safe and Sane" approved fireworks as permitted and regulated by Article 7 of Chapter 4.54 of the Sacramento County Code as presently constituted, and as hereinafter amended.

Section 5608.4 "Storage" is added as follows:

Section 5608.4 Storage.

Storage of fireworks is prohibited except by special permits as required by local and state regulations.

Section 5608.5 "Pyrotechnic special effects material" is added as follows:

Section 5608.5 Pyrotechnic special effects material.

A permit is required to manufacture, compound, store or use pyrotechnic special effects material as required by local and state regulations. A permit for use shall be granted only to a licensed pyrotechnic operator. Permanent storage of pyrotechnical special effects materials shall be in accordance with section 5608.

Section 5608.7 "Seizure of Fireworks" is added as follows:

Section 5608.7 Seizure of Fireworks.

The Chief is authorized to seize, take, remove or cause to be removed at the expense of the owner all stocks of fireworks offered or exposed for sale, stored or held in violation of local, state, or federal regulations.

Appendix B is adopted in its entirety with the following amendments:

Appendix B, SECTION B105- "FIRE-FLOW REQUIREMENTS FOR BUILDINGS" is amended as follows:

Section B105.2 "Buildings other than one and two-family dwellings" is replaced by the following:

Section B105.2 Buildings other than One- and Two-Family Dwellings.

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

EXCEPTION:

1. A reduction in required fire flow of up to 50 percent, as approved by the Chief, is allowed when the building is provided with an automatic sprinkler system approved pursuant to the adopted NFPA Standards. The resulting fire flow shall not be less than 1500 gallons per minute (5677.5 L/min.). Reduction of fire flow does not apply to number of fire hydrants required or duration of fire flow required.

2. A reduction in required fire flow of up to 75 percent, as approved by the Chief, for warehouse buildings of Type I, Type II, and Type III-N construction and provided with early suppression fast response fire sprinkler systems. Reduction of fire flow does not apply to number of fire hydrants required or duration of fire flow required.

Appendix C is adopted in its entirety with the following amendments:

Appendix C, SECTION C104 "CONSIDERATION OF EXISTING FIRE HYDRANTS" is replaced as follows:

SECTION C104 - CONSIDERATION OF EXISTING FIRE HYDRANTS

Section C104.1 Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstructions of such roads.

Section C104.2 Existing single outlet 2 1/2 inch hydrants shall be changed to an approved steamer style hydrant, when a tentative subdivision or parcel map, merge of lots, change of use or change in intensity of use of an existing building, expansion of an existing structure, or construction increases the required fire flow.

Section C104.3 Where water main improvements are required to meet GPM flow and the existing water main has a single 2 1/2 inch outlet fire hydrant, an upgrade of hydrants will be required.

Section C104.4 Existing hydrants affected by right of way improvements shall be moved to an approved location at no cost to the fire authority.

Appendix C, TABLE NO. C105.1, NUMBER AND DISTRIBUTION OF FIRE HYDRANTS is replaced as follows:

**TABLE NO. C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

FIRE FLOW REQUIREMENT (gpm)	MINIMUM NO. OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS^{1,3,&4} (Ft.)	MAXIMUM DISTANCE FROM HYDRANT TO ANY POINT ON STREET OR ROADWAY FRONTAGE³ (Ft.)
1750 or less	1	300	150
2000-2250	2	300	150
2500	3	300	150
3000	3	300	150
3500-4000	4	300	150
4500-5000	5	300	150
5500	6	300	150
6000	6	250	150
6500-7000	7	250	150
7500 or more	8 or more ²	200	120

¹Reduce by 150 feet for dead-end streets or roadways.

²One Hydrant for each 1000 gpm or fraction thereof.

³Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants should be provided at not less than 1000 foot (305 m) spacing to provide for transportation hazards. In addition, there shall be at least one hydrant at each intersection.

⁴Average spacing between hydrants may be extended to 500 feet on streets serving one and two family dwellings.

Appendix C, SECTION C106, HYDRANT TYPE is added as follows:

SECTION C106 - HYDRANT TYPE

The Chief shall approve the type of fire hydrants to be installed in public right of way or on private property prior to any such installation.

Appendix C, SECTION C107, HYDRANTS - BOTH SIDES OF A STREET is added as follows:

SECTION C107 - HYDRANTS - BOTH SIDES OF A STREET

Hydrants shall be required on both sides of the street whenever one or more of the following conditions exist:

1. Streets have median center dividers that make access to hydrants difficult, cause time delay, or create undue hazard or both.
2. When there are four or more lanes of traffic.
3. Width of street in excess of 88 feet.
4. The existing street being widened or having a raised median center divider in the future pursuant to the General Plan Roadway Improvement Plans for the County of Sacramento.

Chapter 80

Chapter 80 - REFERENCED STANDARDS is added as follows:

Chapter 80

NATIONAL FIRE PROTECTION ASSOCIATION
Batterymarch Park, Quincy, MA 02269

All NFPA Standards shall be adopted except:

11C 13E 13R 297 473 550 902 1001 1002 1003 1021 1031
1033 1035 1041 1201 1221 1402 1404 1405 1410 1500 1561 1581
1901 1911 1914 1931 1932 1971 1975 1981 1982 1983 1999 1710
1720

17.04.100 High Explosives.

In accordance with the provisions of Division 11, EXPLOSIVES, Part 1, HIGH EXPLOSIVES, of the Health and Safety Code (Sections 12000, 12401), the Sheriff shall have the primary responsibility for the enforcement of the provisions therein.

Wherever there appears in the 2012 edition of the International Fire Code any rule, regulation or provision that is in conflict with the Health and Safety Code, such rule, regulation or provision is hereby repealed.

17.04.110 Public Safety 800MHz Radio Building Amplification System.

All buildings or portions of buildings hereafter constructed shall provide for adequate emergency personnel radio communication by complying with the Public Safety 800 Mhz Radio Building Amplification System Installation and Testing Standard.

Exemptions. This section shall not apply to buildings less than 5000 square feet or any R-3 occupancy.

17.04.120 Flammable and Combustible Liquids and Liquefied Petroleum Gases.

Permits

Applications for permits for the installation or modification of above ground tanks for the storage of flammable and combustible liquids shall be made to the Building Inspection Division of Sacramento County, and the fire department having jurisdiction.

Files, records, and copies of all permits shall be kept in the Building Inspection Division and will be available on request. The Building Inspection Division shall instruct the applicant as to the necessity of also obtaining concurrent approval from the fire department for issuance of a permit.

Applicants for permits for the installation or modification of underground tanks for the storage of hazardous materials, including flammable and combustible liquids, shall be made to the Environmental Health Branch of Sacramento County, and the fire department having jurisdiction. Files, records, and copies of all permits shall be kept in the Environmental Health Branch and will be available on request. The Environmental Health Branch shall instruct the applicant as to the necessity of also obtaining concurrent approval from the fire department for issuance of a permit.

Applications for permit for the installation or modification of liquefied petroleum gases shall be made to the Building Inspection Division of Sacramento County, and the fire department having jurisdiction, whose decisions shall be final.

17.04.130 Structural Fires.

The Chief shall notify all occupants or owners of structures, which have suffered damage by fire, that such structures or buildings must be inspected before any repairs thereto are made. A permit covering the structural, electrical and plumbing repairs shall be obtained from the County Building Inspection Division. The Chief shall report all such structural fires to the County Building Inspection Division on a form prescribed by the Division within twenty-four hours after the occurrence of such fire.

17.04.140 Repeal of Conflicting Ordinances.

All former fire prevention ordinances or parts thereof conflicting or inconsistent with the provision of this ordinance or of the code hereby adopted are hereby repealed.

17.04.150 Validity.

The Board of Supervisors hereby declares that should any section, paragraph, sentence, or word of this ordinance or of the code hereby adopted be declared for any reason to be invalid, it is the intent of the Board that it would have passed all other portions of this ordinance independent of the elimination therefrom of any such portion as may be declared invalid.

SECTION 3. In connection with the amendments enacted by Section 2 relating to the International Fire Code and its appendix, 2012 Edition, the Board of Supervisors makes the following findings pursuant to Health and Safety Code Section 17958.5, 17958.7 and 18941.5. The changes are reasonably necessary because of local climatic, topographical or geological conditions.

The Board of Supervisors hereby adopt pursuant to Section 18941.5 of the California Health and Safety Code, the following findings of fact:

(a) Under this adopting ordinance, specific amendments have been established which are more restrictive of nature than those adopted by the State of California (State Buildings Standards Code, State Housing & Community Development Codes) commonly referred to as Title 24 & Title 25 of the California Code of Regulations. These amendments to the California Fire Code 2012 Edition, have been recognized by Sacramento County to address the fire problems, concerns and future direction by which the County can establish and maintain an environment which will afford a level of fire and life safety to all who live and work within its boundary.

(b) The International Code Council has assumed responsibility for the International Fire Code and International Fire Code Standards. The International Code Council provided a means for participation by all code enforcement officials from throughout the country as well as industry representatives, consultants, and other private parties with an interest in the International Fire Code.

(c) The International Fire Code, being the 2012 edition thereof, published by the International Code Council nationally recognized compilation of proposed rules, regulations and standards of said Association.

(d) Said International Fire Code has been printed and published as a Code in book form within the meaning of Section 50022.1 of the Government Code of the State of California.

(e) Under the provisions of Section 18941.5 of the Health and Safety Code, local amendments are based on climatic, topographical and geological conditions. The findings of fact contained herein address each of these situations and present the local situation, which either singularly or in combination, caused the aforementioned amendments to be adopted.

1. CLIMATIC

A. Climate is one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. The drying out

of wood shakes and wild land fuels in the summer months allows for easy ignition.

B. The building of homes within the weed covered rural areas and the combustible weeds on vacant urban lots coupled with windy conditions is a recipe for disaster. The Sacramento Area has four distinct seasons-summer, winter, fall, and spring. The magnificent distinction of these seasons are an attraction to the area and one reason why significant population growth has occurred. The population growth has impacted service levels causing a fiscal strain on emergency services and the result is increased response times.

C. The Sacramento region has extreme variations in weather patterns too. Summers are arid and warm, winters are cool to freezing, fall and spring can bring any combination of weather pattern together. It is this cyclical uncertainty that allows weather events such as the rapid melting of the snow pack which causes flooding in the low-lying valley areas of Sacramento County. The doubling of average rainfall called an "El Nino" event has occurred from time to time and does cause the grass to mature and grow in excess of six feet high before it dries out. Ten sq. feet of this type of fuel is equivalent to the explosive force of one gallon of gasoline.

D. Average yearly rainfall for the County is approximately 17.87 inches. This rainfall normally occurs from October to April. Low-level fog (tulle fog) is present throughout the winter months, which brings visibility to almost zero feet. The fog delays emergency responders and has caused numerous vehicle accidents including the December 11, 1997, Interstate 5 incident in Elk Grove which involved 36 vehicles and caused 31 casualties including 5 fatalities. The fog can also cause freezing and slick roadways.

E. During the summer months there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees F and are frequently accompanied by light to gusty Delta winds. The relative humidity during summer months range from 2 to 30 mmHG, which is arid. The county contains thousands of acres of grasslands, which, in conjunction with the dry and windy conditions create a hazardous situation, which has led to extensive grass and brush fires in recent years. More development is extending from the urban core into the grass-covered areas and brush/tree covered canyons such as the American River Parkway, where every 20-percent increase in slope doubles the rate of fire spread. Wind driven fires could and have led to serious consequences in similar areas of the state.

F. In the past, several consecutive years of drought conditions have occurred thus reducing the available water supply. Ground water as well as surface supplies have all been affected. The drought conditions have led to lower water tables, reduced fire flow testing, water contamination,

water conservation efforts, and increased demands on water systems due to extreme population growth. These impacts have negatively impacted water use and availability for the fire service. The degradation of water systems reduces the quality of fixed fire protection as well as fire suppression activities. As an example, in 1998, the City of Sacramento lowered its static water pressure from 50 psi to 30 psi. This change will make many fire protection systems ineffective and corrective measures such as adding pressure increasing booster pumps will be necessary at great cost to the community.

2. TOPOGRAPHICAL

A. The County is bisected by several topographical features, including major rivers, minor rivers and creeks, aqueducts, lakes, sloughs, natural parkways, open space, bridges/overpasses, freeways, railroad tracks, including light rail, drainage canals, sprawling industrial facilities, such as Gencorp Aerojet and former Armed Services Bases. Traffic has to be channeled around several of these topographical features and limitations, which creates traffic congestion and delays emergency response. These features are located between many of the Fire Stations located within Sacramento County. With the OSHA "two in-two out" rule requiring two fire fighters ready to make fire attack only when two others are present. It is imperative that no delays affect the timely response of the fire fighters.

B. Heavy traffic congestion on the County's major streets already acts as a barrier to timely response for fire and emergency vehicles. Some roadways are expected to double their traffic flow within the next ten years, and many intersections are already classified service level "F" – worst. In the event of an accident or other emergency at one of the key points of intersection between a road and river or freeway, sections of the County could be isolated or response time could be sufficiently slowed so as to increase the risk of injury or damage.

C. Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open space and endangered species habitat have all contributed to access problems as well as exemption from vegetation abatement programs. These situations, though very environmentally important, do increase the demands on the fire service due to the extreme fire hazard created by fuel loading and limited access.

D. Large areas of rural grasslands and rolling hills with residential development significantly increase response times. Available infrastructure features, such as water supplies, do not provide sufficient fire flow in these areas. The rural geographical areas not yet provided with adequate fire protection are subject to a higher degree of risk without mitigating measures.

3. **GEOLOGICAL**

A. Sacramento County is made of several communities, each unique in its own way. Many of these communities are remote. Large land areas lay between the urban core communities which have good fire protection and these communities with limited fire protection resources. The seamless fire protection efforts provided through "mutual aid" agreements allow for each community to support each other but this also reduces coverage of fire stations during first and multiple response incidents. A first alarm assignment draws two fire engines, one ladder truck and a water tender in a rural area emptying three fire stations. A home as little as 1,500 sq. ft can draw a second alarm assignment in some instances. This could take out of service as much as six fire stations. This situation would cause a "move-up" of other fire stations to cover the empty stations. Thus, up to 15 fire stations could ultimately be affected for a second alarm assignment/dispatch. If you exacerbate the situation through simultaneous calls/events, long term commitments to emergencies, station brown outs, out of service emergency vehicles, etc., it is apparent that extended response times will occur.

B. The Sacramento Area is subject to ground tremors from seismic events as the County is in Seismic Zone 3. Water inundation has occurred in the portion that lay in river Delta areas. Intricate levee systems hold back a portion of the floodwater, however, development has moved into areas that have the potential for flooding.

C. The Communities within the County have a propensity to be separated in many ways due to geographical and geological features such as freeways, rivers, etc. These communities each have unique characteristics. Some communities are more subject to urbanization than others and some blighted areas are targets for revitalization. Intensive use of land in urban areas means bigger buildings, which create complex problems for fire safety.

(f) Based on the afore-cited local climatic, topographical and geological conditions, those specific amendments as specified in the amendments to this ordinance for the 2012 International Fire Code of Sacramento County, are considered reasonable and necessary modifications to the requirements established pursuant to Section 18941.5. While it is clearly understood that the adoption of such amendments may not prevent the incidence of fire, the implementation of these various amendments to the code attempt to reduce the severity and potential loss of life, property and protection of the environment.

(g) California Health and Safety Code Section 17958.7 requires that the modifications or change be expressly marked and identified as to which each finding refers. Therefore, the Board of Supervisors finds that the following table provides code sections that have been modified which are building standards as defined in Health and

Safety Code Section 18909, and the associated conditions for modification due to local climatic, geological and topographical reasons.

Chapter Number	Local Climatic/ Geological/Topographical Condition
Chapter 1	1 A-F, 2 A-D, 3 A-C
Chapter 2	1 A-F, 2 A-D, 3 A-C
Chapter 3	1 A-F, 2 A-D, 3 A-C
Chapter 4	1 A-F, 2 A-D, 3 A-C
Chapter 5	1 A-F, 2 A-D, 3 A-C
Chapter 9	1 A-F, 2 A-D, 3 A-C
Chapter 50	1 A-F, 2 A-D, 3 A-C
Chapter 56	1 A-F, 2 A-D, 3 A-C
Chapter 80	1 A-F, 2 A-D, 3 A-C
Appendix B	1 A-F, 2 A-D, 3 A-C
Appendix C	1 A-F, 2 A-D, 3 A-C

SECTION 4. This ordinance was introduced and the title thereof read at the regular meeting of the Board of Supervisors on January 28, 2014 and on February 11, 2014 further reading was waived by the unanimous vote of the Supervisors present.

This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Supervisor Nottoli, seconded by Supervisor Serna, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 11th day of February, 2014, by the following vote:

AYES: Supervisors, MacGlashan, Nottoli, Peters, Yee, Serna

NOES: Supervisors, None

ABSENT: Supervisors, None

ABSTAIN: Supervisors, None



ATTEST:

Cyndi Lee
Clerk, Board of Supervisors

Jeanne R Yee

Chair of the Board of Supervisors
of Sacramento County, California

In accordance with Section 25103 of the Government Code of the State of California a copy of the document has been delivered to the Chair of the Board of Supervisors, County of Sacramento on 2/11/14

By: *T. Rodgers*
Deputy Clerk, Board of Supervisors

RECEIVED
2015 OCT -6 A 10:14
CALIFORNIA BUILDING
STANDARDS COMMISSION

FILED
BOARD OF SUPERVISORS

FEB 11 2014

BY: *Cyndi Lee*
CLERK OF THE BOARD

AGENDA ITEM CONTINUATION
MEMO

MEETING DATE: **JANUARY 28, 2014**

TITLE: **Introduce Ordinance Repealing And Reenact-
ing County Building Codes Contained In Code
Chapters 16.02, 16.04, 16.10, 16.24, 16.28, 16.32,
16.34, 16.36, And 16.38; Add County Building
Code Chapter 16.37; Also Introduce Ordinance
Repealing And Reenacting County Fire Preven-
tion Code Contained In Code Chapter 17.04;
Waive Full Reading Of Ordinances; Continue
To March 11, 2014 For Adoption (Community
Development)Supervisorial District(s): All**

BOARD ACTION: **CONTINUE TO FEBRUARY 11, 2014 FOR
ADOPTION**

MATERIAL FORWARDED

THE DAILY RECORDER
~ SINCE 1911 ~

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V. Rodgers
SAC. CO BD OF SUPERVISORS
700 H STREET, STE 2450
SACRAMENTO, CA - 95814

SC#: 2591177

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SACRAMENTO) ss

Notice Type: ORD - ORDINANCE PUBLICATION

Ad Description:

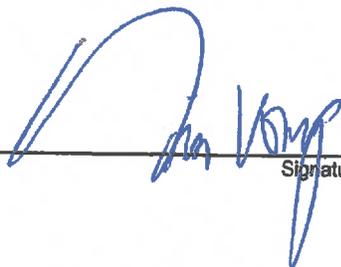
2-11-14 - #18 - SCC-1546

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the THE DAILY RECORDER, a newspaper published in the English language in the city of SACRAMENTO, county of SACRAMENTO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SACRAMENTO, State of California, under date 05/02/1913, Case No. 10038. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

02/24/2014

Executed on: 02/24/2014
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

RECEIVED
2015 OCT -6 A 10:14 14 FEB 26 PM 1:19
CALIFORNIA BUILDING
STANDARDS COMMISSION
COUNTY OF SACRAMENTO
BOARD OF SUPERVISORS


* A 0 0 0 0 0 3 3 4 5 8 3 2 *

BUILDING STANDARDS COMMISSION

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



September 29, 2015

Brian Washko
Building Official
County of Sacramento
9700 Goethe Road, Suite A,
Sacramento, CA 95827

RE: Ordinance #1582

Dear Mr. Washko:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on September 18th, 2015.

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 Sections 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 California Building Standards Commission (CBSC). CBSC 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 CBSC in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your county receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code Section 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 CBSC. 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 Section 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, appearing to read "Enrique M. Rodriguez".

Enrique M. Rodriguez
Associate Construction Analyst
cc: CBSC Chron
Local Filings

O'Brien, Laurie@DGS

From: Rodriguez, Enrique (CBSC)@DGS
Sent: Wednesday, September 23, 2015 3:00 PM
To: O'Brien, Laurie@DGS
Subject: FW: Adoption of 2013 California Building Codes
Attachments: 8-25-15 Item 39-ORD.PDF; 9-23-14 Item 35 ORD.PDF

Please review and we can talk about it.

Thanks
ER

-----Original Message-----

From: Washko, Brian [<mailto:washkob@saccounty.net>]
Sent: Wednesday, September 23, 2015 9:45 AM
To: 'enrique.rodriguez@dgs.ca.gov'
Cc: Powells-Mays, June
Subject: FW: Adoption of 2013 California Building Codes

Good Morning

Attached are two more ordinances that we amended to the 2013 Californian Building Codes. Please accept them for Noticing the California Building Standards Commission of the changes. Would you please send us notification that you received both e-mails for our records. Thank you for your help.

-----Original Message-----

From: Washko, Brian
Sent: Friday, September 18, 2015 12:47 PM
To: 'enrique.rodriguez@dgs.ca.gov'
Cc: Washko, Brian
Subject: Adoption of 2013 California Building Codes

Thank you for talking with me regarding Sacramento's Building Code Adoption. Below is the link for the entire process and copies of the all documents. You should have access to the ordinance (Item 18), board recording and proof of publication. If you have problems or need further info please let me know. Thank you again.

Here is the link for the adoption of SCC 1546 on February 11, 2014. It is item #18. Click on the item and a list of all the relevant documents (including the signed ordinance and proof of publication) will appear in a column on the right.

In addition to sending Enrique from Building Standards this ordinance, please be sure to send him the other Building ordinances that have been adopted since February of 2014. Thanks.

<http://www.agendanet.saccounty.net/sirepub/mtgviewer.aspx?meetid=11367&doctype=SUMMARY>

APPROVED

BOARD OF SUPERVISORS

By Ord - SCC # 1582
AUG 25 2015

**COUNTY OF SACRAMENTO,
CALIFORNIA**

21 39

By *Cynthia Lee*
Clerk of the Board

For the Agenda of:
July 28, 2015

To: Board of Supervisors
From: Community Development Department
Subject: Introduce Ordinance Amending Chapters 16.02, 16.10, 16.24, 16.36, And 16.37, Of Title 16 Of The Sacramento County Code Relating To Buildings And Construction; Waive Full Reading And Continue To August 11, 2015 For Adoption

Supervisory District(s): All

Contact: Brian Washko, Chief Building Official 875-2570

Overview

The California Building Codes are mandated by the State of California. Local governments are authorized to enact more restrictive administrative standards whenever necessary and more restrictive building standards when reasonably necessary to address local climatic, geological or topographical conditions. This ordinance amendment will provide clarification and additions to Title 16 of the Sacramento County Code in order to increase public health, safety and general welfare. The changes are reasonable in cost and in some instances provide costs savings to the public by allowing greater flexibility in usage of the most recent construction methods.

Recommendation

1. Introduce the proposed Ordinance amending Chapters 16.02, 16.10, 16.24, 16.36, and 16.37 of Title 16 of the Sacramento County Code relating to buildings and construction; Waive full reading Ordinance; and
2. Continue the matter to August 11, 2015 for adoption.

Measures/Evaluation

The success of the amendment will be evidenced by the increased health and safety of building occupants due to improvements and greater efficiencies in building construction, alteration, and modification.

Fiscal Impact

Costs related to printing code amendments are budgeted for in the 2015-16 budget.

BACKGROUND

After the triennial adoption of Model California Building Codes, the Building Division performs an annual review of Title 16 to ensure consistency with the State Building Codes and to determine whether modifications are necessary in order to provide clarification, increase life and safety requirements, and improve ease of administration. A recent review of County Code revealed that amendments were needed.

DISCUSSION

Amendments to the County Code can be found in Attachment 1. Highlights of the Code are itemized below.

Section 16.02.080-105.2 Item 14. Work Exempt from Permits. The California Building Code lacks specificity in defining Agriculture Exempt Structures leaving the determination to the local jurisdiction. To date the Sacramento Code has lacked clarity. Language has been added to clearly define what an Agriculture Exempt Structure is and to explain the criteria for meeting exemption requirements.

Section 16.02.080 – 105.8 of the Administrative Building Code - Properties with Violations. This new section will provide the Building Division the ability to require building code violations to be corrected before new permits are issued to the same property. This will ensure all construction work performed within the County meets the minimum requirements of the Health and Safety Codes and is neither untested or uninspected.

Section 16.02.080 – 112.4 Construction Within Public Utility Easements. Currently there is no clarifying language addressing construction within Public Utility Easements. This new section adds such language and prohibits structures from being constructed or placed within Public Utility Easements as said structures can prevent or inhibit the maintenance of utilities and interfere with ingress and egress of emergency services personnel and vehicles, among other things. An application for abandonment may also be submitted to the County Board of Supervisors for approval of the construction and/or placement of structures that will encroach onto a Public Utility Easement.

Section 16.02.090 – R105.10 of the Residential Code - Properties with Violations. This new section will provide the Building Division the ability to require building code violations to be corrected before new permits are issued to the same property. This will ensure all construction work performed within the County meets the minimum requirements of the Health and Safety Codes and is neither untested nor uninspected.

Section 16.10.100-AJ 601.5 Limitation of Reconstruction. Language has been added to allow flexibility in determining if a building that is 50 percent or more under reconstruction is required to bring the remaining existing structure into compliance with current building codes.

Section 16.24.100-New Section 610.7 Conditions for Using Table 610.4. The Building Division has worked with water purveyors within the County and the average provided water pressure is approximately 40 pounds per square inch (psi). Water pressure may fluctuate up or

down depending on different conditions. Language has been added to provide the 40 psi as a bench mark to be used in conjunction with Table 610.4 of the State Plumbing Code.

Section 16.24.100-New Section 707.4 Cleanouts-Location-Exception (4). Language has been added in this section to require a cast iron cleanout fitting instead of the typical plastic fitting in order to ensure a sewer snake does not damage the fitting. This is important as often sewer cleanout machines incorporate a cutting head that can cut through plastic fittings causing damage. A cast iron fitting will prevent such damage.

Section 16.24.100-New Section 1014.1 Grease Interceptor-Where Required. This language has been modified to include all occupancies that may produce fats, oils and grease. Existing language only required restaurants to have grease interceptors; however, other occupancies (e.g. auto repair businesses and multifamily projects) could produce fats, oils, and grease, without any restrictions. This modification will clarify the intent to protect sewer systems.

Section 16.24.100-New Section 1217.1 & 1217.2 Medium Pressure Gas Lines. **Medium pressure gas systems are sometimes desirable because of high gas demands and pressure losses due to long lengths of piping between the gas meter and the equipment being served.** This section has been added to clarify medium pressure gas installation requirements.

Section 16.36.055-Special Residential Barrier Requirements. The swimming pool perimeter barrier requirements of the California Residential Code are indicated in Appendix G. This language has been modified so that this Section now references those requirements.

Section 16.37.040-Property and Maintenance Code. The current code language says, "Provisions of this code shall not be deemed to nullify any provisions of local, state or federal law." The amendment elaborates on the existing language and specifically makes property owners responsible for existing violations. This is important because many new owners want to avoid responsibility for violations in the homes they purchase by attributing blame to the prior owner. With this amendment, BPI can hold the new owner responsible for "maintaining" the violation, even if they didn't create it. This is very important and will serve as another tool to increase accountability and responsibility.

Each building standard revision referenced above is reasonably necessary to address the local climatic, geological or topographical conditions in this County.

Staff sent the recommended amendments to the Building Industry Association. Chris Norem, Director of Government Affairs, responded that the Association did not have comments.

MEASURES/EVALUATION

The success of the amendment will be evidenced by the increased health and safety of building occupants due to improvements and greater efficiencies in building construction, alteration, and modification.

Introduce Ordinance Amending Chapters 16.02, 16.10, 16.24, 16.36, And 16.37, Of Title 16 Of
The Sacramento County Code Relating To Buildings And Construction; Waive Full Reading
And Continue To August 11, 2015 For Adoption
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FINANCIAL ANALYSIS

Costs related to printing code amendments are budgeted for in the 2015-16 budget.
Respectfully submitted,

APPROVED:
BRADLEY J. HUDSON
County Executive

LORI A. MOSS, Director
Department of Community Development

By: _____
ROBERT B. LEONARD
Chief Deputy County Executive

Attachment:
ORD – Chapter 16.02 strike through and final

SCC NO. 1582

**AN ORDINANCE OF THE SACRAMENTO COUNTY CODE RELATING TO
BUILDINGS AND CONSTRUCTION**

The Board of Supervisors of the County of Sacramento, State of California,
ordains as follows:

SECTION 1. Section 16.02.080 of Chapter 16.02, Title 16, of the Sacramento
County Code is amended to read as follows:

**16.02.080 Amendments to Sections 105 and 112 of Chapter 1 Division II
of the Administrative Building Code.**

Section 105.2 "Work Exempt from Permit" is amended as follows:

105.2 Work Exempt from Permit. A building permit shall not be required for the types of work in each of the separate categories listed in the Building Code Section 105.2, as specifically amended below. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction. Building permits shall not be required for the items listed in Building Code Section 105.2 as specifically amended:

2. Fences not over 7 feet (2.13 m) in height or any fence covered on improvement plans prescribed in Chapter 12.03 of the Sacramento County Code.

13. Non-fixed and moveable:

- A. Fixtures;
- B. Cases;
- C. Racks;
- D. Counters; and
- E. Partitions that do not exceed 5'-9" (1,753 mm) in height.

14. An agricultural building, as defined in Section 202 of the California Building Code, shall qualify for an "Exempt Building Permit" if it is located on a parcel of land zoned AG-20 or a parcel of land consisting of twenty or more acres being used primarily for agricultural uses and if the structure at issue is described within Table A-1 Agricultural Exempt Structures below. Smaller parcels created by a Lot Reduction permit qualify as long as they maintain the existing relationship with the larger complying parcel and the structure at issue is described within Table A-1 Agricultural Exempt Structures below.

Structures on complying parcels shall only qualify for Exempt Building Permits if they are described by and do not exceed the requirements set forth in Table A-1 Agricultural Exempt Structures and if all of the conditions described in sections A – G below are satisfied:

Table A-1 Agricultural Exempt Structures

Type of Structure	Allowable Height	Allowable Sq. Ft.	Type of Const.
*Pole Barns	40 feet to Ridge	2,500	*
Storage Structures	Single Story 30 feet to Ridge	2,500	Type II or V
Barns	Single Story 30 feet to Ridge	2,500	Type II or V
Livestock Shelters or Buildings	Single Story 30 feet to Ridge	2,500	Type II or V
Shade Structure	Single Story 30 feet to Ridge	2,500	Type II or V
Miscellaneous Structures	Single Story 30 feet to Ridge	2,500	Type II or V

*Pole Barns are open on three sides for a minimum of 75 percent of each of the three sides.

- A. An Exempt Building Permit is applied for by the property owner or authorized agent.
- B. A plot plan is submitted indicating the proposed building and all existing buildings on the subject parcel and showing for each the size, use, and location on the property in relation to property lines and other buildings.
- C. The Director of the Planning and Community Development Department determines that the use and location of the proposed building is permitted by the Zoning Code of Sacramento County.
- D. The proposed building is not located on a portion of the parcel that requires a minimum floor elevation (not in a flood plain).
- E. A processing fee for the Exempt Building Permit is paid by the applicant to cover the required application, the initial site check, the final project inspection (to verify location of project) and maintenance of related Building Inspection records. The fee basis is 4 hours of a Building Inspector II Range A's time at the current billing rate.

F. Any pre-manufactured buildings are engineered by a licensed California Professional and a foundation plan, which shall include a wet stamp by the California licensed professional engineer, is submitted with the pre-manufactured or pre-engineered structure and is included as a part of the permit application submittal drawings. In the case of PEMB structures the foundation engineer shall be deemed the engineer of record.

- G. The proposed building/structure is not used as:
1. A building where employee's processes, treat, or package products;
 2. A place used by the public for congregating as an assembly area;
 3. Commercial horse stables;
 4. Dairy buildings;
 5. Storage for products not grown on the premises; and/or
 6. Housing non-farm equipment in more than 20 percent of the floor area.

Any structures that do not comply with Table A-1 above, shall not be considered Agricultural Exempt structures and must be appropriately classified as to their use and type in order to receive a building permit. Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits will also be required if one or more of these trades are included with the project.

Section 105.8 "Properties with Violations" is added as follows:

105.8 Properties with Violations. Unless a construction permit is being issued for correction purposes, no permit shall be issued for properties on which a building violation is found to exist if at the time of permit application said violation remains uncorrected. The Building Official shall have the authority to grant exceptions for individual cases, upon application of the owner or owner's representative, if health, accessibility, and/or life and fire safety is jeopardized.

Section 112.4 "Construction Within Public Utility Easements" is added as follows:

112.4 Construction Within Public Utility Easements. No buildings, structures, accessory structures and/or projections from structures shall be constructed and/or placed within a Public Utility Easement. The Building Official shall have the authority to grant exceptions for individual cases, upon application of the owner or owner's representative, if health, accessibility, feasibility, and/or life and fire safety so necessitate, if the owner has signed a Hold Harmless Agreement with the County, and if all of the following conditions are satisfied:

- A. The structure is not inconsistent with the exercise of the easement;
- B. The structure does not destroy the easement;
- C. The structure does not obstruct the easement or access to it;
- D. The structure does not render the easement ineffective;
- E. The structure does not unreasonably interfere with the easement; and
- F. Written approval for construction and placement has been received from the relevant utility company.

An application for abandonment may also be submitted to the County Board of Supervisors for approval of the construction and/or placement of structures that will encroach onto a Public Utility Easement.

SECTION 2. Section 16.02.090 of Chapter 16.02, Title 16, of the Sacramento County Code is amended to read as follows:

16.02.090 Amendments to Sections R105 of Chapter 1 Division II of the Residential Code.

Section R105.10 "Properties with Violations" is added as follows:

R105.10 Properties with Violations. Unless a construction permit is being issued for correction purposes, no permit shall be issued for properties on which a building violation is found to exist if at the time of permit application said violation remains uncorrected. The Building Official shall have the authority to grant exceptions for individual cases, upon application of the owner or owner's representative, if health, accessibility, and/or life and fire safety is jeopardized.

SECTION 3. Section 16.10.100 of Chapter 16.10, Title 16, of the Sacramento County Code is amended to read as follows:

16.10.100 Amendments to Section AJ 601.5 of the Residential Code.

Section AJ 601.5 "Limitation of Reconstruction" is amended as follows:

AJ 601.5 Limitation of Reconstruction. When the scope of work for R-3 and U Occupancies involves the removal of 50% or more of the building within a one-year period, the project, existing and new, shall be considered as new construction, and the entire building may be required to comply with all currently adopted codes pursuant to a determination by the Building Official. Fire sprinkler requirements shall be determined by building official. Plan review and permit fees will be based on the valuation of the entire project as a new structure. The criteria for determining the reconstruction of more than 50% of a building may include the linear length of all existing walls interior and exterior or square footage of the building. However, an existing building under reconstruction with partial walls remaining shall not be considered a remodel but shall be considered new construction for the purpose of code compliance.

SECTION 4. Section 16.24.100 of Chapter 16.24, Title 16, of the Sacramento

County Code is amended to read as follows:

16.24.100 Amendments to Sections 610, 707, 1014, and 1217 of the Plumbing Code.

Section 610.7 "Conditions for Using Table 610.4 (5)" is amended as follows:

610.7 Conditions for Using Table 610.4 (5). Sacramento County shall use a water pressure of 40psi for the maximum pressure available. Booster pump systems shall be installed if the system design of the building potable water is required to be higher than 40 psi.

Section 707.4 "Cleanouts-Location-Exception (4)" is amended as follows:

707.4 Cleanouts-Location-Exception (4). A single fitting two-way cleanout shall be of cast iron.

Section 1014.1 "Grease Interceptors-Where required" is amended as follows:

1014.1 Grease Interceptors-Where required. Subsection 1014.1 (a): Fats, Oils and Grease (FOG) shall be removed from waste water discharge before entering the Sacramento Area Sewer System District's (SASD) collection system for all restaurants and other occupancies that produce fats, oils or grease.

Section 1217.2 "Medium Pressure Gas" is added as follows:

1217.1 Medium Pressure Gas. Medium pressure natural gas is considered to be a pressure over 14 inches of water column but not over 5 pounds per square inch at the meter outlet. Medium pressure gas systems are sometimes desirable because of high gas demands and pressure losses due to long lengths of piping between the gas meter and the equipment being served. Medium pressure gas installation permits require:

A. Verification from the serving gas utility that gas is available at the desired pressure and demand (i.e., the amount requested) and a letter from the permit applicant to the Building Official requesting a permit for medium pressure gas.

B. Three copies of isometric gas piping drawings shall be submitted for review. Drawings shall show the location of the piping, size of the piping, appliances, and regulators, including relief piping and gas meter in relation to the building walls and lot lines.

A. Climatic.

Average yearly rainfall for the County of Sacramento is approximately 18 inches; with the majority occurring between October and April. During the summer months, there is generally no measurable precipitation and temperatures for this dry period range from 70 to 112 degrees Fahrenheit. High summer month temperatures are frequently accompanied by light to gusty westerly and northerly winds. The relative humidity during the summer months averages from two (2) to thirty (30) millimeters of mercury (HG), which is considered arid. The County of Sacramento includes and is surrounded by thousands of acres of grasslands which, during the summer months are dried to the point at which they are exceedingly combustible and easily ignited. Improper water pressure can impact water flow and reduce the effectiveness of fire suppression systems. More restrictive requirements for protection of gas piping systems assists in the reduction of potential fire hazards and explosions.

B. Topographical.

The County of Sacramento is segmented by several topographical and physical features, including major rivers, steep canyons, natural parkways, open space, freeways, railroad tracks, drainage canals, and sprawling industrial facilities. Properly installed wastewater treatment systems help to reduce the risk of contamination in the aforementioned County waterways. Preventative and safety measures for buildings and pools help to reduce the need for emergency personnel to traverse through the aforementioned physical features in order to respond to crisis situations.

C. Geological.

The County of Sacramento is located within seismic design categories C and D and is subject to ground tremors. Flooding has occurred in the portions of the County of Sacramento that lie adjacent to the County's numerous creeks and streams. More restrictive building standards must be put in place to reduce and minimize damage during a seismic event.

California Health and Safety Code Section 17958.7 requires that the modifications or changes to the Building Standards Codes be expressly marked and that each finding to which it refers be identified. All of the above-referenced findings apply and refer to each and every change or modification delineated in Sections three through five above. Therefore the Board of Supervisors finds that all of the aforementioned changes and modifications are reasonably necessary because of the local climatic, geological and topographical conditions referenced above.

SECTION 8. This ordinance was introduced and the title thereof read at the regular meeting of the Board of Supervisors on August 11, 2015, and on August 25, 2015, further reading was waived by the unanimous vote of the Supervisors present.

This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Supervisor Nottoli, seconded by Supervisor Kennedy, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 25th day of August 2015, by the following vote:

AYES: Supervisors, Kennedy, MacGlashan, Nottoli, Peters

NOES: Supervisors, None

ABSENT: Supervisors, Serna

ABSTAIN: Supervisors, None

RECUSAL: Supervisors, None
(PER POLITICAL REFORM ACT (§ 18702.5.))



Roberta MacGloda

Vice Chair of the Board of Supervisors
of Sacramento County, California

In accordance with Section 25103 of the Government Code of the State of California a copy of the document has been delivered to the Chair of the Board of Supervisors, County of Sacramento on 8/25/15

By: *S. Studdert*
Deputy Clerk, Board of Supervisors

ATTEST: *Cyndi Lee*
Clerk, Board of Supervisors

FILED
BOARD OF SUPERVISORS

AUG 25 2015

BY: *Cyndi Lee*
CLERK OF THE BOARD

~~21~~ ~~44~~

AGENDA ITEM CONTINUATION
MEMO

MEETING DATE: JULY 28, 2015

**TITLE: INTRODUCE ORDINANCE AMENDING
CHAPTERS 16.02, 16.10, 16.24, 16.36 AND
16.37, OF TITLE 16 OF THE SACRAMENTO
COUNTY CODE RELATING TO
BUILDINGS AND CONSTRUCTION; WAIVE
FULL READING AND CONTINUE TO
AUGUST 11, 2015 FOR ADOPTION**

**BOARD ACTION: CONTINUED TO AUGUST 11, 2015 FOR RE-
INTRODUCTION**

MATERIAL FORWARDED

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~~21~~

AGENDA ITEM CONTINUATION
MEMO

MEETING DATE: AUGUST 11, 2015

TITLE: INTRODUCTION OF AN ORDINANCE
AMENDING CHAPTERS 16.02, 16.10, 16.24,
16.36, AND 16.37, OF TITLE 16 OF THE
SACRAMENTO COUNTY CODE RELATING
TO BUILDINGS AND CONSTRUCTION

BOARD ACTION: INTRODUCED AMENDED ORDINANCE,
WAIVED FULL READING AND
CONTINUED TO AUGUST 25, 2015

MATERIAL FORWARDED