BUILDING STANDARDS COMMISSION
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March 25, 2014

Frank Rainone
Plan Checker
City of Pleasanton
200 Old Bernal Ave.
Pleasanton, CA 94566

RE: Ordinance #2083

Dear Mr. Rainone:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on March 13, 2014.

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

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

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

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

Sincerely,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

O'Brien, Laurie@DGS

From: Frank Rainone <frainone@cityofpleasantonca.gov>
Sent: Thursday, March 13, 2014 8:22 AM
To: OrdinanceFilings@DGS
Subject: City of Pleasanton Ordinances and Findings 2013 CBC Family of Codes
Attachments: ORD 2083[1].pdf

Follow Up Flag: Follow up
Flag Status: Completed

If you have any questions please let me know

Thank you

Frank Rainone
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ORDINANCE NO. 2083

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON REPEALING CHAPTERS OR SECTIONS OF THE MUNICIPAL CODE: SECTION 20.04.010, CHAPTER 20.08, 20.10, 20.12, 20.16, 20.20, 20.24, 20.26, 20.55, 20.65; AND ADOPTING SECTION 20.04.010 (BUILDING ADMINISTRATIVE CODE), AND CHAPTERS 20.08 (BUILDING CODE), 20.10 (RESIDENTIAL CODE), 20.12 (PLUMBING CODE), 20.16 (MECHANICAL CODE), 20.20 (ELECTRICAL CODE), 20.24 (FIRE CODE), 20.26 CALIFORNIA GREEN BUILDING STANDARD), 20.55 SWIMMING POOL, SPA AND HOT TUB CODE AND 20.65 (INTERNATIONAL PROPERTY MAINTENANCE CODE) OF THE PLEASANTON MUNICIPAL CODE BY ADOPTING BY REFERENCE AND AMENDING THE 2012 EDITIONS OF THE INTERNATIONAL BUILDING, RESIDENTIAL, FIRE, AND PROPERTY MAINTENANCE CODES; THE 2012 EDITIONS OF THE UNIFORM PLUMBING AND MECHANICAL CODES; THE 2011 EDITION OF THE NATIONAL ELECTRICAL CODE, AND ADOPTING FINDINGS REGARDING CONDITIONS SUPPORTING LOCAL AMENDMENTS

WHEREAS, the State of California has revised and updated the California Building Safety Codes (Title 24 California Code of Regulations) related to buildings and construction to be effective State-wide on January 1, 2014; and

WHEREAS, the City of Pleasanton traditionally adopts the California Building Safety Codes by reference so that the City has the most current standards available under State law, with some local amendments related to our local geological, topographical and climatic conditions; and

WHEREAS, the City proposes, effective January 1, 2014, to repeal those California Building Safety Codes which will be superseded by the State's newest codes, and adopt the most current California Building Safety Codes, with local amendments supporting by specific findings about Pleasanton's local geological, topographical and climatic conditions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. It repeals, adopts and amends the provisions of the Municipal Code regarding the California Building Safety Codes as set forth in the attached Exhibit 1.

SECTION 2. It adopts the findings regarding local geological, topographical and climatic conditions as set forth in the attached Exhibit 2.

SECTION 3. A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen (15) days in the City Clerk's office within fifteen (15) days after its adoption.

SECTION 4. This ordinance shall be effective January 1, 2014.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on October 15, 2013 and adopted at a regular meeting of the City Council of the City of Pleasanton on November 5, 2013 by the following vote:

Ayes: Councilmembers Brown, Cook-Kallio, Narum, Pentin, Mayor Thorne
Noes: None
Absent: None
Abstain: None

Jerry Thorne, Mayor

ATTEST:

Karen Diaz, City Clerk

APPROVED AS TO FORM:

Jonathan Lowell, City Attorney

EXHIBIT 1

Chapter 20.04
BUILDING ADMINISTRATIVE CODE

Sections:

20.04.010 Pleasanton Building Administrative Code adopted.

20.04.010 Pleasanton Building Administrative Code adopted.

A. There is adopted for the City of Pleasanton, an administrative code for the technical codes including the 2012 editions of the International Building Code, the International Residential Code, International Property Maintenance Code, the 2012 editions of the Uniform Mechanical Code and Uniform Plumbing Code, the 2011 edition of the National Electrical Code, the 2013 California Green Building Standards Code and the 1997 edition of the Uniform Housing Code as herein described. The administrative code shall be known as the Pleasanton Building Administrative Code and the same is adopted and incorporated as set out in this chapter.

Chapter 20.08
BUILDING CODE

Sections:

20.08.010 California Building Code adopted.
20.08.020 CBC Chapter 1 Division II deleted.
20.08.030 CBC Section 310.3.4 added - Installation of Spark Arrestors
20.08.040 CBC Section 903 amended.– Automatic Sprinkler Systems
20.08.050 CBC Section 904 amended – Alternative Automatic Fire-Extinguishing Systems.
20.08.060 CBC Section 907.2.11.2 Item 5 added – Groups R-2, R-2.1, R-3, R-3.1, R-4.
20.08.070 CBC Section 1505.1 amended – Fire Classification.
20.08.080 CBC Section 1613.8 amended - Earthquake Loads.
20.08.090 CBC Section 1704.4 amended - Concrete Construction.
20.08.100 CBC Section 1809.8 amended – Plain concrete footings.
20.08.110 CBC Section 1905.8 amended - ACI 318 section 22.10.1.
20.08.120 CBC Section 1907.1 amended - Minimum Slab Provisions.
20.08.130 CBC Table 2306.3.(3) amended – Allowable Shear for Wind or Seismic Forces For Shear Walls of Lath and Plaster or Gypsum Board Wood Framed Wall Assemblies.
20.08.140 CBC Section 2308.12.4 amended – Braced wall line sheathing.
20.08.150 CBC Section 2308.12.5 amended – Attachment of sheathing.
20.08.160 CBC Chapter 24 amended – Glass and Glazing.

20.08.170 CBC Chapter 31B adopted and amended – Public Swimming Pools.

20.08.010 California Building Code adopted.

A. The International Building Code, 2012 Edition, as amended and set forth in the California Building Code, Title 24, Part 2 of the California Code of Regulations, published by the International Code Council is hereby adopted, together with Appendices H and J, except as set forth in this chapter.

B. The International Building Code (IBC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Building Code.

C. These regulations shall be known as the Pleasanton Building Code, hereinafter referred to as "this code."

D. Where there is a reference in the code to the "Building Official" or "Authority Having Jurisdiction" it shall mean the "Building and Safety Official" or in the absence of the Building and Safety Official, the interim, temporary, or acting Building and Safety Official. (Ord. 1965 § 2, 2007; Ord. 1869 § 2, 2002; Ord. 1806 § 2, 2000; Ord. 1778 § 2, 1999; Ord. 1669 § 2, 1995; Ord. 1561 § 2, 1992; Ord. 1449 § 2, 1990; Ord. 1385 § 2, 1988; Ord. 1169 § 1, 1984; Prior Code § 2-12.35)

20.08.020 CBC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted in its entirety.

20.08.030 CBC Section 310.3.4 added - Installation of Spark Arrestors

Section 310.3 is amended by adding Section 310.3.4 to read as follows:

Section 310.3.4 Installation of Spark Arrestors. Existing dwelling units shall be retrofitted with a spark arrestor upon the occurrence of any of the following events:

1. Upon notice from the City;
2. Re-roofing;
3. Resale of the dwelling unit;
4. Issuance of a building permit for alterations, repairs or additions in excess of $1,000.

In the event of a resale of a dwelling unit, the seller shall be responsible to comply with this ordinance. Any real property professional representing the seller shall be required to notify the seller of seller's obligation to comply with this ordinance.

The spark arrestor shall conform to the requirements specified in the CBC Section 2113.9.1.

20.08.040 CBC Section 903 amended – Automatic Sprinkler Systems.

Section 903 of the California Building Code 2013 Edition, (24 C.C.R. Part 2), and including by reference the International Building Code, 2012 Edition is amended to read as shown in section 903 of the Pleasanton Fire Code (PMC Chapter 20.24).

20.08.050 CBC Section 904 amended – Alternative Automatic Fire-Extinguishing Systems.

Section 904 of the California Building Code 2013 Edition, (24 C.C.R. Part 2), and including by reference the International Building Code, 2012 Edition is amended to read as shown in section 904 of the Pleasanton Fire Code (PMC Chapter 20.24).

20.08.060 CBC Section 907.2.11.2 Item 5 added - Groups R-2, R-2.1, R-3, R-3.1, R-4 ITEM 5 added

Section 907.2.11.2 is amended by adding Section 907.2.11.2 Item 5 to read as follows:

5. No R-2, R-2.1, R-3, R-3.1 or R-4 occupancies may be sold or traded in the City of Pleasanton unless and until the seller installs or provides for the installation of smoke alarms in accordance with Section 907.2.11.2. This requirement may be met by the seller placing in an escrow account, for the use of the buyer, sufficient funds to pay for said installation.

20.08.070 CBC Section 1505.1 amended – Fire Classification.

Table 1505.1 Minimum Roof Coverings Classification is deleted, and Section 1501.1 is amended to add the following paragraph to read as follows:

Roof coverings shall be fire retardant minimum Class B or higher for all buildings regardless of type of construction.

20.08.080 CBC Section 1613.8 amended - Earthquake Loads.

Section 1613 is amended by adding Section 1613.8 to read as follows:

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

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

20.08.090 CBC Section 1705.3 amended - Concrete Construction.

Section 1705.3 is amended to read as follows:

1705.3 Concrete Construction. The special inspections and verifications for concrete construction shall be as required by this section and Table 1705.3.

Exceptions: Special inspections shall not be required for isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'_c, no greater than 2,500 pound per square inch (psi) (17.2 Mpa).

20.08.100 CBC Section 1809.8 amended – Plain concrete footings.

Section 1809.8 is amended to read as follows:

1809.8 Plain concrete footings. The edge thickness of plain concrete footings supporting walls of other than light-frame construction shall not be less than 8 inches (203mm) where placed on soil and in all cases, as a minimum, one ½" (51mm) continuous rebar shall be placed at the top and at the bottom of all grade beams and spread footings.

Exception: For plain concrete footings supporting Groups R-3 and one story Group U occupancies the edge thickness is permitted to be 6 inches (152mm), provided that the footing does not extend beyond a distance greater than the thickness of the footing on either side of the supported wall. In all cases, as a minimum, one ½" (51mm) continuous rebar shall be placed at the top and at the bottom of all grade beams and spread footings.

20.08.110 CBC Section 1905.1.8 amended - ACI 318 section 22.10.1.

Section 1905.8 is amended to read as follows:

1905.1.8 ACI 318, section 22.10. Delete ACI 318, section 22.10, and replace with the following:

22.10 - Plain concrete in structures assigned to seismic design category C, D, E or F.
22.10.1- Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

(a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.
(b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross

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

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

20.08.120 CBC Section 1907.1 amended - Minimum Slab Provisions.

Section 1907.1 is amended to read as follows:

1907.1 General. The thickness of concrete floor slabs supported directly on the ground shall not be less than 3½ inches (89 mm). A minimum 10-mil (0.010 inch, .20mm) polyethylene moisture retarder with joints lapped not less than 6 inches (152 mm) shall be placed above a minimum of 4-inches (102 mm) of crushed or angular rock capillary moisture barrier or other approved equivalent methods and materials used to provide slab-stability and moisture protection of the interior environment of the building. The capillary moisture barrier material shall have a maximum particle size of $^3/_4$-inch with no more than 10 percent smaller than $^1/_4$–inch. In order to promote a more uniform curing of the slab and to provide protection for the polyethylene moisture retarder, a minimum of two-inches of fine clean sand shall be placed directly over the moisture retarder. As a minimum and in all cases where a slab is to be placed inside of a building, the slab shall be reinforced with not less than six inches by six inches ten gauge welded wire mesh or an approved alternate installed on approved supports at mid height of the concrete slab.

Exception: A vapor retarder, sand and rock are not required:

1. For detached structures accessory to occupancies in Group R-3, such as garages, utility buildings or other unheated facilities.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m^2) and carports attached to occupancies in Group R-3.
3. For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building and the rock is determined not to be needed for support or stability of the concrete floor slab.
4. For driveways, walks, patios and other flatwork which will not be enclosed at a later date.
5. Where approved based on local site conditions.

In all slabs under habitable spaces, a minimum of 4 inches (102 mm) of crushed rock capillary water barrier shall be provided under the minimum 10 mil vapor retarder. The vapor barrier shall be protected by a minimum of 2 inches (51 mm) of sand, or equivalent protection.

20.08.130 Table 2306.3.(3) amended – Allowable Shear for Wind or Seismic Forces For Shear Walls of Lath and Plaster or Gypsum Board Wood Framed Wall Assemblies.

Table 2306.3.(3) is amended to read as follows:

TABLE 2306.3.(3)
LATH AND PLASTER OR GYPSUM BOARD WOOD FRAMED WALL ASSEMBLIES

TYPE OF MATERIAL	THICKNESS OF MATERIAL	WALL CONSTRUCTION	FASTENER SPACING [a] MAXIMUM (inches)	MINIMUM FASTENER SIZE [b, c, h, i]
1. Expanded metal or woven wire lath and Portland cement plaster	7/8"	Unblocked	6	No. 11 gage 1-1/2" long, 7/16" head No. 16 gage galv. staple, 7/8" legs
2. Gypsum lath, plain or perforated with vertical joints staggered	3/8" lath and ½" plaster	Unblocked	5	No. 13 gage galv. 1-1/8" long, 19/64" head, plasterboard nail
3. Gypsum lath, plain or perforated	3/8" lath and ½" plaster	Unblocked	5	No. 16 gage galv. staple, 1-1/8" long, 0.120" nail, min. 3/8" head, 1-1/4 " long
4. Gypsum board, gypsum veneer base or water-resistant gypsum backing board	1/2"	Unblocked [d]	7	5d cooler (1-5/8" × 0.086") or wallboard 0.120" nail, min. 3/8" head, 1-1/2 " long No. 16 gage galv. staple, 1-1/2" long
		Unblocked [d]	4	
		Unblocked	7	
		Unblocked	4	
		Blocked	7	
		Blocked	4	
		Unblocked	8/12 [f]	No. 6—1-1/4" screws [g]
		Blocked [e]	4/16 [f]	
		Blocked [d, e]	4/12 [f]	
		Blocked [e]	8/12 [f]	
		Blocked [e]	6/12 [f]	
	5/8"	Unblocked [d]	7	6d cooler (1-7/8" × 0.092") or Wallboard 0.120" nail, min. 3/8" head, 1-3/4" long No. 16 gage galv. staple, 1-1/2" legs, 1-5/8" long
			4	
		Blocked [e]	7	
			4	
		Blocked [e] Two-ply	Base ply: 9 Face ply: 7	Base ply-6d cooler (1-7/8" x 0.092") or wallboard 1-3/4" × 0.120" nail, min. 3/8" head 1-5/8" 16 gage galv. Staple 1-5/8" 16 gage galv. staple Face ply-8d cooler (2-3/8" x 0.113") or wallboard 0.120" nail, min. 3/8" head, 2-3/8" long No. 15 gage galv. staple, 2-1/4" long
		Unblocked	8/12 [h]	No. 6—1-1/4" screws [g]
		Blocked [e]	8/12 [h]	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per foot = 14.5939 N/m.

a. Applies to fastening at studs, top and bottom plates and blocking.
b. Alternate fasteners are permitted to be used if their dimensions are not less than the specified dimensions. Drywall screws are permitted to substitute for the 5d (1-5/8"' x 0.086"), and 6d (1-7/8" x 0.092")(cooler) nails listed above, and No. 6 1-1/4", inch Type S or W screws for 6d (1-7/8" x 0.092") (cooler) nails.
c. For properties of cooler nails, see ASTM C 514.
d. Maximum framing spacing of 24 inches on center.
e. All edges are blocked, and edge fastening is provided at all supports and all panel edges.
f. First number denotes fastener spacing at the edges; second number denotes fastener spacing at intermediate framing members.
g. Screws are Type W or S.
h. Staples shall have a minimum crown width of 7/16 inch, measured outside the legs, and shall be installed with their crowns parallel to the long dimension of the framing members.
i. Staples for the attachment of gypsum lath and woven-wire lath shall have a minimum crown width of 3/4 inch, measured outside the legs.

20.08.140 CBC Section 2308.12.4 amended – Braced wall line sheathing.

Section 2308.12.4 is amended to read as follows:

2308.12.4 Braced wall line sheathing. Braced wall lines shall be braced by one of the types of sheathing prescribed by Table 2308.12.4 as shown in Figure 2308.9.3. The sum of lengths of braced wall panels at each braced wall line shall conform to Table 2308.12.4. Braced wall panels shall be distributed along the length of the braced wall line and start at not more than 8 feet (2438mm) from each end of the braced wall line. Panel sheathing joints shall occur over studs or blocking. Sheathing shall be fastened to studs, top and bottom plates and at panel edges occurring over blocking. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide [1½ inch (38 mm)] or large members.
Braced wall panel construction types shall not be mixed within a braced wall line.
Braced wall panels required by Section 2308.12.4 may be eliminated when all of the following requirements are met:

1. For one story detached garage Group U occupancies not more than 25 feet in depth or length.
2. The roof and three enclosing walls are solid sheathed with ½-inch nominal thickness wood structural panels with 8d common nails placed 3/8 inches from panel edges and spaced not more than 6 inches on center along all panel edges and 12 inches on center along intermediate framing members. Wall openings for doors or windows are permitted provided a minimum 4 foot wide wood structural braced panel with minimum height to length ratio of 2 to 1 is provided at each end of the wall line and that the wall line be sheathed for 50% of its length.

Cripple walls having a stud height exceeding 14 inches (356 mm) shall be considered a story for the purpose of this section and shall be braced as required for braced wall lines in accordance with Table 2308.12.4. Where interior braced wall lines occur without a continuous foundation below, the length of parallel exterior cripple wall bracing shall be one and one-half times the lengths required by Table 2308.12.4. Where the cripple wall sheathing type used is Type S-W and this additional length of bracing cannot be provided, the capacity of Type S-W sheathing shall be increased by reducing the spacing of fasteners along the perimeter of each piece of sheathing to 4 inches (102 mm) o.c.

20.08.150 CBC Section 2308.12.5 amended – Attachment of sheathing.

Sections 2308.12.5 is amended to read as follows:

2308.12.5 Attachment of sheathing. Fastening of braced wall panel sheathing shall not be less than that prescribed in Table 2308.12.4 or Table 2304.9.1. Wall sheathing shall not be attached to framing members by adhesives.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at

maximum 24 inch (6096 mm) intervals along the top plate of discontinuous vertical framing.

20.08.160 CBC Chapter 24 amended – Glass and Glazing.

Chapter 24 is amended to add Section 2411 to read as follows:

Section 2411 Shower Enclosures.

2411.1 General. Glazing and installation of framed and frameless shower units shall be in accordance with manufacturer's instructions and the AGA Industry Frameless Shower Standards (AGA-SHI) and comply with Category II of CPSC 16 CFR 1201.

2411.1.1 Structural Framing. The entire surround of a shower opening shall be no less than nominal wood stud construction or steel studs with wood furring.

2411.1.2 Jumping Retainers. A device shall be installed in the header that prevents a sliding panel from accidentally vacating the opening.

2411.1.3 Towel Bars and Handles. Horizontal bars and handle shall not be mounted to the interior of the glass surfaces. A vertical handle may be mounted to the interior of the door.

2411.1.4 Hinged Doors. Hinged doors shall open outward and provide a minimum of 22 inches (559 mm) clear opening when opened to 90°. Bi-folding doors: No portion of a bi-fold door may open into the shower area

Exception: Self centering doors that swing both ways are permitted provided there is no restriction for the door to open outward to 90°.

2411.1.5 Steam/Canopied Enclosures. The roof or enclosed glass top of a shower enclosure shall be $^3/_8$ inch (9.5mm) tempered laminated glass or $^3/_8$ inch (9.5mm) plastic and shall not exceed 36 inches (914 mm) in the short dimension.

2411.2 Frameless Light Glass Shower Enclosures.

2411.2.1 Minimum Thickness. Frameless Light Hinging and Sliding Shower Doors shall be a minimum of $^3/_{16}$ inch (5.0 mm) tempered glass.

2411.2.2 Size Limitation. Compression hinged doors shall not exceed 28 inch (711 mm) in width. Compression attached rollers to sliding doors shall not exceed 32 inches (813 mm) in width. Neither may exceed 70 inches (1,778 mm) in height.

Exception: When ¼ inch (6 mm) tempered glass is used with through-glass fastening, hinged doors shall not exceed 36 inches (914 mm) in width and 96 inches (2,438 mm) in height.

2411.2.3 Panels. All $^3/_{16}$ inch (5.0 mm) or ¼ inch (7mm) panels shall be framed and attached to three sides.

2411.3 Frameless Heavy Glass Shower Enclosures.

2411.3.1 Hinges. Hinge weights shall not exceed the manufacturer's tested maximum load. Each hinge shall be labeled with its load rating and the label may not be removed before inspection. Three hinges are allowed only when a plumb substrate is provided.

2411.3.2 Screws. Stainless steel screws shall be used of minimum size #10 and a length sufficient to make a minimum penetration into the wood frame of 1½ inch (38 mm). This penetration into the substrate shall be sealed with a non-hardening, asphalt base sealant.

2411.3.3 Minimum Thickness. Hinged shower doors and stationary panels shall be a minimum of $^3/_8$ inch (10 mm) tempered glass.

2411.3.4 Recommended Clearances. Clearance between a door and panel or door and wall shall be no less than $^{1}/_{8}$ inch (3.2 mm). Clearance at the bottom of the door shall be no less than $^{3}/_{16}$ inch (5 mm) between the exposed glass edge and the curb or threshold.

2411.4 Size Limitation.

2411.4.1 Doors. Shower doors shall not exceed 38 inches (965 mm) in width or 150 lbs. in weight.

Exception: These limits may be exceeded only when a licensed engineer submits a stamped calculation.

2411.4.2 Non-load Bearing Panels. $^{3}/_{8}$ inch (10 mm) panels may not exceed 110 (2,794 mm) united inches, width + height (UI). ½ inch (12 mm) panels shall not exceed 120 (3,048 mm) UI, as per AGA·SH1. Height limitation, 84 inches (2,134mm).

Exception: When three sides of the panel are attached to the structure, the UI limitations may be removed. A transom shall be considered the same as a header or ceiling mount and shall be secured with channel or clips on 4 sides.

2411.5 Mechanical Fastening Hardware (metal clips, header, tube bracing or channels)

2411.5.1 Metal Clips. U Channels shall be fastened to the finished shower wall. The only permitted penetration through the finished shower wall shall be the mounting screws for clips,
channels, and hinges. Reglet design is not recommended.

2411.5.2 Clip Location. Clips on the long edge of the glass shall be located between 4 inches (102 mm) and 8 inches 203 mm) from each end of the glass. A third clip shall be on the long edge if the glass exceeds 48" in length. Clips shall be centered on the short edge on panels up to 16 inches (406 mm) in width. For greater widths, two clips shall be used, one at each one-third point.

2411.5.3 Non-Load Bearing Side Panels. Non-load bearing side panels shall be mounted by mechanical fasteners on the bottom and the top or bottom and one vertical side.

Exception: For two in-line side panels (such as a buttress design) and/or to a return panel, the vertical butt joint(s) shall be sealed with a structural silicone sealant and shall be secured at the top with a joint spanning clip(s) or header.

2411.5.4 Load-bearing side panels. Load-bearing side panels and any return panel shall be secured with mechanical fasteners on three sides. The minimum width of a load-bearing panel shall be 5 inches (127 mm).

20.08.170 CBC Chapter 31B adopted and amended – Public Swimming Pools.

Chapter 31B is adopted and amended to add the following Sections to read as follows:

Section 3118B.3.1 Existing pool and spa enclosures. Any new or replacement swimming pool, spa, swimming pool/spa enclosure shall be constructed and maintained per the current requirements in Chapter 31B of the California Building Code. Any existing swimming pool, spa, swimming pool/spa enclosure repair may maintain the existing barrier and latch height requirements in place at the time of the original lawfully permitted construction approval.

Section 3118B.5 Barrier prerequisite to filling of pool. An inspection to verify pool barriers are installed, functional and in compliance with the current laws and approved plans shall occur and be approved by the Building and Safety Official before water may be introduced into any public pool or spa.

Chapter 20.10
RESIDENTIAL CODE

Sections

20.10.010 California Residential Code adopted
20.10.020 CRC Chapter 1 Division II is deleted.
20.10.030 CRC Section R202 amended – Definitions
20.10.040 CRC Table R301.2(1) amended – Climate and Geographic Design Criteria
20.10.050 CRC Table R301.5 amended – Minimum Uniformly Distributed Live Loads
20.10.060 CRC Section R308 amended –Glazing.
20.10.070 CRC Section R313 amended– Automatic Fire Sprinkler Systems
20.10.080 CRC Section R314.3.2 added – Smoke Alarm Installation at Time of Sale or Transfer
20.10.090 CRC Section R329 added - Installation of Spark Arrestors
20.10.100 CRC Section R403.1.3 amended – Seismic Reinforcing.
20.10.110 CRC Section R507.1 amended – Decks
20.10.120 CRC Section R506.2.4 amended – Reinforcement support.
20.10.130 CRC Table R602.10.3(4) amended – Bracing Requirements based on Seismic Design Category.
20.10.140 CRC Section R602.10.2.1 amended – Reinforcement support.
20.10.150 CRC Section R907.7 added – Fire Classification.
20.10.160 CRC Section AG102 amended – Definitions.
20.10.170 CRC Section AG105 amended – Barrier Requirements.

20.10.010 California Residential Code adopted

A. The International Residential Code, 2012 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 2.5, published by the International Code Council is hereby adopted, together with Appendices G and H except as set forth in this chapter.

B. The International Residential Code (IBC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Residential Code.

C. These regulations shall be known as the Pleasanton Residential Code, hereinafter referred to as "this code."

D. Where there is a reference in the code to the "Building Official" or "Authority Having Jurisdiction" it shall mean the "Building and Safety Official" or in the absence of the Building and Safety Official, the interim, temporary or acting Building and Safety Official.

20.10.020 CRC Chapter 1 Division II is deleted.

Chapter 1 Division II is deleted.

20.10.030 CRC Section R202 amended – Definitions

Section R202 is amended by adding the following definition to read as follows:

BALCONY, EXTERIOR, is an exterior floor projecting from and supported by a structure, without additional independent supports.

20.10.040 CRC Table R301.2(1) amended – Climate and Geographic Design Criteria

Table R301.2(1) is amended to read as follows:

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

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP[e]	ICE BARRIER UNDER-LAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
	Speed[d] (mph)	Topographic effects[k]		Weathering[a]	Frost line depth[b]	Termite[c]					
N/A	85 mph	NO	D_0, D_1, D_2, E	negligible	N/A	Very Heavy	32°	NO	Footnote g	2%	58.7°

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

a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The City of Pleasanton does not require additional depth of footing below finish grade.
c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [FigureR301.2(4)].Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
e. The outdoor design dry-bulb temperature was selected from the columns of 97½-percent values for winter from Appendix D of the *International Plumbing Code*.
f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
g. The date of the City of Pleasanton's entry into the National Flood Insurance Program: May 5, 1971.
The date(s) of the Flood Insurance Study: August 3, 2009; September 30, 1997; September 19, 1984; June 1980 revised August 31, 1982.
The panel numbers and dates of all currently effective FIRMs adopted by the City of Pleasanton, as amended: Panel 06001C0304G; Panel 06001C0308G; Panel 06001C0309G; Panel 06001C0316G; Panel 06001C0317G; Panel 06001C0318G; Panel 06001C0319G; Panel 06001C0328G; Panel 06001C0336G; Panel 06001C0337G; Panel 06001C0339G; Panel 06001C0343G; Panel 06001C0460G; Panel 06001C0476G; Panel 06001C0480G; and Panel 06001C0485G, all effective August 3, 2009.
h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
i. The City of Pleasanton selected the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at www.ncdc.noaa.gov/fpsf.html.

j. The City of Pleasanton selected the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/fpsf.html.

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

20.10.050 CRC Table R301.5 amended – Minimum Uniformly Distributed Live Loads

Table R301.5 is amended to read as follows:

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)

USE	LIVE LOAD
Attics without storage[b]	10
Attics with limited storage[b, g]	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks[e]	*60*
Fire escapes	40
Guardrails and handrails[d]	200[h]
Guardrail in-fill components[f]	50[h]
Passenger vehicle garages[a]	50[a]
Rooms other than sleeping room	40
Sleeping rooms	30
Stairs	40[c]

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm2, 1 pound = 4.45 N.

a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
b. Attics without storage are those where the maximum clear height between joist and rafter is less than 42 inches, or where there are not two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high by 2 feet wide, or greater, located within the plane of the truss. For attics without storage, this live load need not be assumed to act concurrently with any other live load requirements.
c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
d. A single concentrated load applied in any direction at any point along the top.
e. *Decks that are not exterior balconies may be designed at 40 psf.* See Section R502.2.2 for decks attached to exterior walls.
f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
g. For attics with limited storage and constructed with trusses, this live load need be applied only to those portions of the bottom chord where there are two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high or greater by 2 feet wide or greater, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member, provided that each of the following criteria is met.

1. The attic area is accessible by a pull-down stairway or framed in accordance with Section R807.1.
2. The truss has a bottom chord pitch less than 2:12.
3. Required insulation depth is less than the bottom chord member depth. The bottom chords of trusses meeting the above criteria for limited storage shall be designed for the greater of the actual imposed dead load or 10 psf, uniformly distributed over the entire span.

h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

20.10.060 CRC Section R308.7 added –Shower Enclosures.

Section R308 is amended by adding section R308.7 to read as shown in section 2411 of the Pleasanton Building Code (PMC Chapter 20.08).

20.10.070 CRC Section R313 amended– Automatic Fire Sprinkler Systems

Section R313 is deleted in its entirety and amended to read as follows:

R313.1 Automatic Fire Sprinkler Systems. An automatic residential fire sprinkler system shall be designed and installed in accordance with NFPA 13D in all new one- and two- family dwellings and townhouses. In addition, the fire-sprinkler system shall be designed and sprinklers shall be installed in the following locations:

1. Attic shall be provided with intermediate temperature-rated residential fire sprinklers for detection coverage, and located at a spacing equivalent to 30 feet by 30 feet centers and a maximum distance of 15 feet from outside walls.
2. Fire sprinklers shall be provided in garages. Fire sprinklers shall be intermediate rated, quick response type, with a maximum coverage area of 130 square feet per sprinkler.

R313.2 Large One- and Two-Family Dwelling Residential Sprinkler Systems. In addition to the requirements specified in R313.1, one- and two- family dwellings with a habitable floor area greater than 7,500 square feet shall have an automatic fire-sprinkler system designed to include all sprinklers within a compartment, up to a maximum of four sprinklers.

20.10.080 CRC Section R314.3.2 added – Smoke Alarm Installation at Time of Sale or Transfer.

Section R314.3 is amended by adding Section R314.3.2 to read as follows:

R314.3.2 Installation at time of resale or transfer. No one- or two-family dwelling may be sold or traded in the City of Pleasanton unless and until the seller installs or provides for the installation of smoke alarms in accordance with Section R314.3. This requirement may be met by the seller placing in an escrow account, for the use of the buyer, sufficient funds to pay for said installation.

20.10.090 CRC Section R329 added - Installation of Spark Arrestors

Chapter 3 is amended by adding Section R329 Installation of Spark Arrestors to read as follows:

R329 Installation of Spark Arrestors. Existing one- and two-family dwellings shall be retrofitted with a spark arrestor upon the occurrence of any of the following events:

1. Upon notice from the City;
2. Re-roofing;
3. Resale of the dwelling unit;
4. Issuance of a building permit for alterations, repairs or additions in excess of $1,000.

In the event of a resale of a dwelling unit, the seller shall be responsible to comply with this ordinance. Any real property professional representing the seller shall be required to notify the seller of seller's obligation to comply with this ordinance.
The spark arrestor shall conform to the requirements specified in the CRC Section R1003.9.1.

20.10.100 CRC Section R403.1.3 amended – Seismic Reinforcing.

Section R403.1.3 is amended to read as follows:

R403.1.3 Seismic reinforcing. Concrete footings located in Seismic Design Categories D_0, D_1 and D_2, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.
In Seismic Design Categories D_0, D_1 and D_2 where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.
In Seismic Design Categories D_0, D_1 and D_2 where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.
In Seismic Design Categories D_0, D_1 and D_2, masonry stem walls without solid grout and vertical reinforcing are not permitted.

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

20.10.110 CRC Section R507.1 amended – Decks

Section R507.1 is amended to read as follows:

R507.1 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting. For exterior balconies with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the exterior balcony.

20.10.120 CRC Section R506.2.4 amended – Reinforcement support.

Section R506.2.4 is amended to read as follows:

R506.2.4 Reinforcement support. Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement. As a minimum, and in all cases where a slab is to be placed inside of a building, the slab shall be reinforced with not less than six inches by six inches ten gauge welded wire mesh, or an approved alternate.

In all slabs under habitable spaces, a minimum of 4 inches (102 mm) of crushed rock capillary water barrier shall be provided under a minimum 10 mil vapor retarder. The vapor barrier shall be protected by a minimum of 2 inches (51 mm) of sand or equivalent protection.

20.10.130 CRC Table R602.10.3(4) amended – Bracing Requirements based on Seismic Design Category.

Table R602.10.3(4) is amended to read as follows:

Add the "d" footnote notation in the title of Table R602.10.3(4) after the three footnotes currently shown, to read:

TABLE R602.10.1.3(4) [a, b, c, d]

Add a new footnote "d" to the end of CRC Table R602.10.3(4) to read:

d. In Seismic Design Categories D_0, D_1, and D_2, Method GB is not permitted, and the use of Method PCP is limited to one-story single family dwellings and accessory structures.

20.10.140 CRC Section R602.10.2.1 amended – Reinforcement support.

Section R602.10.2.1 is amended to add section R602.10.2.1.1 to read as follows:

R602.10.2.1.1 Limits on methods GB and PCP. In Seismic Design Categories D_0, D_1, and D_2, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D_0, D_1, and D_2, the use of Method PCP is limited to one-story single family dwellings and accessory structures.

20.10.150 CRC Section R907.7 added – Fire Classification.

Section R902.1 is amended to read as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class B roofing shall be installed in the City of Pleasanton. Roofing required by this section shall be listed shall be tested in accordance with UL 790 or ASTM E108.

20.10.160 CRC Section AG102 amended – Definitions.

Section AG102 definition of "SWIMMING POOL" is amended to read as follows:

SWIMMING POOL means any structure intended for swimming or recreational bathing that contains water over 18 inches (457 mm) deep. Swimming pool includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas and nonportable wading pools.

20.10.170 CRC Section AG105 amended – Barrier Requirements.

Section AG105 is amended to read as follows:

AG105.1 Application. The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near drowning by restricting access to swimming pools, spas and hot tubs.

AG105.2 Outdoor swimming pool. Whenever a building permit is issued for construction of a new swimming pool or spa, or any building permit is issued for remodeling of an existing pool or spa, at a private, single-family home, it shall be surrounded by a barrier which shall comply with the following:

1. The pool shall be isolated from access to a home by an enclosure that meets the requirements of AG105.5.1.
2. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

3. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed $1^3/_4$ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1^3/_4$ inches (44 mm) in width.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed $1^3/_4$ inches (44 mm) in width.
5. Maximum mesh size for chain link fences shall be a $2^1/_4$-inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than $1^3/_4$ inches (44 mm).
6. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than $1^3/_4$ inches (44 mm).
7. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 6, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 60 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

   7.1. T
   he release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and

   7.2. T
   he gate and barrier shall have no opening larger than $^1/_2$ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
8. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

   8.1. T
   he pool shall be equipped with an approved powered safety cover in compliance with ASTM F 1346; or

   8.2. D
   oors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or

   8.3. O
   ther means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 8.1 or 8.2 described above.

9. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
   9.1. T
   he ladder or steps shall be capable of being secured, locked or removed to prevent access; or
   9.2. T
   he ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

Prior to the issuance of any final approval for the completion of permitted construction or remodeling work, the Building and Safety Official shall inspect and verify the drowning safety prevention devices required have been installed and functional properly.

AG105.3 Indoor swimming pool. Walls surrounding an indoor swimming pool shall comply with Section AG105.2, Item 8.

AG105.4 Prohibited locations. Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them.

AG105.5 Barriers.

AG105.5.1 Enclosure; required characteristics. An enclosure shall have all of the following characteristics:

1. Any access gates through the enclosure open away from the swimming pool and are self-closing with a self-latching device placed no lower than 60 inches (1524 mm) above the ground.
2. A minimum height of 60 inches (1524 mm).
3. A maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches (51 mm).
4. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than 4 inches (102 mm) in diameter.
5. An outside surface free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

AG105.5.2 Barrier exceptions. Spas or hot tubs with locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specification (ASTM ES 13-89) or ASTM F 1346, as listed in Section AG107, shall be exempt from the provisions of this appendix.

AG105.6 Barrier prerequisite to filling of pool. An inspection to verify pool barriers are installed, functional and in compliance with the approved plans shall occur and be approved by the Building and Safety Official before water may be introduced into any pool or spa.

AG105.7 Existing pool and spa barriers. Any new or replacement pool barrier shall be constructed and maintained per the current barrier requirements in the section AG105.5.1. Any existing swimming pool, spa, swimming pool/spa enclosure repair may maintain the original barrier and latch height requirements lawfully in place at the time of the original permitted construction.
Every person in possession of land within the City of Pleasanton, either as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a private swimming pool or spa, shall at all times maintain on the lot or premises upon which such pool is located and completely surround such pool, lot or premises a fence or other solid structure or barrier. All gates or doors opening through such enclosure shall be kept securely closed at all such times when not in actual use and shall be equipped with a self-closing and self-latching device designed to keep and capable of keeping such door or gate securely closed at all times when not in actual use.

Chapter 20.12
PLUMBING CODE

Sections:

20.12.010 Uniform Plumbing Code adopted.
20.12.020 CPC Chapter 1 Division II deleted.
20.12.030 CPC Section 1.8.4.2 amended – Fees.
20.12.040 CPC Section 412.1 amended – Fixture Count.

20.12.010 Uniform Plumbing Code adopted.

A. The Uniform Plumbing Code, 2012 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 5, published by the International Association of Plumbing and Mechanical Officials is hereby adopted, together with Chapter 16A Part II, Appendices G and L except as set forth in this chapter.

B. The Uniform Plumbing Code (UPC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Plumbing Code.

C. These regulations shall be known as the Pleasanton Plumbing Code, hereinafter referred to as "this code."

D. Where there is a reference in the code to the "Building Official" or "Authority Having Jurisdiction" it shall mean the "Building and Safety Official" or in the absence of the Building and Safety Official, the interim, temporary or acting Building and Safety Official.

20.12.020 CPC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted in its entirety.

20.12.030 CPC Section 1.8.4.2 amended – Fees.

Section 1.8.4.2 is amended to read as follows:

Fees. The fees for permits and plan reviews of said Code shall be as set forth in the City of Pleasanton Master Fee Schedule.

20.12.040 CPC Section 412.1 amended – Fixture Count.

Section 412.1 is amended to read as follows:

412.1 Fixture Count. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum numbers as shown in either Table 4-1 of the California Plumbing Code, Table 2902.1 of the California Building Code, or as determined by the Building and Safety Official.

Chapter 20.16
MECHANICAL CODE

Sections:

20.16.010 California Mechanical Code adopted.
20.16.020 CMC Chapter 1 Division II deleted.
20.16.030 CMC Section 1.8.4.2 amended –Fees.

20.16.010 California Mechanical Code adopted.

A. The Uniform Mechanical Code, 2012 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 4, published by the International Association of Plumbing and Mechanical Officials is hereby adopted, together with all Appendices except as set forth in this chapter.

B. The Uniform Mechanical Code (UPC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Mechanical Code.

C. These regulations shall be known as the Pleasanton Mechanical Code, hereinafter referred to as "this code."

D. Where there is a reference in the code to the "Building Official" or "Authority Having Jurisdiction" it shall mean the "Building and Safety Official" or in the absence of the

Building and Safety Official, the interim, temporary or acting Building and Safety Official.

20.16.020 CMC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted in its entirety.

20.16.030 CMC Section 1.8.4.2 amended –Fees.

Section 1.8.4.2 is amended to read as follows:

Fees. The fees for permits and plan reviews of said Code shall be as set forth in the City of Pleasanton Master Fee Schedule.

Chapter 20.20
ELECTRICAL CODE

Sections:

20.20.010 California Electrical Code adopted.
20.20.020 CEC Section 89.108.4.2 amended –Fees.
20.20.030 CEC Annex H – deleted.

20.20.010 California Electrical Code adopted.

A. The National Electrical Code, 2011 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 3, published by the National Fire Protection Association is hereby adopted, together with all Appendices except as set forth in this chapter.

B. The National Electrical Code (NEC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Electrical Code.

C. These regulations shall be known as the Pleasanton Electrical Code, hereinafter referred to as "this code."

D. Where there is a reference in the code to the "Building Official" or "Authority Having Jurisdiction" it shall mean the "Building and Safety Official" or in the absence of the Building and Safety Official, the interim, temporary or acting Building and Safety Official.

20.20.020 CEC Section 89.108.4.2 amended –Fees.

Se 89.108.4.2 is amended to read as follows:

Fees. The fees for permits and plan reviews of said Code shall be as set forth in the City of Pleasanton Master Fee Schedule.

20.20.040 CEC Annex H – deleted.

Annex H is deleted in its entirety.

Chapter 20.24
FIRE CODE

Sections:

20.24.010 California Fire Code adopted.
20.24.020 CFC Chapter 1, Division II, Table 105.6.8 amended – Permit Amounts for Compressed Gases.
20.24.030 CFC Chapter 1, Division II, Table 105.6.10 amended – Permit Amounts for Cryogenic Fluids.
20.24.040 CFC Section 105.6.16 Item 3 amended – Flammable and combustible liquids.
20.24.050 CFC Section 105.6.16 Item 12 added - Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies.
20.24.060 CFC Table 105.6.20 amended – Permit Amounts for Hazardous Materials.
20.24.070 CFC Section 105.6.47 Item 4 added - Radioactive Materials.
20.24.080 CFC Section 108 deleted - Board of Appeals.
20.24.090 CFC Section 114 added – Unauthorized Discharges.
20.24.100 CFC Section 605.11 added – Immersion Heaters.
20.24.110 CFC Section 903.2 amended – Automatic Sprinkler Systems Where Required.
20.24.120 CFC Section 903.3.1.2 amended - NFPA 13R Sprinkler Systems.
20.24.130 CFC Section 903.3.1.3 amended – NFPA 13D sprinkler systems.
20.24.140 CFC Section 2703.2.10 added – Biodiesel and methanol equipment.
20.24.150 CFC Section 2703.5.2 added – Ventilation ducting.
20.24.160 CFC Section 2703.5.3 added – H Occupancies.
20.24.170 CFC Section 2703.13 added – Automatic Filling of Tanks.
20.24.180 CFC Section 3308.2 added – Prohibition of Fireworks.
20.24.190 CFC Section 3308.3 added – Seizure of Fireworks.
20.24.200 CFC Section 3404.2.7.5.8 amended - Exception.
20.24.210 CFC Section 1103.5 amended – Existing commercial or industrial buildings or structures.

20.24.010 California Fire Code adopted.

A. The International Fire Code, 2012 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 9, published by the International Code Council is hereby adopted, together with Appendices D as amended, E (informational purposes), F, and H as amended except as set forth in this chapter.

B. The International Fire Code (IFC) adopted by reference for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Fire Code.

C. These regulations shall be known as the Pleasanton Fire Code, hereinafter referred to as "this code."

D. Where there is a reference in the code to the "Fire Official," "Fire Code Official" or "Authority Having Jurisdiction," it shall mean the "Fire Chief" or in the absence of the Fire Chief, the Fire Marshal.

20.24.020 CFC Chapter 1, Division II, Table 105.6.8 amended – Permit Amounts for Compressed Gases.

Table 105.6.8 is amended to read:

Type of Gas	Amount (cubic feet at NTP)
Corrosive	200
Flammable (except cryogenic fluids and LPG)	200
Highly Toxic	Any amount
Inert Simple Asphyxiant	1000
Moderately Toxic	Any amount
Oxydizing (including oxygen)	200
Pyrophoric	Any amount
Toxic	Any amount
All other gases subject to HMBP reporting (per material)	200
Inert other than simple Asphyxiant	200

20.24.030 CFC Chapter 1, Division II, Table 105.6.10 amended – Permit Amounts for Cryogenic Fluids.

Table 105.6.10 is amended to read:

Type of Cryogenic Fluid	Cubic feet at NTP
Corrosive	Any Amount
Flammable	Any Amount
Inert	200
Oxidizing (including oxygen)	200
Physical or health hazard not indicated above	Any amount
All other materials subject to HMBP requirements (per material)	200

20.24.040 CFC Section 105.6.16 Item 3 amended – Flammable and combustible liquids.

Section 105.6.16 Item 3 is amended to read:

To store, handle or use Class II or Class IIIA liquids in excess of 25 gallons except for fuel oil in the fuel tanks of portable equipment.

20.24.050 CFC Section 105.6.16 Item 12 added - Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies.

Section 105.6.16 Item 12 is added to read:

12. Storage of flammable and combustible liquids and flammable gases at Group R occupancies are limited as follows:

    1. Outside storage of flammable liquids (including gasoline) is limited to 30 gallons.
    2. Outside storage of combustible liquids (including diesel and kerosene) is limited to 55 gallons.
       Exception: Emergency generators used for life safety purposes.
    3. Outside storage of compressed and liquefied flammable gas is limited to 15 gallons or 540 cubic feet.
       Exceptions:
       a. Emergency generators used for life safety purposes.
       b. Facility gas supply for occupancies not provided with natural gases services. Amounts over 1,000 gallons must be approved by the fire official.
    4. Manufacture of Biodiesel and Methanol at Residential Occupancies. The manufacture of biodiesel and methanol is prohibited in Residential Occupancies and in U Occupancies associated with Residential Occupancies both inside and outside buildings.

20.24.060 CFC Table 105.6.20 amended – Permit Amounts for Hazardous Materials.

Table 105.6.20 is amended to add:

Moderately toxic gas	20 cubic feet
Other materials subject to California Health and Safety Code Chapter 6.95 Hazardous Materials Business Plan requirements	55 gallons (liquids) 500 pounds (solids)
Irritants and Sensitizers	5000 pounds

20.24.070 CFC Section 105.6.47 Item 4 added - Radioactive Materials.

Section 105.6.47 Item 4 is added to read:

4. Radioactive Materials. To store or handle more than one micro curie (37,000 Becquerel) of radioactive material not contained in a sealed source or more than 1 mill curie (37,000,000 Becquerel) of radioactive material in a sealed source or sources, or any amount of radioactive material for which a specific license from the Nuclear Regulatory Commission is required.

20.24.080 CFC Section 108 deleted - Board of Appeals.

Section 108 is deleted.

20.24.090 CFC Section 114 added – Unauthorized Discharges.

Section 114 is added to read:

114.1 Unauthorized Discharges. The Fire Department may charge fees to recover the cost of response to incidents involving the discharge or the threatened discharge of a hazardous (or suspected hazardous) material.

20.24.100 CFC Section 605.12 added – Immersion Heaters.

Section 605.12 is added to read:

605.12 Immersion heaters. All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

20.24.110 CFC Section 903.2 amended – Automatic Sprinkler Systems Where Required.

Section 903.2 is amended to read:

Section 903.2 Where required. Approved automatic fire extinguishing systems in new buildings and structures shall be as provided in all new occupancies and locations.

Exception: Group U occupancies that do not exceed 400 square feet of floor area.

20.24.120 CFC Section 903.3.1.2 amended - NFPA 13R Sprinkler Systems.

Section 903.3.1.2 is amended to read:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R as amended in Chapter 47 and the following; Sprinklers shall be provided in all attic areas.

20.24.130 CFC Section 903.3.1.3 amended – NFPA 13D sprinkler systems.

Section 903.3.1.3 is amended to read:

903.3.1.3 NFPA 13D sprinkler systems. Residential automatic fire sprinklers systems shall be installed in accordance to NFPA 13D in all new one- and two- family dwellings. In addition, the fire-sprinkler system shall be designed and sprinklers shall be installed in the following additional locations:

1. Attic shall be provided with intermediate temperature-rated residential fire sprinklers for detection coverage, and located at a spacing equivalent to 30 feet by 30 feet centers and a maximum distance of 15 feet from outside walls.
2. Fire sprinklers shall be provided in garages. Fire sprinklers shall be intermediate rated, quick response type, with a maximum coverage area of 130 square feet per sprinkler.

20.24.140 CFC Section 5003.2.10 added – Biodiesel and methanol equipment.

Section 5003.2.10 is added to read:

5003.2.10 Biodiesel and methanol equipment. Biodiesel and methanol manufacturing/processing equipment shall be listed or approved. Such equipment shall at a minimum adequately address electrical system, materials of construction, ventilation, seismic and process control and shut-down safety issues.

20.24.150 CFC Section 5003.5.2 added – Ventilation ducting.

Section 5003.5.2 is added to read:

5003.5.2 Ventilation ducting. Product conveying ducts for venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.

20.24.160 CFC Section 5003.5.3 added – H Occupancies.

Section 5003.5.3 is added to read:

5003.5.3 H Occupancies. In "H" occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. Flow direction indicators are required.

20.24.170 CFC Section 5003.13 added – Automatic Filling of Tanks.

Section 5003.13 is added to read:

5003.13 Automatic Filling of Tanks. Systems that automatically fill flammable or combustible liquid tanks shall be equipped with approved overfill protection, that sends an alarm signal to a location that is normally occupied during normal business hours and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested in a manner acceptable to the fire code official on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

Exception: Emergency generator tanks.

20.24.180 CFC Section 5608.2 added – Prohibition of Fireworks.

5608.2 Prohibition of Fireworks. It shall be unlawful for any person, corporation, or entity to possess, store, offer for sale, expose for sale, sell at retail or wholesale, use or explode any fireworks.

Exception: The use of fireworks as part of a professional display, operated by a California State licensed pyrotechnic operator as set forth in Section 5601.1

20.24.190 CFC Section 5608.3 added – Seizure of Fireworks.

5608.3 Seizure of Fireworks. The Fire Chief shall 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 this article.

20.24.200 CFC Section 5704.2.7.5.8 amended - Exception.

Section 5704.2.7.5.8, Exception, is amended to read:

Exception: Outside aboveground tanks with a capacity of 100 gallons (378 L) or less.

20.24.210 CFC Section 1103.5 amended – Existing commercial or industrial buildings or structures.

1103.5 Existing commercial or industrial buildings or structures. An automatic fire sprinkler system shall be provided in existing commercial buildings in accordance with Section 1103.5.1, Section 1103.5.2 and as follows:

1. Additions to any commercial or industrial building creating a 50% or more increase of floor area, or an addition of any size creating a total area exceeding 8,000 square feet.

   Exception: Additions not greater than 500 square feet in area to an existing non-fire sprinklered building providing accessory storage space or solely for the purpose of providing accessibility shall not be required to be provided with automatic fire sprinklers.

2. When a change in occupancy classification results in an increased fire hazard or risk to business operations or increased life safety hazard of the occupants.

3. Any detached or attached structure added to a parcel of land already containing automatic extinguishing system protected buildings.

Chapter 20.26

GREEN BUILDING CODE

Sections:

20.26.10	California Green Building Standards (CALGreen) Code adopted.
20.26.15	Section 101.3 Scope and Applicability.
20.26.20	Sections 4.106.2,4.106.3, 5.106.1, A5.106 - Site Development and Storm Water.
20.26.25	Sections 4.408, 5.408 and Appendix A4 and A5 - Construction Waste Reduction, Disposal and Recycling.
20.26.30	Sections 5.304.2 and A5.304.2.1 Outdoor Water Use.
20.26.35	Checklists.
20.26.40	Fees and plan review.
20.26.45	Penalties for violation.

20.26.10 California Green Building Standards (CALGreen) Code adopted.

There is adopted by reference that certain code known as the California Green Building Standards (CALGreen) Code at Title 24 California Code of Regulations Part 11 (2013 edition), as more particularly described in this section, except such provisions that are amended, modified or deleted in this chapter, and the same is adopted and incorporated as fully as if set out in this chapter. A copy of said code is available for use by the public at the City of Pleasanton's Building Division.

20.26.15 Section 101.3 Scope and Applicability.

Section 101.3 Scope is amended to add the following:

The "newly constructed buildings or structure" subject to CALGreen and this chapter do not include renovations, including additions, to historic buildings, defined as any building listed or eligible for listing on a national, state or local register or listing of historic resources.

20.26.20 Sections 4.106.2, 4.106.3, 5.106.1, A5.106 - Site Development and Storm Water.

CALGreen Sections 4.106.2, 4.106.3, 5.106.1 and A5.106 are amended to read: Design storm water provisions in conformance with Municipal Code Chapter 9.14 Stormwater Management and Discharge Control, or any other requirements in effect at the time of application.

20.26.25 Sections 4.408, 5.408 and Appendix A4 and A5 - Construction Waste Reduction, Disposal and Recycling.

A. As provided in Municipal Code Chapter 9.21, "regulated projects" as defined therein shall comply with Municipal Code Chapter 9.21, except that nonresidential regulated projects shall additionally comply with CALGreen Section 5.408.4 Excavated soil and land clearing debris.

B. Projects that are not regulated by Municipal Code Chapter 9.21 shall comply with CALGreen Section 4.408 or Section 5.408, as applicable.

C. The following provisions of CALGreen are deleted: Section A4.408; Section A4.601.4, subsection 4, part 4.3; Section A5.408; and Section A5.601.2.4, subsection 3(b).

20.26.30 Sections 5.304.2 and A5.304.2.1 Outdoor Water Use.

CALGreen Sections 5.304.2 and A5.304.2.1 Outdoor potable water use are amended to require a separate water meter and related water connection for the specified landscaped areas.

20.26.35 Checklists.

The Director of Community Development or his or her designee may administratively implement changes to CALGreen Appendix A4 - Residential Occupancies Application Checklist and Appendix A5 - Nonresidential Checklists to incorporate the provisions of this chapter.

20.26.40 Fees and plan review.

Fees for plan review and inspection to implement this chapter shall be as set forth in the Master Fee Schedule (on file in the Office of the City Clerk).

20.26.45 Penalties for violation.

Penalties for violation of this chapter will be as provided in Sections 1.12.020 and 1.12.030 of the Pleasanton Municipal Code.

Chapter 20.55
SWIMMING POOL, SPA AND HOT TUB CODE

Sections:

20.55.010 Swimming Pool, Spa and Hot Tub Code adopted
20.55.020 Part I (Administration) Article 1.11 amended - Cost of permit.

20.55.010 Swimming Pool, Spa and Hot Tub Code adopted

A. There is adopted by reference that certain code known as the Uniform Swimming Pool, Spa and Hot Tub Code, more particularly described in this section, except such portions as are amended, modified or deleted in this chapter, and the same is adopted and incorporated as fully as if set out at length in this chapter.
B. Said code is the Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition, prepared by the International Association of Plumbing and Mechanical Officials, one copy of which is on file with the Building and Safety Division for use by the public.
C. These regulations shall be known as the Pleasanton Swimming Pool, Spa and Hot Tub Code, hereinafter referred to as "this code."
D. Where there is a reference in the code to the "building official" it shall mean the "Building and Safety Official," or in the absence of the Building and Safety Official, the interim, temporary or acting Building and Safety Official. (Ord. 1869 § 15, 2002; Ord. 1778 § 12, 1999; Ord. 1561 § 14, 1992)

20.55.020 Part I (Administration) Article 1.11 amended - Cost of permit.

Part I (Administration) Article 1.11 of the Uniform Swimming Pool, Spa and Hot Tub Code is amended to read as follows:

1.11 Cost of Permit.

A. Every applicant for a permit to install, alter or repair a swimming pool, spa or hot tub system or part thereof, shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together with such information pertinent thereto as may be required. Such applicant shall pay for each permit, at the time of making application, a fee as set forth in the Municipal Code Fees and Charges Table (on file in the office of the city clerk).

B. Any person who shall commence any swimming pool, spa or hot tub work for which a permit is required by this Code without having obtained a permit therefor shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by the section for such work; provided, however, that this provision shall not apply to emergency work when it shall be demonstrated to the satisfaction of the Administrative Authority that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

C. Extra Inspections. When an extra inspection is necessary by reason of deficient or defective work, or otherwise through fault or error on the part of the holder of the permit or on the part of the holder's employees, the holder shall pay a fee as set forth in the Municipal Code Fees and Charges Table (on file in the office of the city clerk)."

Chapter 20.65
INTERNATIONAL PROPERTY MAINTENANCE CODE

Sections:

20.65.010	International Property Maintenance Code adopted.
20.65.020	Section 102.3 amended - Application of other Codes.
20.65.030	Section 106.4 amended - Violation penalties.
20.65.040	Section 109.4 deleted - Emergency Repairs.
20.65.050	Section 109.5 deleted - Cost of Emergency Repairs.
20.65.060	Section 109.6 deleted - Violation penalties.
20.65.070	Section 111 deleted – Demolition.
20.65.080	Section 109.6 deleted - Means of Appeal.
20.65.090	Section 202 Definitions – Added
20.65.100	Section 302.4 amended - Weeds.
20.65.110	Section 302.8 amended - Motor Vehicles.
20.65.120	Section 303 amended - Swimming Pools, Spas and Hot Tubs.
20.65.130	Section 304.14 deleted - Insect screens.
20.65.140	Section 404.5 deleted - Overcrowding.

20.65.150 Section 404.6 amended - Efficiency Unit.

20.65.010 International Property Maintenance Code adopted.

A. There is adopted by reference that certain code known as the International Property Maintenance Code, more particularly described in this section, except such portions as are amended, modified or deleted in this chapter and the same is adopted and incorporated as fully as if set out at length in this chapter.

B. Said Code is the International Property Maintenance Code 2012 Edition including all Appendices, published by the International Code Council.

C. These regulations shall be known as the Pleasanton Property Maintenance Code, hereinafter referred to as "this code."

D. Wherein the Code references the "Executive Official" or the "Code Official" it shall mean the Building and Safety Official or the Acting, Temporary or interim Building and Safety Official.

20.65.020 Section 102.3 amended - Application of other Codes.

Section 102.3 of the International Property Maintenance Code, 2012 Edition is amended to read as follows:

102.3 Application of other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the provisions of the current edition of the California Building, Plumbing, Electrical and Mechanical Codes as adopted by the City of Pleasanton.

20.65.030 Section 106.4 amended - Violation penalties.

Section 106.4 of the International Property Maintenance Code, 2012 Edition is amended to read as follows:

106.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. A violation of any section of this code constitutes a violation of the Pleasanton Municipal Code. Penalties for violations will be as provided in Section 1.12.020, 1.24.030, 1.28.030 or any other application section of the Pleasanton Municipal Code.

20.65.040 Section 109.4 deleted - Emergency Repairs.

20.65.050 Section 109.5 deleted - Cost of Emergency Repairs.

20.65.060 Section 109.6 deleted - Violation penalties.

20.65.070 Section 111 deleted – Demolition.

20.65.080 Section 109.6 deleted - Means of Appeal.

20.65.090 Section 202 Definitions – Added

Section 202 of the International Property Maintenance Code, 2012 Edition is amended to have these definitions read as follows:

International Electrical Code or ICC Electrical Code. International Electrical Code or ICC Electrical Code shall mean the Pleasanton Electrical Code.

International Mechanical Code or ICC Mechanical Code. International Mechanical Code or ICC Mechanical Code shall mean the Pleasanton Mechanical Code.

International Plumbing Code or ICC Plumbing Code. International Plumbing Code ICC Plumbing Code shall mean the Pleasanton Plumbing Code.

International Fuel Gas Code or ICC Fuel Gas Code. International Fuel Gas Fuel Gas Code or ICC Fuel Gas Code shall mean the Pleasanton Plumbing Code.

International Residential Code or ICC Residential Code. International Residential Code or ICC Residential Code shall mean the Pleasanton Residential Code.

20.65.100 Section 302.4 amended - Weeds.

Section 302.4 of the International Property Maintenance Code, 2012 Edition is amended to read as follows:

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or uncontrolled plant growth in excess of 20 inches in height. All noxious weeds shall be prohibited on developed properties. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided: however, this term shall not include cultivated flowers and gardens.
Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

20.65.110 Section 302.8 amended - Motor Vehicles.

Section 302.8 of the International Property Maintenance Code, 2012 Edition is amended to read as follows:

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exceptions:

1. A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.
2. A vehicle owned by the resident conducting major repair or restoration work on his own vehicle in an enclosed garage.

20.65.120 Section 303 amended - Swimming Pools, Spas and Hot Tubs.

Section 303 of the International Property Maintenance Code, 2012 Edition is amended to read as follows:

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas containing water more than 18 inches (457 mm) in depth shall be completely surrounded by a fence or barrier in compliance with PMC section 20.08.180 or PMC section 20.10.160, as applicable. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 60 inches (1524 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

20.65.130 Section 304.14 deleted - Insect screens.

20.65.140 Section 404.5 deleted - Overcrowding.

20.65.150 Section 404.6 amended - Efficiency Unit.

Section 404.6 of the International Property Maintenance Code, 2012 Edition is amended to read as follows:

404.6 Efficiency Unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit shall have a clear floor area of not less than 220 square feet (20.4 m^2), exclusive of the areas required by Items 2 and 3.

2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower."

Exhibit 2 - Findings

The City Council of the City of Pleasanton adopts the following findings pursuant to California Health & Safety Code sections 17958, 17958.5 and 17958.7 in support of Chapter 20.08, the California Building Code and Chapter 20.10, the California Residential Code, and the respective local amendments based on the following local climatic, geological or topographic conditions:

A. Local climatic conditions include a low amount of average yearly rainfall, which tend to be concentrated from October through April. From May through September, a dry period occurs where daily temperatures remain high, and there is little measurable precipitation. In addition, the local climate frequently includes high winds which sweep down through the valley. The local dry conditions, combined with high winds, create the risk of a potential fire storm. The California Division of Forestry & Fire Protection has classified areas within and adjacent to the City as Very High Fire Severity Zones.

B. Local geological conditions include a risk of earthquake. A number of earthquake faults are located either within or in close proximity to the City. Those with the most direct and potentially destructive impact are the San Andreas, Calaveras, Hayward, Greenville and Concord-Green Valley Faults. The U.S. Geological Survey (USGS) has identified a 70% probability of a major earthquake occurring in the region within the next 30 years. Recent earthquake damage studies, including the 1994 Northridge earthquake, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants.

C. Local topographical conditions include hills on the western border and flat area on the eastern border. Interstate 680 divides the City into two sections, and circulation between areas of the City rely on both freeway overpasses and underpasses. In addition, local traffic must also pass over railroad tracks, creeks, and bridges (to cross arroyos). Water lines which come from tanks on the hills of the City must cross the interstate to feed the automatic fire sprinkler systems installed in buildings throughout the City. During peak a.m. and p.m. traffic periods, the City experiences heavy traffic congestion at key intersections, and near many freeway on-ramp and off-ramps. In the event of an accident or emergency at one of these key intersections, bridges, or other circulation corridors, sections of the City could become isolated and response times increased beyond ideal levels. With the inability of emergency services to guarantee rapid response to various sections of the City, it is necessary to mitigate this problem by requiring additional built-in automatic fire protection systems and requirements, which will provide for early detection and initial fire control until the arrival of the fire-fighting equipment and other emergency services.

D. The potential for earthquakes influences fire protection planning in several ways. A major seismic event would create a city-wide demand on fire protection service which would be beyond the response capacity of the fire department. This potential

problem can be mitigated by requiring initial fire control through the installation of automatic fire protection systems. This also supports the need for other structures in the City to be capable of at least initial fire suppression capacity. Finally, as demonstrated above, structural damage to the overpass or bridges connecting the City's various areas would seriously delay emergency vehicle access to these areas.

E. In the event of an earthquake, damage, to water tanks, water lines and to structures can be expected. In residential and commercial areas, this could include significant damage or collapse of buildings and may cause automatic fire sprinkler systems (installed to mitigate fires in buildings and allow occupants to exit buildings) to either underperform or completely fail. Secondary impacts could include ruptured electric or gas connections lines. The potential for a major seismic event could create a City-wide demand for emergency response and fire protection service which could exceed staff response capacity.