

BUILDING STANDARDS COMMISSION

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



April 28, 2015

C H Higgs
Chief Building Official
City of South San Francisco
315 Maple Avenue
South San Francisco, CA 94083

RE: Ordinance #1480-2014

Dear Mr. Higgs:

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



DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT
BUILDING DIVISION
(650) 829-6670
FAX (650) 829-6672
E-MAIL WEB-ECD@SSF.NET

21 April, 2015

Building Standards Commission
2525 Natomas Park Drive # 130
Sacramento, CA 95833

RE: South San Francisco 2013 Code Amendments

To Whom It May Concern:

As Required by Health and Safety Code Section 17958, I am submitting the local amendments to the 2013 California Building code for the City of South San Francisco. Attached is the agenda of the council meeting, which includes the required findings, also attached is a copy of the signed ordinance.

Should you have any questions please contact me at City hall or by calling me at 650-829-6670.

Sincerely,

C H Higgs
Chief Building Official

Cc: Alex Greenwood
Jason Rosenberg

CITY COUNCIL 2015

RICHARD A. GARBARINO, MAYOR
MARK ADDIEGO, VICE MAYOR
PRADEEP GUPTA, PH.D., COUNCILMEMBER
KARYL MATSUMOTO, COUNCILMEMBER
LIZA NORMANDY, COUNCILMEMBER

MIKE FUTRELL, CITY MANAGER

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CALIFORNIA BUILDING
STANDARDS COMMISSION

ORDINANCE NO. 1480-2014

CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, STATE OF CALIFORNIA

AN ORDINANCE REPEALING CHAPTERS 15.06 (UNIFORM ADMINISTRATIVE CODE), 15.08 (CALIFORNIA BUILDING CODE), 15.12 (CALIFORNIA PLUMBING CODE), 15.16 (CALIFORNIA MECHANICAL CODE), AND 15.20 (CALIFORNIA ELECTRICAL CODE); AND ADDING CHAPTERS 15.06 (UNIFORM ADMINISTRATIVE CODE), 15.08 (CALIFORNIA BUILDING CODE), 15.12 (CALIFORNIA PLUMBING CODE), 15.14 (CALIFORNIA RESIDENTIAL CODE), 15.16 (CALIFORNIA MECHANICAL CODE), 15.20 (CALIFORNIA ELECTRICAL CODE), 15.22 (CALIFORNIA GREEN BUILDING STANDARDS CODE), AND 15.26 (CALIFORNIA ENERGY CODE) OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE IN ORDER TO ADOPT BY REFERENCE AND AMEND PROVISIONS OF THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS

WHEREAS, the 2013 California Building Standards Code has been amended and adopted by the California Building Standards Commission; and

WHEREAS, the City of South San Francisco ("City") wishes to adopt building code regulations in accordance with law and to use the most updated regulations in the processing of development in the City;

WHEREAS, Government Code § 50022.2 authorizes cities to enact ordinances adopting any code by reference; and

WHEREAS, because of the City's unique climatic, geologic, and topographic conditions, the City desires to make amendments and additions to the building and fire code regulations, as set forth herein; and

WHEREAS, pursuant to California Health and Safety Code sections 18941.5 and 17958, the City Council of the City of South San Francisco hereby finds that the amendments adopted herein are reasonably necessary because of local climatic, geologic and topographic conditions; and

WHEREAS, in accordance with Health and Safety Code Section 17958.7, the City Council hereby finds that the findings attached and incorporated as Exhibit A are applicable to the modifications described in this Ordinance; and

WHEREAS, prior to the effective date of this Ordinance, the City Clerk shall file a copy of the Ordinance, including the findings, with the California Building Standards Commission.

NOW THEREFORE, the City Council of the City of South San Francisco does hereby ordain as follows:

SECTION 1 Repeal

Chapters 15.06, 15.08, 15.12, 15.16 and 15.20 of the South San Francisco Municipal Code are hereby repealed in their entirety. This repeal shall not affect or prevent the prosecution or punishment of any person for any act done or omitted in violation of this chapter prior to the effective date of this ordinance.

SECTION 2 Findings

The City Council of the City of South San Francisco finds that in order to best protect the health, safety and welfare of the citizens of the City of South San Francisco, the standards of building within the City must conform with state law except where local climatic, geological, and topographic conditions warrant more restrictive regulations. Therefore, the City Council should adopt the current state building codes, contained in California Building Standards Code Title 24, and other uniform codes governing the construction and regulation of buildings and structures with the modifications and amendments contained herein.

Pursuant to California Health and Safety Code Section 17958.7, the City Council makes the factual findings set forth in "Exhibit A" attached hereto and incorporated herein by reference, and finds that the amendments made in this ordinance to the California Building Standards Code Title 24, Parts 1, 2, 2.5, 3, 4, 5, 6 and 11, are reasonably necessary because of the local climatic, geological or topographical conditions described in Exhibit A.

SECTION 3.A Adopt Chapter 15.06 - California Administrative Code

Chapter 15.06 of the South San Francisco Municipal Code, entitled "California Administrative Code, 2013 Edition" is hereby added to read as follows:

Section 15.06.010 California Administrative Code, 2010 Edition, adopted by reference

The California Administrative Code, 2013 Edition, published by the International Code Council, is hereby adopted by reference as the California Administrative Code for uniform codes of the City of South San Francisco, and may be cited as such.

SECTION 3.B Adopt Chapter 15.08 - California Building Code

Chapter 15.08 of the South San Francisco Municipal Code, entitled "California Building Code" is hereby added to read as follows:

California Building Code

Sections:

- Section 15.08.010 California Building Code Vols. 1 and 2 and California Referenced Standards Code, 2013 Edition, adopted by reference**
- Section 15.08.020 Amendments, General**
- Section 15.08.030 Means of Egress Illumination**
- Section 15.08.040 Weather Protection**
- Section 15.08.050 Concrete Slab Design**
- Section 15.08.060 Moved Buildings and Temporary Structures**
- Section 15.08.070 Spark Arresters**

Section 15.08.010 California Building Code Vols. 1 and 2 and California Referenced Standards Code, 2013 Edition, adopted by reference

The California Building Code volumes 1 and 2 2013 Edition, including the California Referenced Standards Code, 2013 Edition, published by the International Code Council, and as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Building Code of the City of South San Francisco, and may be cited as such.

Section 15.08.020 Amendments, General

Set forth below are the amendments, additions and deletions to the 2013 California Building Code, volume 1 and 2 2013 Edition. Chapter, section and table numbers used herein are those of the California Building Code and California Referenced Standards Code.

Section 15.08.030 Means of Egress Illumination.

The following exception to Section 1006.3.1 Illumination level under emergency power is amended to read as follows:

EXCEPTION: Exit stairways in structures 3 or more stories in height shall maintain a minimum of 1 footcandle for the first 30 minutes of initiation and shall be permitted to decline to 0.6 footcandle at the end of the emergency lighting time duration.

Section 15.08.040 Weather Protection.

Section 1403.2.1 Exterior Metal Hardware, Galvanizing Required is added to read as follows:

Metal railings, cabinets, bolts, nails, hinges, locks and any similar parts exposed to weather on residential buildings located west of Interstate Highway 280 shall be galvanized.

Galvanizing of products fabricated from rolled, pressed and forged steel shapes, plates, bars and strip 1/8-inch thick or thicker, shall conform to the specifications of ASTM

Designation: A123. Except for pregalvanized standard pipe, galvanizing of material 1/8-inch thick or thicker shall be performed after fabrication into the largest practical sections. Material thinner than 1/8-inch shall either be galvanized before fabrication in conformance with the requirements of ASTM Designation; A525, Coating Designation: G210 or after fabrication, in conformance with the requirements of ASTM Designation: A123, whichever results in the greatest resistance to rust, except that the weight of zinc coating shall average not less than 1.2 ounces per square foot of actual surface area with no individual specimen having a weight of less than 1.0 ounce.

Galvanized surfaces that are abraded or damaged at any time after the application of the zinc coating shall be repaired by thoroughly wire brushing the damaged areas and removing all loose and cracked coating, after which the cleaned areas shall be painted with 2 applications of Zinc-Rich Primer without thinner.

Galvanizing is not required for stainless steel, non-ferrous metals and similar equally corrosion resistant metals.

Section 15.08.050 Concrete Slab Design.

Section 1907.1.2 Slab on Grade is added to read as follows:

New concrete slabs supported directly on the ground within the foundation perimeter and used as a finished floor or as a base for other floor finishes shall meet the following requirements:

1. Steel reinforcement equivalent to #3 deformed steel bars @ 18 inches on center each way placed approximately mid-depth within the concrete slab. Blocks or chairs shall be provided in order to maintain the reinforcement in the center of the slab.

Section 15.08.060 Moved Buildings and Temporary Structures.

Section 3410.2 Moved Buildings is added to read as follows:

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures. In addition to all other requirements of the building code relative to the moving of buildings and structures, no permit for the moving of a building or structure shall be granted until the applicant has filed with the Chief Building Official:

1. A performance bond in favor of the city, of not less than one thousand dollars (\$1,000.00) nor more than one hundred thousand dollars (\$100,000.00), as the Chief Building Official may determine, shall be conditioned to require the applicant to strictly comply with all conditions and provisions of this chapter, and of any provision of the municipal code relating to the moving of buildings or structures, and of any order, rule or regulation which may be hereafter passed or adopted by the City Council. The applicant also shall be required to pay any and

all damages to any fence, hedge, tree, pavement, sidewalk, street, curb, gas, sewer or water pipe, electric wire or pole supporting the same, or to any public or private property which may result from moving the building or structure; and

2. An undertaking to indemnify, defend and hold harmless the city and its elective officers, agents and employees against all liabilities, claims, actions, judgments, cost or any expense which may for any reason arise out of the issuance of said permit or moving of such buildings or structures.

All removals made under any permit granted for such moving shall be done over and along only the street or streets designated in such permit, and at the times therein specified, and shall be done in a careful manner to the satisfaction of the Chief Building Official, Superintendent of Public Works and the City Engineer.

No person owning or having charge of the removal of any building or structure being moved over any street, shall permit such building or structure to be, or stand, on any street within the limits of any one block for a period of more than twenty-four (24) hours.

No person owning or having charge of the removal of any building or structure being moved over any street, shall allow or cause injury to any fence, hedge, tree, pavement, street, sidewalk, curb, gas pipe, water pipe, sewer pipe, electric wire or pole supporting same, or any other public or private property by reason of such removal.

Temporary structures such as reviewing stands and other miscellaneous structures, sheds, construction trailers, canopies or fences used for the protection of the public and/or in conjunction with construction work may be erected by special permit from the Chief Building Official for a limited period of time. Such buildings or structures need not comply with the type of construction or fire-resistive time periods required by this code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

Section 15.08.070 Spark Arresters.

Section 1510.7 Spark Arresters Required is added to read as follows:

Chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. The net free area of the spark arrester shall not be less than 4 times the net free area of the outlet of the chimney. The spark arrester screen shall be heat and corrosion resistant equivalent to 12 gage wire, 19-gage galvanized or 24-gage stainless steel. Openings shall not permit the passage of spheres having a diameter larger than ½ inch and shall not block the passage of spheres having a diameter of less than 3/8 inch.

SECTION 3.C Adopt Chapter 15.12 – California Plumbing Code

Chapter 15.12 of the South San Francisco Municipal Code, entitled “California Plumbing Code” is hereby added to read as follows:

Section 15.12.010 California Plumbing Code, 2013 Edition, adopted by reference
Section 15.12.020 Amendments, General
Section 15.12.030 Materials

Section 15.12.010 California Plumbing Code, 2013 Edition, adopted by reference

The California Plumbing Code, 2013 Edition, and appendix I, published by the International Association of Plumbing and Mechanical Officials, as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Plumbing Code of the City of South San Francisco, and may be cited as such.

Set forth below are the amendments, additions and deletions to the California Plumbing Code, 2013 Edition. Section numbers used herein are those of the California Plumbing Code.

Section 15.12.020 Amendments, General

Set forth below are the amendments, additions and deletions to the 2013 California Plumbing Code. Chapter, section and table numbers used herein are those of the California Building Code and California Referenced Standards Code.

Section 15.12.030 Materials

Section 701.1(2)(a) is amended to read as follows:

The use of ABS and PVC piping materials for drainage and sewer installations shall be limited to residential structures not exceeding two (2) stories in height, as defined in Section 202 of the California Building Code, 2013 edition.

EXCEPTION: Upon approval of the Chief Building Official, ABS and PVC piping may be used for underground drainage and sewer applications, in other than residential structures, when it can be shown that unusual soil conditions would cause corrosion of metal piping materials.

Section 903.1.1 is amended to read as follows:

The use of ABS and PVC piping for venting shall be limited to residential structures not exceeding two (2) stories in height, as defined in Section 202 of the California Building Code, 2013 edition.

SECTION 3.D Adopt Chapter 15.14 – California Residential Code

Chapter 15.14 of the South San Francisco Municipal Code, entitled “California Residential Code” is hereby added to read as follows:

Section 15.14.010 California Residential Code, 2013 Edition, adopted by reference
Chapter 15.14 of the South San Francisco Municipal Code is hereby added to the South San Francisco Municipal Code to read as follows:

Section 15.14.010	California Residential Code Part 2.5, 2013 Edition adopted by reference
Section 15.14.020	Amendments, General
Section 15.14.030	Weather Protection
Section 15.14.040	Concrete Slab Design
Section 15.14.050	Moved Buildings and Temporary Structures
Section 15.14.060	Spark Arresters
Section 15.14.070	Evacuation and Grading
Section 15.14.080	Work Hours
Section 15.14.090	Amendments to Appendix K

Section 15.14.010 California Residential Code Part 2.5, 2013 Edition, adopted by reference.

The California Residential Code Part 2.5, 2013 Edition, and appendices E, J, and K, published by the International Code Council, and as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Residential Code of the City of South San Francisco, and may be cited as such.

Section 15.14.020 Amendments, General

Set forth below are the amendments, additions and deletions to the 2013 California Residential Code, Part 2.5, 2013 Edition. Chapter, section and table numbers used herein are those of the California Residential Code.

Section 15.14.030 Weather Protection

Section R903.5: Exterior Metal Hardware, Galvanizing Required is added to read as follows:

Metal railings, cabinets, bolts, nails, hinges, locks and any similar parts exposed to weather on residential buildings located west of Interstate Highway 280 shall be galvanized.

Galvanizing of products fabricated from rolled, pressed and forged steel shapes, plates, bars and strip 1/8-inch thick or thicker, shall conform to the specifications of ASTM Designation: A123. Except for pregalvanized standard pipe, galvanizing of material 1/8-inch thick or thicker shall be performed after fabrication into the largest practical sections. Material thinner than 1/8-inch shall either be galvanized before fabrication in conformance with the requirements of ASTM Designation; A525, Coating Designation: G210 or after fabrication, in conformance with the requirements of ASTM Designation: A123, whichever results in the greatest resistance to rust, except that the weight of zinc coating shall average not less than 1.2 ounces per square foot of actual surface area with no individual specimen having a weight of less than 1.0 ounce.

Galvanized surfaces that are abraded or damaged at any time after the application of the

zinc coating shall be repaired by thoroughly wire brushing the damaged areas and removing all loose and cracked coating, after which the cleaned areas shall be painted with 2 applications of Zinc-Rich Primer without thinner.

Galvanizing is not required for stainless steel, non-ferrous metals and similar equally corrosion resistant metals.

Section 15.14.040 Concrete Slab Design

Section R506.3 Slab on Grade in Conditioned Areas is added to read as follows:

New concrete slabs supported directly on the ground and used as a finished floor or as a base for other floor finishes in conditioned rooms shall meet the following requirements:

1. Steel reinforcement equivalent to #3 deformed steel bars @ 18 inches on center each way placed approximately mid-depth within the concrete slab. Blocks or chairs shall be provided in order to maintain the reinforcement in the center of the slab.

Section 15.14.050 Moved Buildings and Temporary Structures

Section 1.8.10.3 Moved Structures is added to read as follows:

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures. In addition to all other requirements of the building code relative to the moving of buildings and structures, no permit for the moving of a building or structure shall be granted until the applicant has filed with the Chief Building Official:

1. A performance bond in favor of the city, of not less than one thousand dollars (\$1,000.00) nor more than one hundred thousand dollars (\$100,000.00), as the Chief Building Official may determine, shall be conditioned to require the applicant to strictly comply with all conditions and provisions of this chapter, and of any provision of the municipal code relating to the moving of buildings or structures, and of any order, rule or regulation which may be hereafter passed or adopted by the City Council. The applicant also shall be required to pay any and all damages to any fence, hedge, tree, pavement, sidewalk, street, curb, gas, sewer or water pipe, electric wire or pole supporting the same, or to any public or private property which may result from moving the building or structure; and
2. An undertaking to indemnify, defend and hold harmless the city and its elective officers, agents and employees against all liabilities, claims, actions, judgments, cost or any expense which may for any reason arise out of the issuance of said permit or moving of such buildings or structures.

All removals made under any permit granted for such moving shall be done over and along only the street or streets designated in such permit, and at the times therein specified, and shall be done in a careful manner to the satisfaction of the Chief Building Official, Superintendent of Public Works and the City Engineer.

No person owning or having charge of the removal of any building or structure being moved over any street, shall permit such building or structure to be, or stand, on any street within the limits of any one block for a period of more than twenty-four (24) hours.

No person owning or having charge of the removal of any building or structure being moved over any street, shall allow or cause injury to any fence, hedge, tree, pavement, street, sidewalk, curb, gas pipe, water pipe, sewer pipe, electric wire or pole supporting same, or any other public or private property by reason of such removal.

Section 15.14.060 Spark Arresters

Section R907.7 Spark Arresters Required is added to read as follows:

Upon completion of a reroofing project, an approved spark arrestor meeting the criteria as set forth in section R1003.9.2 shall be installed on any chimney attached to an appliance or fireplace that burns solid fuel.

Section 15.14.070 Excavation and Grading

See California Building Code 2013 Part 2 volume 2

Section 15.14.080 Work Hours

Section 1.8.10.4 Hours is added to read as follows:

No construction, delivery, servicing or operation of tool and equipment, shall be conducted on weekdays between the hours of 8:00 p.m. and 8:00 a.m., on Saturdays between the hours of 8:00 p.m. and 9:00 a.m., and on Sundays and holidays between the hours of 6:00 p.m. and 10 a.m.

Section 15.14.090 Amendments to Appendix K

Section AK102.1 is amended to read as follows:

Section AK102 Air-Borne Sound.

Section AK102.1 General: Amended

Walls, partitions and floor-ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.

Section AK103.1 is amended to read as follows:

Section AK103 Structural-Borne Sound.

Section AK103.1 General: Amended.

Floor-ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492.

SECTION 3.E Adopt Chapter 15.16 – California Mechanical Code

Chapter 15.16 of the South San Francisco Municipal Code, entitled “California Mechanical Code” is hereby added to read as follows:

Section 15.16.010 California Mechanical Code, 2013 Edition, adopted by reference

Section 15.16.020 Amendments, General

Section 15.16.030 Access to Equipment

Section 15.16.010 California Mechanical Code, 2013 Edition, adopted by reference

The California Mechanical Code, 2013 Edition, published by the International Association of Plumbing and Mechanical Officials, as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Mechanical Code of the City of South San Francisco, and may be cited as such.

Section 15.16.020 Amendments, General

Set forth below are the amendments, additions and deletions to the California Mechanical Code, 2013 Edition. Section numbers used herein are those of the California Mechanical Code.

Section 15.16.030 Access to Equipment

Section 304.1.1 Access to Equipment is added to read as follows:

Installation of equipment or appliances installed more than 9 feet above the finished floor shall have access by means of a permanent ladder, see Section 304.2.1.12.

EXCEPTION: By other means acceptable to the Authority Having Jurisdiction.

SECTION 3.F Adopt Chapter 15.20 – California Electrical Code

Chapter 15.20 of the South San Francisco Municipal Code, entitled “California Electrical Code” is hereby added to read as follows:

Section 15.20.010 California Electrical Code, 2013 Edition, adopted by reference

Section 15.20.020 Amendments, General

Section 15.20.030 Nonmetallic-Sheathed Cable

Section 15.20.010 California Electrical Code, 2013 Edition, adopted by reference

The California Electrical Code, 2013 Edition, published by the National Fire Protection Association, as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Electrical Code of the City of South San Francisco, and may be cited as such.

Section 15.20.020 Amendments, General

Set forth below are the amendments, additions and deletions to the California Electrical Code, 2013 Edition. Article and section numbers used herein are those of the California Electrical Code.

Section 15.20.030 Nonmetallic Sheathed Cable

Article 334.10 Uses Permitted item (1) is amended to read as follows:

(1) Type NM, Type NMC, and Type NMS cables shall be permitted to be used in one and two-family dwellings, and multi-family dwellings not exceeding 3 stories above grade and U occupancies accessory to residential occupancies.

SECTION 3.G Adopt Chapter 15.22 – California Green Building Standards Code

Chapter 15.22 of the South San Francisco Municipal Code, entitled “California Green Building Standards Code” is hereby added to read as follows:

Section 15.22.010 California Green Building Standards Code 2013 Edition, adopted by reference

The California Green Building Standards Code 2013 Edition, published by the California Building Standards Commission, as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Green Building Standards Code 2013 Edition of the City of South San Francisco, and may be cited as such.

SECTION 3.H Adopt Chapter 15.26 – California Energy Code

Chapter 15.26 of the South San Francisco Municipal Code, entitled “California Energy Code” is hereby added to read as follows:

Section 15.26.010 California Energy Code 2013 Edition, adopted by reference

The California Energy Code 2013 Edition, published by the International Code Council, as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Energy Code 2013 Edition of the City of South San Francisco, and may be cited as such.

SECTION 4 Severability

In the event any section or portion of this ordinance shall be determined invalid or unconstitutional, such section or portion shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

SECTION 5 Publication and Effective Date

Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's office a certified copy of this Ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's office a certified copy of the full text of this Ordinance along with the names of those City Council members voting for and against this Ordinance or otherwise voting. This ordinance shall become effective thirty (30) days from and after its adoption.

* * * * *

Introduced at a regular meeting of the City Council of the City of South San Francisco, held the 11th day of December, 2013.

Adopted as an Ordinance of the City of South San Francisco at a regular meeting of the City Council held the 8th day of January, 2014 by the following vote:

AYES: Councilmembers Mark N. Addiego, Pradeep Gupta, and Liza Normandy

Vice Mayor Richard A. Garbarino and Mayor Karyl Matsumoto

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST: Anna L. Brown
Deputy City Clerk

As Mayor of the City of South San Francisco, I do hereby approve the foregoing Ordinance this 8th day of January, 2014.

Karyl Matsumoto
Karyl Matsumoto, Mayor

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CALIFORNIA BUILDING
STANDARDS COMMISSION

EXHIBIT A

FINDINGS OF FACT AND NEED FOR CHANGES OR MODIFICATIONS TO THE CALIFORNIA BUILDING STANDARDS CODE TITLE 24, PARTS 1, 2, 2.5, 3, 4, 5, 6 and 11

CHANGES OR MODIFICATIONS: Pursuant to Section 17958 of the State of California Health and Safety Code, the governing body of the City of South San Francisco in its ordinance adopting and amending the 2013 Editions of the California Building Standards Administrative Code; California Building Code; California Residential Building Code; California Electrical Code; California Mechanical Code; California Plumbing Code; California Energy Code; California Green Building Standards Code and California Reference Standards Code, changes or modifies certain provisions of the California Building Standards Code as it pertains to the regulation of buildings used for human habitation. A copy of the text of such changes or modifications is attached.

FINDINGS: Pursuant to Sections 17958.5 and 17958.7 (a) of the State of California Health and Safety Code, the governing body of the City of South San Francisco has determined and finds that all the attached changes or modifications are needed and are reasonably necessary because of local climatic, geological and topographic conditions as discussed below.

LOCAL CONDITIONS: Local conditions have an adverse effect on the prevention of (1) major loss fires, (2) major earthquake damage, and (3) the potential for life and property loss, making the changes or modifications in the California Building Standards Code necessary in order to provide a reasonable degree of property security, and fire and life safety in the City of South San Francisco.

Below are adverse local climatic, geological and topographic conditions that necessitate the modifications to the California Building Standards Code.

CLIMATIC

Precipitation: Precipitation averages 18.83 inches/ year eighty percent (80%) falls during the months of November through April, and twenty percent (20%) from May through October. Severe flooding occurred during the months of January and March, 1995 and in 1998 and 2006.

Relative Humidity: Humidity generally ranges from sixty two percent (62%) during daytime and eighty-six percent (86%) at night. It occasionally drops lower during the months of September through November.

Temperatures: Temperatures have been recorded as high as 106 degrees Fahrenheit. Average summer highs are in the 70-73 degree range.

Winds: Summer prevailing winds are from the North-West direction. However, winds are experienced from virtually every direction at one time or another. Velocities are generally in the 5-10 mph range, gusting to 23 mph, particularly during the summer months. Extreme winds, up to 50 mph, have been known to occur.

Summary: These local climatic conditions affect the acceleration intensity, and size of fires in the community. Times of little or no rainfall, of low humidity and high temperatures create extremely hazardous conditions, particularly as they relate to wood shake and shingle roof fires and conflagrations. The winds experienced in this area also adversely impact structure fires in buildings in close proximity to one another. Winds can carry sparks and burning branches to other structures, thus spreading the fire and causing conflagrations. In building fires, winds can literally force fires back into the building and create a blowtorch effect, in addition to preventing "natural" ventilation and cross-ventilation efforts. South San Francisco's downtown and surrounding areas contain numerous historic and older buildings that are located very close together, which exacerbates the fire danger from dry conditions, wind, and shake/shingle roofs.

This finding refers to and supports modifications to or the addition of Sections 1403.2 and 1510.7 of the California Building Code, Sections R903.5 and R907.7 of the California Residential Code, Section 701.1(2)(a) and 903.1.1 of the California Plumbing Code, and Section 334.10 of the California Electrical Code.

TOPOGRAPHIC

The City is made up of open terrain with scattered obstructions having heights generally less than 30 feet, including flat open country, grasslands, hillsides and bay exposure.

This finding refers to and supports modifications to or the addition of Sections 1006.3.1, 1403.2, 3410.2 and 1510.7 of the California Building Code, and Sections R903.5 and R907.7 of the California Residential Code.

GEOLOGICAL

The above local topographic conditions enhance the magnitude, exposure, accessibility problems, and fire hazards presented to the City of South San Francisco. Fire following an earthquake has the potential of causing greater loss of life and damage than the earthquake itself. The San Andreas fault is located between 0 and 3 miles from any point within the City.

This finding refers to and supports modifications to or the addition of Sections 1006.3.1, 1403.2 and 1907.1.2 of the California Building Code, Sections R903.5 and R506.3 of the California Residential Code, Sections 701.1(2)(a) and 903.1.1 of the California Plumbing Code, Section 304.1.1 of the California Mechanical Code, and Section 334.10 of the California Electrical Code.

2191513.5



Staff Report

DATE: December 11, 2013

TO: The Honorable Mayor and City Council

FROM: Kathy Mount, Interim Assistant City Manager

SUBJECT: Ordinances Repealing Chapters 15.06, 15.08, 15.12, 15.16, 15.20 and 15.24 of the South San Francisco Municipal Code, and Adding Chapters 15.06, 15.08, 15.12, 15.14, 15.16, 15.20, 15.22, 15.24 and 15.26, Adopting by Reference and Amending the 2013 Editions of the California Administrative, Building, Plumbing, Residential, Mechanical, Electrical, Green Standards, Fire, and Energy Codes

RECOMMENDATION:

It is recommended that the City Council take the following actions:

(1)(A) waive reading of an Ordinance Repealing Chapters 15.06 (Uniform Administrative Code), 15.08 (California Building Code), 15.12 (California Plumbing Code), 15.16 (California Mechanical Code), AND 15.20 (California Electrical Code); and adding Chapters 15.06 (Uniform Administrative Code), 15.08 (California Building Code), 15.12 (California Plumbing Code), (California Electrical Code), 15.14 (California Residential Code), 15.16 (California Mechanical Code), 15.20 (California Electrical Code), 15.22 (California Green Building Standards Code), and 15.26 (California Energy Code) to the South San Francisco Municipal Code in order to adopt by reference and amend provisions of the 2013 Edition of the California Building Standards Code (collectively "Building Codes"); and (B) set a public hearing date of January 8, 2014 to adopt the Building Codes by reference.

(2)(A) waive reading of an Ordinance Repealing Chapter 15.24 (California Fire Code); and adding Chapter 15.24 (California Fire Code) of the South San Francisco Municipal Code in order to adopt by reference and amend provisions of the 2013 Edition of the California Building Fire Code; and (B) set a public hearing date of January 8, 2014 to adopt the Fire Code by reference.

NOTICING REQUIREMENTS:

Because the California Building Standards Code will be adopted by reference, the City Council will set a public hearing following introduction of the ordinances. In accordance with Government Code Sections 50022.3 and 6066, noticing of the public hearing scheduled to take place on January 8, 2014 will be published twice in a newspaper of general circulation.

STAFF REPORT

DATE: December 11, 2013

SUBJECT: Ordinances Repealing Chapters 15.06, 15.08, 15.12, 15.16, 15.20 and 15.24 of the South San Francisco Municipal Code, and Adding Chapters 15.06, 15.08, 15.12, 15.14, 15.16, 15.20, 15.22, 15.24 and 15.26 Adopting and Amending the 2013 Editions of the California Administrative, Building, Plumbing, Residential, Mechanical, Electrical, Green Standards, Fire and Energy Codes, Respectively.

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BACKGROUND/DISCUSSION:

Every three years, the California Building Standards Commission, along with other state agencies, reviews the California "Building" Codes and adopts and amends Title 24 of the California Code of Regulations ("California Building Standards Code" or the "CBSC"). The CBSC contains several titles: such as the California Building Code, the California Electrical Code, the California Residential Code, etc. that are applicable and enforceable at the local level. Once adopted by the state, local jurisdictions may then adopt additional amendments; as necessary, to the California Building and Fired Codes to account for local climatic, geographical or topographical conditions.

The State's last mandated adoption of the California Building Standards Code was on January 1, 2010. The 2013 Edition of the CBSC will go into effect January 1, 2014. Any amendments by the City must be at least as stringent as those outlined in the CBSC.

The City's proposed amendments will make modifications to the CBSC in order to add additional structural safeguards and procedures unique to South San Francisco. The purpose of City Council's action is to introduce the ordinances that repeal the City's previous CBSC, and adopt and amend the 2013 edition of the CBSC, in order to reflect the City's current needs.

The proposed amendments to each respective code are described below:

Amendments to the 2013 California Building Code:

It is proposed that the 2013 California "Building" Codes and the California Referenced Standards Code be adopted as the code regulating site preparation and construction, alteration, moving, demolition, repair, maintenance, use and occupancy of all buildings and structures within this jurisdiction. Staff proposes to adopt amendments to the "California Building Codes" as follows:

1. Section 1006.3.1, Illumination Under Emergency Power:

This section is amended to establish specific requirements for egress illumination in stairwells.

2. Section 1403.2.1, Weather Protection:

This section is amended to establish specific weather protection for metal hardware such as bolts, nails, hinges, locks and other similar hardware exposed to the weather and used on the exterior of residential buildings located west of Interstate Highway 280.

3. Section 1907.1.2, Slab on Grade:

This section is added to establish that concrete floors slabs for habitable spaces shall be reinforced with a minimum of 3/8 inch deformed steel bars at 18 inches on center each way, placed in the middle of the slab.

STAFF REPORT

DATE: December 11, 2013

SUBJECT: Ordinances Repealing Chapters 15.06, 15.08, 15.12, 15.16, 15.20 and 15.24 of the South San Francisco Municipal Code, and Adding Chapters 15.06, 15.08, 15.12, 15.14, 15.16, 15.20, 15.22, 15.24 and 15.26 Adopting and Amending the 2013 Editions of the California Administrative, Building, Plumbing, Residential, Mechanical, Electrical, Green Standards, Fire and Energy Codes, Respectively.

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4. **Section 3410.2, Moved Buildings:**

This section is added to establish the minimum requirements for maintaining public ways during the moving of buildings within the city and the length of time a building can remain on temporary blocking. In addition to creating specific requirements for hours of grading operations, transportation routes, fees, and restrictions during season.

5. **Section 1510.7, Spark Arresters:**

This section is added to require that all new roofing installations and all reroofing installations shall include the installation of an approved spark arrester on all chimneys.

Amendments to the 2013 California Residential Code:

1. **Section R903.5, Weather Protection:**

This section is added to establish specific weather protection for metal hardware such as bolts, nails, hinges, locks and other similar hardware exposed to the weather and used on the exterior of residential buildings located west of Interstate Highway 280.

2. **Section R506.3, Concrete Slab Design:**

This section is added to establish the minimum reinforcing requirements for concrete slabs on grade.

3. **Section 1.8.10.3, Moved Buildings and Temporary Structures:**

This section is added to establish the minimum requirements for maintaining public ways during the moving of buildings within the city and the length of time a building can remain on temporary blocking. In addition to creating specific requirements for hours of grading operations, transportation routes, fees, and restrictions during season.

4. **Section R907.7, Spark Arresters:**

This section is added to require that all new roofing installations and all reroofing installations shall include the installation of an approved spark arrester on all chimneys.

5. **Evacuation and Grading:**

See California Building Code 2013 Part 2 volume 2

6. **Section 1.8.10.4 Work Hours:**

This section is added to regulate construction, delivery, servicing and operation hours.

7. **Appendix K, Sound Transmission:**

This appendix is amended to establish requirements for air-borne sound transmission in residential structures.

STAFF REPORT

DATE: December 11, 2013

SUBJECT: Ordinances Repealing Chapters 15.06, 15.08, 15.12, 15.16, 15.20 and 15.24 of the South San Francisco Municipal Code, and Adding Chapters 15.06, 15.08, 15.12, 15.14, 15.16, 15.20, 15.22, 15.24 and 15.26 Adopting and Amending the 2013 Editions of the California Administrative, Building, Plumbing, Residential, Mechanical, Electrical, Green Standards, Fire and Energy Codes, Respectively.

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Amendments to the 2013 California Plumbing Code:

It is proposed that the 2013 California Plumbing Code be adopted as the code regulating installation, erection, alteration, repair, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction. The proposed local amendments to this code are as follows:

Materials

1. **Section 701.1(2)(a):**

This section is amended to establish specific limits for the use of ABS and PVC piping for drainage of plumbing systems to residential structures not exceeding two (2) stories in height.

2. **Section 903.1.1:**

Establishes specific limits for the use of ABS and PVC piping for venting of Plumbing systems to residential structures not exceeding two (2) stories in height.

Amendments to the 2013 California Mechanical Code:

It is proposed that the 2013 California Mechanical Code be adopted as the code regulating design, construction, installation, quality of material, location, operation, alteration, moving, demolition, repair, of all heating, cooling, ventilating, refrigeration systems, incinerators and other miscellaneous heat producing appliances within this jurisdiction. The proposed local amendments to this code are as follows:

1. **Section 304.1.1, Access to Equipment:**

This section is added to establish access to elevated equipment by means of a permanent ladder.

Amendments to the 2013 California Electrical Code:

It is proposed that the 2013 California Electrical Code be adopted as the code regulating installation, erection, alteration, repair, relocation, replacement, addition to, use or maintenance of electrical systems within this jurisdiction. The proposed local amendments to this code are as follows:

1. **Article 334.10 Non-Metallic-Sheathed Cable:**

This section is amended to establish specific requirements which limit the use of non-metallic cable to one and two-family residential buildings not more than three stories in height and within group U occupancies which are accessory to residential buildings.

STAFF REPORT

DATE: December 11, 2013

SUBJECT: Ordinances Repealing Chapters 15.06, 15.08, 15.12, 15.16, 15.20 and 15.24 of the South San Francisco Municipal Code, and Adding Chapters 15.06, 15.08, 15.12, 15.14, 15.16, 15.20, 15.22, 15.24 and 15.26 Adopting and Amending the 2013 Editions of the California Administrative, Building, Plumbing, Residential, Mechanical, Electrical, Green Standards, Fire and Energy Codes, Respectively.

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Amendments to the 2013 Fire Code:

It is proposed that the 2013 California Fire Code be adopted with the proposed local amendments as follows:

1. Sections 105.6.48 through 105.6.57 Operational Permits:

This section is amended to require operational permits to store or handle radioactive material, or operate stationary storage battery systems, day-care facilities, Christmas tree lots, residential care facilities, manually or automatic fire alarms, certain health care facilities, certain fuel dispensing motor vehicles, facilities that contain confined spaces and tar kettles.

2. Sections 103.2 Appointment:

This section is amended so that the fire code official will be appointed by the chief appointing authority of the jurisdiction.

Note that there are no proposed amendments to the Administrative Code, the Green Building Code, and the Energy Code.

PUBLIC OUTREACH:

As part of the Building and Fire Code adoption, City staff reached out to stakeholders to solicit input on the proposed local amendments. Specifically, City staff consulted with San Mateo County Association of Realtors as well as representatives of BayBio and the East of 101 communities. City Staff considered comments received, and where appropriate incorporated those comments into revised Ordinances.

CONCLUSION:

Staff recommends that the City Council introduce the ordinances set a Public Hearing for January 8, 2014 to approve the attached ordinances adopting by reference, with any local amendments, the 2013 California Administrative, Building, Plumbing, Residential, Mechanical, Electrical, Green Standards, Fire and Energy Codes.

By: 
Kathy Mount
Interim Assistant City Manager

Approved: 
for Steven T. Mattas
Interim City Manager

Attachments: Ordinance - Fire Code Amendments
Ordinance - Building Standards Code Amendments

ORDINANCE NO. _____

CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, STATE OF CALIFORNIA

AN ORDINANCE REPEALING CHAPTER 15.24 OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE, AND ADOPTING CHAPTER 15.24 (FIRE CODE) OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE IN ORDER TO ADOPT BY REFERENCE AND AMEND PROVISIONS OF THE 2013 EDITION OF THE CALIFORNIA FIRE CODE

WHEREAS, the 2013 California Building Standards Code has been amended and adopted by the California Building Standards Commission; and

WHEREAS, the California Fire Code, which is Part 9 of the California Building Standards Code, was part of the triennial amendment and adoption by the California Building Standards Commission; and

WHEREAS, the City of South San Francisco ("City") wishes to adopt fire code regulations in accordance with law and to use the most updated regulations for fire protection within the City;

WHEREAS, Government Code § 50022.2 authorizes cities to enact ordinances adopting any code by reference; and

WHEREAS, because of the City's unique climatic, geologic, and topographic conditions, the City desires to make amendments and additions to the building and fire code regulations, as set forth herein; and

WHEREAS, pursuant to California Health and Safety Code sections 18941.5 and 17958, the City Council of the City of South San Francisco hereby finds that the amendments adopted herein are reasonably necessary because of local climatic, geologic and topographic conditions; and

WHEREAS, in accordance with Health and Safety Code Section 17958.7, the City Council hereby finds that the findings attached and incorporated as Exhibit A are applicable to the modifications described in this Ordinance; and

WHEREAS, prior to the effective date of this Ordinance, the City Clerk shall file a copy of the Ordinance, including the findings, with the California Building Standards Commission.

NOW THEREFORE, the City Council of the City of South San Francisco does hereby ordain as follows:

SECTION 1. Chapter 15.24 "Fire Code," Repealed.

Chapter 15.24 of the South San Francisco Municipal Code is hereby repealed in its entirety. This repeal shall not affect or prevent the prosecution or punishment of any person for any act done or omitted in violation of this chapter prior to the effective date of this ordinance.

SECTION 2. Findings

The City Council of the City of South San Francisco finds that in order to best protect the health, safety and welfare of the citizens of the City of South San Francisco, the standards of building within the City must conform with state law except where local climatic, geological, and topographic conditions warrant more restrictive regulations. Therefore, the City Council should adopt the current state building codes, contained in California Building Standards Code Title 24, and other uniform codes governing the construction and regulation of buildings and structures with the modifications and amendments contained herein.

Pursuant to California Health and Safety Code Section 17958.7, the City Council makes the factual findings set forth in "Exhibit A" attached hereto and incorporated herein by reference, and finds that the amendments made in this ordinance to the California Building Standards Code Title 24, Part 9 are reasonably necessary because of the local climatic, geological or topographical conditions described in Exhibit A.

SECTION 3. Chapter 15.24 "Fire Code," Adopted.

Chapter 15.24 of the South San Francisco Municipal Code is hereby added to the South San Francisco Municipal Code to read as follows:

Fire Code

Sections:

- 15.24.010 Adoption of the California Fire Code**
- 15.24.020 Amendments, general**
- 15.24.030 Operational Permits**
- 15.24.040 Administrative Amendments**

15.24.010 Adoption of California Fire Code

The California Fire Code, Title 24, Part 9, 2013 Edition and Appendices B, C, and D, as modified by the amendments, deletions and additions set forth in this chapter, are adopted by the city of South San Francisco, and may be cited as such.

This chapter shall be known as the "South San Francisco Fire Code" and shall be referred to in this chapter as "this Code".

15.24.020 Amendments, general

Set forth below are the amendments, additions and deletions to the California Fire Code, Title 24, Part 9, 2013 Edition and Appendices B, C, and D.

15.24.030 Operational Permits

Sections 105.6.48 through 105.6.57 are added to read as follows:

Section 105.6.48 Radioactive materials

An operational permit is required to store or handle at any installation more than one micro curie (37,000 Becquerel) of radioactive material not contained in a sealed source or more than one mill curie (37,000,000 Becquerel) of radioactive material in a sealed source.

Section 105.6.49 Battery system

An operational permit is required to operate stationary storage battery systems having an electrolyte capacity of more than 25 gallons (95L) for flooded lead acid, nickel cadmium (NiCad) and valve-regulated lead acid (VRLA), or 250 pounds (113 kg) of lithium-ion, used for facility standby power, emergency power or uninterrupted power supplies.

Section 105.6.50 Day-care facility

An operational permit is required to operate any facility either large or small family day-care home and for all type of clients i.e. children and adults (see California Code of Regulations Title 24, Part 2).

Section 105.6.51 Christmas tree sales lot

An operational permit is required to operate a Christmas tree lot for the seasonal sale of Christmas trees.

Section 105.6.52 Residential care facility

An operational permit is required to operate a facility that provides 24-hour care of persons regardless of age or illness, who are in need of personal services, supervision, or assistance essential for sustaining the activities for daily living or for the protection of the individual (see California Code of Regulations Title 24, Part 2).

Section 105.6.53 Fire alarm system

An operational permit is required to operate a manually or automatically actuated fire alarm in any building. Exception: one and two family dwellings.

Section 105.6.54 Institutions

An operational permit is required to operate any health care facility as defined in Section 1250 of the California Health and Safety Code with an occupant load of more than six persons, or to operate any jail or facility where personal liberties of the occupants are restrained (see California Code of Regulations Title 24, Part 2).

Section 105.6.55 Motor vehicle fuel-dispensing

An operational permit is required to dispense flammable or combustible liquids, liquefied petroleum gases, compressed natural gas at motor vehicle fuel-dispensing stations.

Section 105.6.56 Permit-Required Confined Space

An operational permit is required to operate a facility that contains permit-required confined spaces (see Section 5157 Permit-Required Confined Spaces, Title 8 of the California Code of Regulations)

Section 105.6.57 Tar Kettle

An operational permit is required to operate a portable tar kettle used to heat tar during roof surfacing, sealing, and or repair.

15.24.030 Administrative Amendments

Chapter 1, Division II, Section 103.2 Appointment is hereby amended to read as follows:

Section 103.2 Appointment.

The fire code official shall be appointed by the chief appointing authority of the jurisdiction.

SECTION 4. SEVERABILITY

In the event any section or portion of this ordinance shall be determined invalid or unconstitutional, such section or portion shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

SECTION 5. PUBLICATION AND EFFECTIVE DATE

Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's office a certified copy of this Ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's office a certified

copy of the full text of this Ordinance along with the names of those City Council members voting for and against this Ordinance or otherwise voting. This ordinance shall become effective thirty (30) days from and after its adoption.

* * * * *

Introduced on _____ day of _____, 2014 at a regular meeting. Adopted as an Ordinance of the City of South San Francisco at a public hearing of the City Council held the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

City Clerk

As Mayor of the City of South San Francisco, I do hereby approve the foregoing Ordinance this _____ day of _____, 2014.

Karyl Matsumoto, Mayor

Exhibit A

FINDINGS OF FACT AND NEED FOR CHANGES OR MODIFICATIONS TO THE CALIFORNIA BUILDING STANDARDS CODE TITLE 24, PART 9

CHANGES OR MODIFICATIONS: Pursuant to Section 17958 of the State of California Health and Safety Code, the governing body of the City of South San Francisco in its ordinance adopting and amending the 2013 Edition of the California Fire Code changes or modifies certain provisions as it pertains to the regulation of buildings used for human habitation. A copy of the text of such changes or modifications is attached.

FINDINGS: Pursuant to Sections 17958.5 and 17958.7 (a) of the State of California Health and Safety Code, the governing body of the City of South San Francisco has determined and finds that all the attached changes or modifications are needed and are reasonably necessary because of local climatic, geological and topographic conditions as discussed below.

Specifically, the below stated climatic, geographical and topographical conditions warrant more stringent requirements for additional listing of operational permits (annually renewed) to those already described in Section 105 of the California Fire Code which provides permission to maintain, store, use or handle materials, or to conduct processes which produce conditions hazardous to life or property, or to install equipment used in conjunction with such activities.

Knowledge of the location of radioactive materials will help firefighters develop strategies and tactics to minimize their impact on the public, property or environment in the event of an uncontrolled release. Stationary battery systems during normal operations release large amounts of Hydrogen a flammable gas. The systems can also be damaged in a fire, earthquake or malfunction during an electrical emergency causing them to overheat and/or explode. Inspection of these systems will ensure proper guarding against physical damage, venting, electrical interrupts operate as designed, and other required safety features are present.

Day care facilities that care for children have special requirements to ensure their safety in the event of a fire. Children in many instances are unable understand the nature of an emergency or take prompt action when necessary. Inspections will ensure that the operators of such facilities comply with these special requirements.

Properly constructed and maintained Christmas tree lots will insure the safety of patrons as well as decrease the incidence and severity of fire. Combustible storage in the form of empty boxes, barrels, or other similar containers, or rubber, or cork is known to increase the spread and severity of fire. Inspections of businesses that have combustible storage will ensure that such storage is done in such a way to minimize its impact.

A properly functioning fire alarm system gives early warning to building occupants to leave the affected area promptly. When fire occurs in institutions or residential care facilities multiple injuries and/or fatalities can occur because elderly or disabled occupants possess a limited ability to understand the nature of the emergency or take prompt action when necessary. Proper exiting and other related fire safety issues can only be addressed through a fire inspection.

Dispensing motor fuels is a hazardous activity. Inspections will ensure that steps have been taken to protect facilities from physical damage, static electrical discharge, and other conditions known to cause fire or enhance its spread and intensity. Inspections will ensure that emergency shut-off switches, fire extinguishers, pull-away systems have been properly installed, maintained and operate as designed. Permit-required confined spaces contain oxygen deficient and flammable atmospheres or other hazardous conditions. Over 50% of fatalities that occur in these locations involve would be rescuers. The fire department is mandated to be knowledgeable of their location and special problems they present during a rescue.

Tar kettles can overheat and cause their contents to catch fire. Such fires often place buildings and other structures in close proximity at risk. Inspections will ensure that overheat, automatic door closing and other safety systems have been properly installed and operate as designed.

LOCAL CONDITIONS: Local conditions have an adverse effect on the prevention of (1) major loss fires, (2) major earthquake damage, and (3) the potential for life and property loss, making the changes or modifications in the California Building Standards Code necessary in order to provide a reasonable degree of property security, and fire and life safety in the City of South San Francisco.

Below are adverse local climatic, geological and topographic conditions that necessitate the modifications to the California Fire Code.

CLIMATIC

Precipitation: Precipitation averages 18.83 inches/year eighty percent (80%) falls during the months of November through April, and twenty percent (20%) from May through October. Severe flooding occurred during the months of January and March, 1995 and in 1998 and 2006.

Relative Humidity: Humidity generally ranges from sixty two percent (62%) during daytime and eighty-six percent (86%) at night. It occasionally drops lower during the months of September through November.

Temperatures: Temperatures have been recorded as high as 106 degrees Fahrenheit. Average summer highs are in the 70-73 degree range.

Winds: Summer prevailing winds are from the North-West direction. However, winds are experienced from virtually every direction at one time or another. Velocities are generally in the 5-10 mph range, gusting to 23 mph, particularly during the summer months. Extreme winds, up to 50 mph, have been known to occur.

Summary: These local climatic conditions affect the acceleration intensity, and size of fires in the community. Times of little or no rainfall, of low humidity and high temperatures create extremely hazardous conditions, particularly as they relate to wood shake and shingle roof fires and conflagrations. The winds experienced in this area also adversely impact structure fires in buildings in close proximity to one another. Winds can carry sparks and burning branches to other structures, thus spreading the fire and causing conflagrations. In building fires, winds can literally force fires back into the building and create a blowtorch effect, in addition to preventing "natural" ventilation and cross-ventilation efforts. South San Francisco's downtown and surrounding areas contain numerous historic and older buildings that are located very close together, which exacerbates the fire danger from dry conditions, wind, and shake/shingle roofs.

TOPOGRAPHIC

The City is made up of open terrain with scattered obstructions having heights generally less than 30 feet, including flat open country, grasslands, hillsides and bay exposure.

GEOLOGICAL

The above local topographic conditions enhance the magnitude, exposure, accessibility problems, and fire hazards presented to the City of South San Francisco. Fire following an earthquake has the potential of causing greater loss of life and damage than the earthquake itself. The San Andreas fault is located between 0 and 3 miles from any point within the City.

2191084.3

ORDINANCE NO. _____

CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, STATE OF CALIFORNIA

AN ORDINANCE REPEALING CHAPTERS 15.06 (UNIFORM ADMINISTRATIVE CODE), 15.08 (CALIFORNIA BUILDING CODE), 15.12 (CALIFORNIA PLUMBING CODE), 15.16 (CALIFORNIA MECHANICAL CODE), AND 15.20 (CALIFORNIA ELECTRICAL CODE); AND ADDING CHAPTERS 15.06 (UNIFORM ADMINISTRATIVE CODE), 15.08 (CALIFORNIA BUILDING CODE), 15.12 (CALIFORNIA PLUMBING CODE), 15.14 (CALIFORNIA RESIDENTIAL CODE), 15.16 (CALIFORNIA MECHANICAL CODE), 15.20 (CALIFORNIA ELECTRICAL CODE), 15.22 (CALIFORNIA GREEN BUILDING STANDARDS CODE), AND 15.26 (CALIFORNIA ENERGY CODE) OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE IN ORDER TO ADOPT BY REFERENCE AND AMEND PROVISIONS OF THE 2013 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, CALIFORNIA CODE OF REGULATIONS

WHEREAS, the 2013 California Building Standards Code has been amended and adopted by the California Building Standards Commission; and

WHEREAS, the City of South San Francisco ("City") wishes to adopt building code regulations in accordance with law and to use the most updated regulations in the processing of development in the City;

WHEREAS, Government Code § 50022.2 authorizes cities to enact ordinances adopting any code by reference; and

WHEREAS, because of the City's unique climatic, geologic, and topographic conditions, the City desires to make amendments and additions to the building and fire code regulations, as set forth herein; and

WHEREAS, pursuant to California Health and Safety Code sections 18941.5 and 17958, the City Council of the City of South San Francisco hereby finds that the amendments adopted herein are reasonably necessary because of local climatic, geologic and topographic conditions; and

WHEREAS, in accordance with Health and Safety Code Section 17958.7, the City Council hereby finds that the findings attached and incorporated as Exhibit A are applicable to the modifications described in this Ordinance; and

WHEREAS, prior to the effective date of this Ordinance, the City Clerk shall file a copy of the Ordinance, including the findings, with the California Building Standards Commission.

NOW THEREFORE, the City Council of the City of South San Francisco does hereby ordain as follows:

SECTION 1 Repeal

Chapters 15.06, 15.08, 15.12, 15.16 and 15.20 of the South San Francisco Municipal Code are hereby repealed in their entirety. This repeal shall not affect or prevent the prosecution or punishment of any person for any act done or omitted in violation of this chapter prior to the effective date of this ordinance.

SECTION 2 Findings

The City Council of the City of South San Francisco finds that in order to best protect the health, safety and welfare of the citizens of the City of South San Francisco, the standards of building within the City must conform with state law except where local climatic, geological, and topographic conditions warrant more restrictive regulations. Therefore, the City Council should adopt the current state building codes, contained in California Building Standards Code Title 24, and other uniform codes governing the construction and regulation of buildings and structures with the modifications and amendments contained herein.

Pursuant to California Health and Safety Code Section 17958.7, the City Council makes the factual findings set forth in "Exhibit A" attached hereto and incorporated herein by reference, and finds that the amendments made in this ordinance to the California Building Standards Code Title 24, Parts 1, 2, 2.5, 3, 4, 5, 6 and 11, are reasonably necessary because of the local climatic, geological or topographical conditions described in Exhibit A.

SECTION 3.A Adopt Chapter 15.06 - California Administrative Code

Chapter 15.06 of the South San Francisco Municipal Code, entitled "California Administrative Code, 2013 Edition" is hereby added to read as follows:

Section 15.06.010 California Administrative Code, 2010 Edition, adopted by reference

The California Administrative Code, 2013 Edition, published by the International Code Council, is hereby adopted by reference as the California Administrative Code for uniform codes of the City of South San Francisco, and may be cited as such.

SECTION 3.B Adopt Chapter 15.08 - California Building Code

Chapter 15.08 of the South San Francisco Municipal Code, entitled "California Building Code" is hereby added to read as follows:

California Building Code

Sections:

Section 15.08.010 California Building Code Vols. 1 and 2 and California Referenced Standards Code, 2013 Edition, adopted by reference

Section 15.08.020 Amendments, General

Section 15.08.030 Means of Egress Illumination

Section 15.08.040 Weather Protection

Section 15.08.050 Concrete Slab Design

Section 15.08.060 Moved Buildings and Temporary Structures

Section 15.08.070 Spark Arresters

Section 15.08.010 California Building Code Vols. 1 and 2 and California Referenced Standards Code, 2013 Edition, adopted by reference

The California Building Code volumes 1 and 2 2013 Edition, including the California Referenced Standards Code, 2013 Edition, published by the International Code Council, and as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Building Code of the City of South San Francisco, and may be cited as such.

Section 15.08.020 Amendments, General

Set forth below are the amendments, additions and deletions to the 2013 California Building Code, volume 1 and 2 2013 Edition. Chapter, section and table numbers used herein are those of the California Building Code and California Referenced Standards Code.

Section 15.08.030 Means of Egress Illumination.

The following exception to Section 1006.3.1 Illumination level under emergency power is amended to read as follows:

EXCEPTION: Exit stairways in structures 3 or more stories in height shall maintain a minimum of 1 footcandle for the first 30 minutes of initiation and shall be permitted to decline to 0.6 footcandle at the end of the emergency lighting time duration.

Section 15.08.040 Weather Protection.

Section 1403.2.1 Exterior Metal Hardware, Galvanizing Required is added to read as follows:

Metal railings, cabinets, bolts, nails, hinges, locks and any similar parts exposed to weather on residential buildings located west of Interstate Highway 280 shall be galvanized.

Galvanizing of products fabricated from rolled, pressed and forged steel shapes, plates, bars and strip 1/8-inch thick or thicker, shall conform to the specifications of ASTM Designation: A123. Except for pregalvanized standard pipe, galvanizing of material 1/8-inch thick or thicker shall be performed after fabrication into the largest practical sections. Material thinner than 1/8-inch shall either be galvanized before fabrication in conformance with the requirements of ASTM Designation; A525, Coating Designation: G210 or after fabrication, in conformance with the requirements of ASTM Designation: A123, whichever results in the greatest resistance to rust, except that the weight of zinc coating shall average not less than 1.2 ounces per square foot of actual surface area with no individual specimen having a weight of less than 1.0 ounce.

Galvanized surfaces that are abraded or damaged at any time after the application of the zinc coating shall be repaired by thoroughly wire brushing the damaged areas and removing all loose and cracked coating, after which the cleaned areas shall be painted with 2 applications of Zinc-Rich Primer without thinner.

Galvanizing is not required for stainless steel, non-ferrous metals and similar equally corrosion resistant metals.

Section 15.08.050 Concrete Slab Design.

Section 1907.1.2 Slab on Grade is added to read as follows:

New concrete slabs supported directly on the ground within the foundation perimeter and used as a finished floor or as a base for other floor finishes shall meet the following requirements:

1. Steel reinforcement equivalent to #3 deformed steel bars @ 18 inches on center each way placed approximately mid-depth within the concrete slab. Blocks or chairs shall be provided in order to maintain the reinforcement in the center of the slab.

Section 15.08.060 Moved Buildings and Temporary Structures.

Section 3410.2 Moved Buildings is added to read as follows:

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures. In addition to all other requirements of the building code relative to the moving of buildings and structures, no permit for the moving of a building or structure shall be granted until the applicant has filed with the Chief Building Official:

1. A performance bond in favor of the city, of not less than one thousand dollars (\$1,000.00) nor more than one hundred thousand dollars (\$100,000.00), as the Chief Building Official may determine, shall be conditioned to require the applicant to strictly comply with all conditions and provisions of this chapter, and of any provision of the municipal code relating to the moving of buildings or structures, and of any order, rule or regulation which may be hereafter passed or adopted by the City Council. The applicant also shall be required to pay any and all damages to any fence, hedge, tree, pavement, sidewalk, street, curb, gas, sewer or water pipe, electric wire or pole supporting the same, or to any public or private property which may result from moving the building or structure; and
2. An undertaking to indemnify, defend and hold harmless the city and its elective officers, agents and employees against all liabilities, claims, actions, judgments, cost or any expense which may for any reason arise out of the issuance of said permit or moving of such buildings or structures.

All removals made under any permit granted for such moving shall be done over and along only the street or streets designated in such permit, and at the times therein specified, and shall be done in a careful manner to the satisfaction of the Chief Building Official, Superintendent of Public Works and the City Engineer.

No person owning or having charge of the removal of any building or structure being moved over any street, shall permit such building or structure to be, or stand, on any street within the limits of any one block for a period of more than twenty-four (24) hours.

No person owning or having charge of the removal of any building or structure being moved over any street, shall allow or cause injury to any fence, hedge, tree, pavement, street, sidewalk, curb, gas pipe, water pipe, sewer pipe, electric wire or pole supporting same, or any other public or private property by reason of such removal.

Temporary structures such as reviewing stands and other miscellaneous structures, sheds, construction trailers, canopies or fences used for the protection of the public and/or in conjunction with construction work may be erected by special permit from the Chief Building Official for a limited period of time. Such buildings or structures need not comply with the type of construction or fire-resistive time periods required by this code.

Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

Section 15.08.070 Spark Arresters.

Section 1510.7 Spark Arresters Required is added to read as follows:

Chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. The net free area of the spark arrester shall not be less than 4 times the net free area of the outlet of the chimney. The spark arrester screen shall be heat and corrosion resistant equivalent to 12 gage wire, 19-gage galvanized or 24-gage stainless steel. Openings shall not permit the passage of spheres having a diameter larger than ½ inch and shall not block the passage of spheres having a diameter of less than 3/8 inch.

SECTION 3.C Adopt Chapter 15.12 – California Plumbing Code

Chapter 15.12 of the South San Francisco Municipal Code, entitled “California Plumbing Code” is hereby added to read as follows:

Section 15.12.010 California Plumbing Code, 2013 Edition, adopted by reference
Section 15.12.020 Amendments, General
Section 15.12.030 Materials

Section 15.12.010 California Plumbing Code, 2013 Edition, adopted by reference

The California Plumbing Code, 2013 Edition, and appendix I, published by the International Association of Plumbing and Mechanical Officials, as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Plumbing Code of the City of South San Francisco, and may be cited as such.

Set forth below are the amendments, additions and deletions to the California Plumbing Code, 2013 Edition. Section numbers used herein are those of the California Plumbing Code.

Section 15.12.020 Amendments, General

Set forth below are the amendments, additions and deletions to the 2013 California Plumbing Code. Chapter, section and table numbers used herein are those of the California Building Code and California Referenced Standards Code.

Section 15.12.030 Materials

Section 701.1(2)(a) is amended to read as follows:

The use of ABS and PVC piping materials for drainage and sewer installations shall be limited to residential structures not exceeding two (2) stories in height, as defined in Section 202 of the California Building Code, 2013 edition.

EXCEPTION: Upon approval of the Chief Building Official, ABS and PVC piping may be used for underground drainage and sewer applications, in other than residential structures, when it can be shown that unusual soil conditions would cause corrosion of metal piping materials.

Section 903.1.1 is amended to read as follows:

The use of ABS and PVC piping for venting shall be limited to residential structures not exceeding two (2) stories in height, as defined in Section 202 of the California Building Code, 2013 edition.

SECTION 3.D Adopt Chapter 15.14 – California Residential Code

Chapter 15.14 of the South San Francisco Municipal Code, entitled “California Residential Code” is hereby added to read as follows:

Section 15.14.010 California Residential Code, 2013 Edition, adopted by reference
Chapter 15.14 of the South San Francisco Municipal Code is hereby added to the South San Francisco Municipal Code to read as follows:

- Section 15.14.010 California Residential Code Part 2.5, 2013 Edition adopted by reference**
- Section 15.14.020 Amendments, General**
- Section 15.14.030 Weather Protection**
- Section 15.14.040 Concrete Slab Design**
- Section 15.14.050 Moved Buildings and Temporary Structures**
- Section 15.14.060 Spark Arresters**
- Section 15.14.070 Evacuation and Grading**
- Section 15.14.080 Work Hours**
- Section 15.14.090 Amendments to Appendix K**

Section 15.14.010 California Residential Code Part 2.5, 2013 Edition, adopted by reference.

The California Residential Code Part 2.5, 2013 Edition, and appendices E, J, and K, published by the International Code Council, and as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Residential Code of the City of South San Francisco, and may be cited as such.

Section 15.14.020 Amendments, General

Set forth below are the amendments, additions and deletions to the 2013 California Residential Code, Part 2.5, 2013 Edition. Chapter, section and table numbers used herein are those of the California Residential Code.

Section 15.14.030 Weather Protection

Section R903.5: Exterior Metal Hardware, Galvanizing Required is added to read as follows:

Metal railings, cabinets, bolts, nails, hinges, locks and any similar parts exposed to weather on residential buildings located west of Interstate Highway 280 shall be galvanized.

Galvanizing of products fabricated from rolled, pressed and forged steel shapes, plates, bars and strip 1/8-inch thick or thicker, shall conform to the specifications of ASTM Designation: A123. Except for pregalvanized standard pipe, galvanizing of material 1/8-inch thick or thicker shall be performed after fabrication into the largest practical sections. Material thinner than 1/8-inch shall either be galvanized before fabrication in conformance with the requirements of ASTM Designation; A525, Coating Designation: G210 or after fabrication, in conformance with the requirements of ASTM Designation: A123, whichever results in the greatest resistance to rust, except that the weight of zinc coating shall average not less than 1.2 ounces per square foot of actual surface area with no individual specimen having a weight of less than 1.0 ounce.

Galvanized surfaces that are abraded or damaged at any time after the application of the zinc coating shall be repaired by thoroughly wire brushing the damaged areas and removing all loose and cracked coating, after which the cleaned areas shall be painted with 2 applications of Zinc-Rich Primer without thinner.

Galvanizing is not required for stainless steel, non-ferrous metals and similar equally corrosion resistant metals.

Section 15.14.040 Concrete Slab Design

Section R506.3 Slab on Grade in Conditioned Areas is added to read as follows:

New concrete slabs supported directly on the ground and used as a finished floor or as a base for other floor finishes in conditioned rooms shall meet the following requirements:

1. Steel reinforcement equivalent to #3 deformed steel bars @ 18 inches on center each way placed approximately mid-depth within the concrete slab. Blocks or chairs shall be provided in order to maintain the reinforcement in the center of the slab.

Section 15.14.050 Moved Buildings and Temporary Structures

Section 1.8.10.3 Moved Structures is added to read as follows:

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures. In addition to all other requirements of the building code relative to the moving of buildings and structures, no permit for the moving of a building or structure shall be granted until the applicant has filed with the Chief Building Official:

1. A performance bond in favor of the city, of not less than one thousand dollars (\$1,000.00) nor more than one hundred thousand dollars (\$100,000.00), as the Chief Building Official may determine, shall be conditioned to require the applicant to strictly comply with all conditions and provisions of this chapter, and of any provision of the municipal code relating to the moving of buildings or structures, and of any order, rule or regulation which may be hereafter passed or adopted by the City Council. The applicant also shall be required to pay any and all damages to any fence, hedge, tree, pavement, sidewalk, street, curb, gas, sewer or water pipe, electric wire or pole supporting the same, or to any public or private property which may result from moving the building or structure; and
2. An undertaking to indemnify, defend and hold harmless the city and its elective officers, agents and employees against all liabilities, claims, actions, judgments, cost or any expense which may for any reason arise out of the issuance of said permit or moving of such buildings or structures.

All removals made under any permit granted for such moving shall be done over and along only the street or streets designated in such permit, and at the times therein specified, and shall be done in a careful manner to the satisfaction of the Chief Building Official, Superintendent of Public Works and the City Engineer.

No person owning or having charge of the removal of any building or structure being moved over any street, shall permit such building or structure to be, or stand, on any street within the limits of any one block for a period of more than twenty-four (24) hours.

No person owning or having charge of the removal of any building or structure being moved over any street, shall allow or cause injury to any fence, hedge, tree, pavement, street, sidewalk, curb, gas pipe, water pipe, sewer pipe, electric wire or pole supporting same, or any other public or private property by reason of such removal.

Section 15.14.060 Spark Arresters

Section R907.7 Spark Arresters Required is added to read as follows:

Upon completion of a reroofing project, an approved spark arrestor meeting the criteria as set forth in section R1003.9.2 shall be installed on any chimney attached to an appliance

or fireplace that burns solid fuel.

Section 15.14.070 Excavation and Grading

See California Building Code 2013 Part 2 volume 2

Section 15.14.080 Work Hours

Section 1.8.10.4 Hours is added to read as follows:

No construction, delivery, servicing or operation of tool and equipment, shall be conducted on weekdays between the hours of 8:00 p.m. and 8:00 a.m., on Saturdays between the hours of 8:00 p.m. and 9:00 a.m., and on Sundays and holidays between the hours of 6:00 p.m. and 10 a.m.

Section 15.14.090 Amendments to Appendix K

Section AK102.1 is amended to read as follows:

Section AK102 Air-Borne Sound.

Section AK102.1 General: Amended

Walls, partitions and floor-ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.

Section AK103.1 is amended to read as follows:

Section AK103 Structural-Borne Sound.

Section AK103.1 General: Amended.

Floor-ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492.

SECTION 3.E Adopt Chapter 15.16 – California Mechanical Code

Chapter 15.16 of the South San Francisco Municipal Code, entitled “California Mechanical Code” is hereby added to read as follows:

Section 15.16.010 California Mechanical Code, 2013 Edition, adopted by reference
Section 15.16.020 Amendments, General
Section 15.16.030 Access to Equipment

Section 15.16.010 California Mechanical Code, 2013 Edition, adopted by reference

The California Mechanical Code, 2013 Edition, published by the International Association of Plumbing and Mechanical Officials, as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Mechanical Code of the City of South San Francisco, and may be cited as such.

Section 15.16.020 Amendments, General

Set forth below are the amendments, additions and deletions to the California Mechanical Code, 2013 Edition. Section numbers used herein are those of the California Mechanical Code.

Section 15.16.030 Access to Equipment

Section 304.1.1 Access to Equipment is added to read as follows:

Installation of equipment or appliances installed more than 9 feet above the finished floor shall have access by means of a permanent ladder, see Section 304.2.1.12.

EXCEPTION: By other means acceptable to the Authority Having Jurisdiction.

SECTION 3.F Adopt Chapter 15.20 – California Electrical Code

Chapter 15.20 of the South San Francisco Municipal Code, entitled “California Electrical Code” is hereby added to read as follows:

Section 15.20.010 California Electrical Code, 2013 Edition, adopted by reference
Section 15.20.020 Amendments, General
Section 15.20.030 Nonmetallic-Sheathed Cable

Section 15.20.010 California Electrical Code, 2013 Edition, adopted by reference

The California Electrical Code, 2013 Edition, published by the National Fire Protection Association, as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Electrical Code of the City of South San Francisco, and may be cited as such.

Section 15.20.020 Amendments, General

Set forth below are the amendments, additions and deletions to the California Electrical Code, 2013 Edition. Article and section numbers used herein are those of the California Electrical Code.

Section 15.20.030 Nonmetallic Sheathed Cable

Article 334.10 Uses Permitted item (1) is amended to read as follows:

(1) Type NM, Type NMC, and Type NMS cables shall be permitted to be used in one and two-family dwellings, and multi-family dwellings not exceeding 3 stories above grade and U occupancies accessory to residential occupancies.

SECTION 3.G Adopt Chapter 15.22 – California Green Building Standards Code

Chapter 15.22 of the South San Francisco Municipal Code, entitled “California Green Building Standards Code” is hereby added to read as follows:

Section 15.22.010 California Green Building Standards Code 2013 Edition, adopted by reference

The California Green Building Standards Code 2013 Edition, published by the California Building Standards Commission, as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Green Building Standards Code 2013 Edition of the City of South San Francisco, and may be cited as such.

SECTION 3.H Adopt Chapter 15.26 – California Energy Code

Chapter 15.26 of the South San Francisco Municipal Code, entitled “California Energy Code” is hereby added to read as follows:

Section 15.26.010 California Energy Code 2013 Edition, adopted by reference

The California Energy Code 2013 Edition, published by the International Code Council, as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Energy Code 2013 Edition of the City of South San Francisco, and may be cited as such.

SECTION 4 Severability

In the event any section or portion of this ordinance shall be determined invalid or unconstitutional, such section or portion shall be deemed severable and all other sections or portions hereof shall remain in full force and effect.

SECTION 5

Publication and Effective Date

Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's office a certified copy of this Ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's office a certified copy of the full text of this Ordinance along with the names of those City Council members voting for and against this Ordinance or otherwise voting. This ordinance shall become effective thirty (30) days from and after its adoption.

* * * * *

Introduced on _____ day of _____, 2013 at a regular meeting. Adopted as an Ordinance of the City of South San Francisco at a public hearing of the City Council held the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk

As Mayor of the City of South San Francisco, I do hereby approve the foregoing Ordinance this _____ day of _____, 2014.

Karyl Matsumoto, Mayor

RECEIVED
2015 APR 21 P 3 45
CALIFORNIA BUILDING
STANDARDS COMMISSION

EXHIBIT A

FINDINGS OF FACT AND NEED FOR CHANGES OR MODIFICATIONS TO THE CALIFORNIA BUILDING STANDARDS CODE TITLE 24, PARTS 1, 2, 2.5, 3, 4, 5, 6 and 11

CHANGES OR MODIFICATIONS: Pursuant to Section 17958 of the State of California Health and Safety Code, the governing body of the City of South San Francisco in its ordinance adopting and amending the 2013 Editions of the California Building Standards Administrative Code; California Building Code; California Residential Building Code; California Electrical Code; California Mechanical Code; California Plumbing Code; California Energy Code; California Green Building Standards Code and California Reference Standards Code, changes or modifies certain provisions of the California Building Standards Code as it pertains to the regulation of buildings used for human habitation. A copy of the text of such changes or modifications is attached.

FINDINGS: Pursuant to Sections 17958.5 and 17958.7 (a) of the State of California Health and Safety Code, the governing body of the City of South San Francisco has determined and finds that all the attached changes or modifications are needed and are reasonably necessary because of local climatic, geological and topographic conditions as discussed below.

LOCAL CONDITIONS: Local conditions have an adverse effect on the prevention of (1) major loss fires, (2) major earthquake damage, and (3) the potential for life and property loss, making the changes or modifications in the California Building Standards Code necessary in order to provide a reasonable degree of property security, and fire and life safety in the City of South San Francisco.

Below are adverse local climatic, geological and topographic conditions that necessitate the modifications to the California Building Standards Code.

CLIMATIC

Precipitation: Precipitation averages 18.83 inches/ year eighty percent (80%) falls during the months of November through April, and twenty percent (20%) from May through October. Severe flooding occurred during the months of January and March, 1995 and in 1998 and 2006.

Relative Humidity: Humidity generally ranges from sixty two percent (62%) during daytime and eighty-six percent (86%) at night. It occasionally drops lower during the months of September through November.

Temperatures: Temperatures have been recorded as high as 106 degrees Fahrenheit. Average summer highs are in the 70-73 degree range.

Winds: Summer prevailing winds are from the North-West direction. However, winds are experienced from virtually every direction at one time or another. Velocities are generally in the

5-10 mph range, gusting to 23 mph, particularly during the summer months. Extreme winds, up to 50 mph, have been known to occur.

Summary: These local climatic conditions affect the acceleration intensity, and size of fires in the community. Times of little or no rainfall, of low humidity and high temperatures create extremely hazardous conditions, particularly as they relate to wood shake and shingle roof fires and conflagrations. The winds experienced in this area also adversely impact structure fires in buildings in close proximity to one another. Winds can carry sparks and burning branches to other structures, thus spreading the fire and causing conflagrations. In building fires, winds can literally force fires back into the building and create a blowtorch effect, in addition to preventing "natural" ventilation and cross-ventilation efforts. South San Francisco's downtown and surrounding areas contain numerous historic and older buildings that are located very close together, which exacerbates the fire danger from dry conditions, wind, and shake/shingle roofs.

This finding refers to and supports modifications to or the addition of Sections 1403.2 and 1510.7 of the California Building Code, Sections R903.5 and R907.7 of the California Residential Code, Section 701.1(2)(a) and 903.1.1 of the California Plumbing Code, and Section 334.10 of the California Electrical Code.

TOPOGRAPHIC

The City is made up of open terrain with scattered obstructions having heights generally less than 30 feet, including flat open country, grasslands, hillsides and bay exposure.

This finding refers to and supports modifications to or the addition of Sections 1006.3.1, 1403.2, 3410.2 and 1510.7 of the California Building Code, and Sections R903.5 and R907.7 of the California Residential Code.

GEOLOGICAL

The above local topographic conditions enhance the magnitude, exposure, accessibility problems, and fire hazards presented to the City of South San Francisco. Fire following an earthquake has the potential of causing greater loss of life and damage than the earthquake itself. The San Andreas fault is located between 0 and 3 miles from any point within the City.

This finding refers to and supports modifications to or the addition of Sections 1006.3.1, 1403.2 and 1907.1.2 of the California Building Code, Sections R903.5 and R506.3 of the California Residential Code, Sections 701.1(2)(a) and 903.1.1 of the California Plumbing Code, Section 304.1.1 of the California Mechanical Code, and Section 334.10 of the California Electrical Code.

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