

# 2007 California Building/Electrical/Fire/Mechanical/Plumbing Code

## *Code Adoption / Code Change Report* Board of Building Appeals and Advisors October 30, 2007

### **Authority:**

The action requested herein is pursuant to the authority granted in Section 17958 and 18941.5 (b) of the Health and Safety Code that authorize the governing body of every City or County to approve modifications or changes to provisions published in the California Code of Regulations Title 24, also known as California Building Standards Code.

Pursuant to Section 18938 of the Health and Safety Code, the City of San Diego adopts, and where applicable adopts local modifications to:

- Title 24, Part 2 (California Building Code), and
- Title 24, Part 3 (California Electrical Code), and
- Title 24, Part 4 (California Mechanical Code), and
- Title 24, Part 5 (California Plumbing Code), and
- Title 24, Part 9 (California Fire Code).

The City Adopts by reference Title 24, Part 10 (California Existing Building Code).

The City of San Diego enforces the following parts at the local level:

- Title 24, Part 8 (California Historical Building Code).
- Title 24, Part 6 (California Energy Code)
- Title 24, Part 12 (California Referenced Standard Code) as referenced by the Office of the State Fire Marshal or the Department of Housing and Community Development.
- Title 24, Part 7 (California elevator Safety Code) when specific sections are referenced in the California Building Code.

Section 17958 and 18938 of the H&S code outline the application and effective date of State mandated codes to be adopted and enforced at the local level. The Sections require that the building standards codes referenced in the California Building Standards Code shall apply to all occupancies throughout the state and shall become effective 180 days after publication in the California Buildings Standards Code by the California Building Standards Commission, or at a later date after publication established by the commission.

Section 17958 of the H& S code clarifies that in the event that local jurisdictions do not locally adopt or amend the California Building Standards Code within 180 days after publication that the State code will be in effect at the local level as published.

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Section 17958.5 and 18941.5 (b) limit the governing body of every City or County in approving modifications or changes to provisions published in the California Building Standards Code to those reasonably necessary due to local climactic, geological or topographical conditions. The findings made shall be approved by the local decision making body and be filed with the California Building Standards Commission prior to the effective date.

**Codes to be adopted:**

The City of San Diego proposes to adopt the following codes, and where applicable associated local modifications, as a part of this triennial adoption package.

- 2007 California Building Code (based on the 2006 International Building Code) as adopted and amended by the State of California and published in the 2007 California Building Code.
- 2007 California Electrical Code (based on the 2005 National Electric Code) as adopted and amended by the State of California and published in the 2007 California Electrical Code.
- 2007 California Mechanical Code (based on the 2006 Uniform Mechanical Code) as adopted and amended by the State of California and published in the 2007 California Mechanical Code.
- 2007 California Plumbing Code (based on the 2006 Uniform Plumbing Code) as adopted and amended by the State of California and published in the 2007 California Mechanical Code.
- 2007 California Fire Code (based on the 2006 International Fire Code) as adopted and amended by the State of California and published in the 2007 California Fire Code.

Local adoption and proposed local modifications will be published in the San Diego Municipal Code in chapters 5, 12 and 14.

Local modifications to the California Fire Code are proposed by the chief of the Fire Rescue and will be processed in conjunction with the other local modifications.

**Requested Action:**

The Building Official and the Fire Marshal for the City of San Diego request that the Board of Building Appeals and Advisors recommend that the City Council adopt the proposed modifications as proposed or amended by the Board under the authority granted in Section 111.0207 (d) 4 of the Municipal Code.

**Proposed Changes to the Municipal Code:**

The City of San Diego publishes modifications, additions and deletions to the adopted State codes in the San Diego Municipal Code. Additionally administrative sections applicable to the review and permit process for construction permits are also maintained in the Municipal Code.

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What follows is a proposed list of changes to the Municipal code:

- Relocated text and new additional text from identified outside sources are shown underlined.
- Additions to relocated text or modifications to text extracted from identified outside sources are shown with double underline.
- Deletions from exiting text are shown with ~~strikeout~~.text.
- Deletions from relocated text or from text for modification to relocated text and deletions from text extracted from identified outside sources are shown with ~~strikeout underline~~.

To use this monograph please refer to existing Municipal Code language at <http://www.sandiego.gov/city-clerk/officialdocs/legisdocs/muni.shtml> as well as the referenced State Code being modified.

Each code change item is assigned a unique tracking number that will remain with the item until the process culminates with final action by the City Council. Code change items that have been deleted as a result of internal Department review have been removed; however the list has not been renumbered.

At times the reasons for changes applicable to the administrative requirements, or changes based on I code supplements, reference the IBC, IFC or supplement to the IFC. This reference is made since the California code does not have a supplement and since the California Building Code was not available when the changes were originally developed. Appendix Chapter 1 in the 2007 CBC is very similar to IBC chapter 1.

**Editors Note: This document was reformatted for web posting which required a change to the font and thereby increasing the number of pages. Any corrections of substance made are shown in red.**

## **SDMC Chapter 5:**

Chapter 5 Article 5 Division 1 through 91 will be modified as is proposed by the Fire-rescue Department. In addition to updates necessary for co-ordination and consistency with the format of the 2007 California Fire Code, the article will be entirely renumbered so that the section numbering convention corresponds to the modified section modifying the regulations published in the California Fire Code.

The fire-rescue Department proposes to carry forward existing regulations, with updates where necessary and relocate the text to a new division where impacted by the reformat effort.

Modifications are proposed in certain Divisions to include certain regulations approved into the supplement to the 2006 International Fire Code. The State Fire Marshal has not as of yet adopted any of these regulations.

- Some modifications are based on language obtained from more current editions of referenced national standards.
- Lastly, some modifications are necessitated due the State's decision not to adopt the International family of codes and selected the Uniform Plumbing and Mechanical Code in lieu of the International Plumbing Mechanical and Fuel Gas codes.

## **SDMC Chapter 11:**

SD Admin 1: Chapter 11 Article 1 Division 2 Land Development Authorities and Advisory Boards.

No modifications are proposed to Section 111.0207.

SD Admin 2: Chapter 11 Article 3 Division 1 Land Development Terms, Definitions.

Modify Section 113.0103 as follows:

*Construction* permit means a permit issued pursuant to Land Development Code Chapter 12, Article 9. Construction permits include the following: Building Permits, Electrical Permits, Plumbing/Mechanical Permits, Demolition/Removal Permits, Grading Permits, Public Right-of-Way Permits, Fire Permits and Sign Permits.

**Reason:** This change is necessary to include fire permits issued by Development Services for fire protection systems. Fire Permits do not include permits issued by the Fire Prevention Bureau of the Fire-rescue Department such permits for temporary tents, public assembly, fuel storage tanks, etc...

Proponent: Afsaneh Ahmadi

## **SDMC Chapter 12:**

Chapter 12 Article 1 and Article 9 have been reviewed for consistency with the administrative requirements in the International Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code and the International Fire Code. Modifications to Chapter 12 of the Municipal Code are limited to modifications necessary to reflect the revised scope of the new codes subject to adoption.

The State of California has adopted (California) Chapter 1 and added Appendix Chapter 1 Administration to the California Building Code. While the proposed amendments are developed based on chapter 1 of the 2006 IBC (the 2007 CBC was published in mid July but not available until late September), Appendix Chapter 1 was developed based on IBC Chapter 1.

### **Building Code Administration**

SD Admin 5: Chapter 12 Article 1 Division 4 as follows

Add subsection (d) to Section §121.0403 as follows.

§121.0403 Criteria for Determining That a Structure Is Unsafe

The City Manager or designated Code Enforcement Official may determine that a structure is unsafe if any of the following conditions exists to the extent that it threatens the life, health, safety, or property of its occupants:

- (a) The building contains one or more structural components that cannot withstand 100 percent of the vertical design standards as required by the ~~applicable version~~ prevailing edition of the Building Regulations;
- (b) The building contains one or more structural components of the lateral load resisting system that cannot withstand 25 percent of the wind or earthquake forces as required by the ~~applicable version~~ prevailing edition of the ~~Building Regulations~~ California Building Code; or
- (c) The building contains parapet walls or other building appendages that are not capable of resisting the wind or earthquake forces as required by the ~~applicable Building Regulations~~ California Building Code; or
- (d) For buildings containing at least one Unreinforced Masonry Bearing Wall, as defined in Section 145.3704, and when the building contains one or more structural components of the lateral load resisting system that can not withstand 25 percent of the calculated earthquake forces required by the 1979 edition of the Uniform Building Code.

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**Reason:** This change is necessary to align the Municipal Code with Technical Policy B-34-1 URM Building Plan Review Policy. The policy clarifies that the prevailing edition of the California Building Code need only be used when an engineering evaluation of an existing building is required to determine if the building is not Unsafe. URM buildings can use the 1979 UBC.

Proponent: Ali Fattah and Hamid Irannejad

SD Admin 6: Chapter 12 Article 9 Division 1 Construction Permits, General Construction Permit Authority and Procedures.

Modify Section 129.0101 and add item 12 to Section 129.0104 (a) as follows.

Section §129.0101 Purpose of Construction Review Procedures.

The purpose of these procedures is to establish a review process for construction plans before construction, demolition, or installation and for inspection of construction work before use or occupancy. The intent is to determine compliance with applicable codes and other regulations to safeguard public health, safety, and welfare and to provide safety to fire fighters and emergency responders during emergency operations.

**Reason:** This change is necessary to align the Municipal Code with Section 101.3 of the IBC that includes an addition to the intent of the IBC that differs from UBC Section 101.2 of the 2001 CBC.

Proponent: Ali Fattah

SD Admin 7: Chapter 12 Article 9 Division 1 Construction Permits, General Construction Permit Authority and Procedures.

Add item 12 to Section 129.0104 (a) as follows.

Add a new item 12 as follows to clarify the Building Official has the authority to classify occupancies in buildings.

- ( 12 ) Every building, whether existing or hereafter erected, shall be classified by the building official according to its use or the character of its occupancy, as set forth in Chapter 3 of the prevailing edition of the California Building Code.

**Reason:** This change is necessary due to a format change in Section 302.1 of the 2006 IBC which differs from Section 301 of the 2001 CBC which states in part that "Every building, whether existing or hereafter erected, shall be classified by the building official according to its use or

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the character of its occupancy, as set forth in Table 3-A, ..." Section 104.1 of the 2006 IBC makes clear that the Building Official is directed to enforce the provisions of the building code. This change is necessary to correlate the Municipal Code with the intent of the 2006 IBC.

Proponent: Ali Fattah

SD Admin 8: Chapter 12 Article 9 Division 1 General Rules for Construction Permit Inspections

Add subsection (d) to Section 129.0109 as follows.

- (d) Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in the California Building Code, shall consist of valid research reports from recognized and approved product evaluation and listing agencies approved sources.

**Reason:** This change is necessary to align the Municipal Code with 2006 IBC Section 104.11.1 to explicitly allow the use of research reports published by nationally recognized listing or product evaluation services. Building Newsletter 17-7 - Approval of Products and Testing Agencies provides criteria for who a recognized agency is.

Proponent: Ali Fattah

SD Admin 9: Chapter 12 Article 9 Division 1 General Rules for Construction Permit Inspections

Modify Section 129.0113 subsection (a) as follows:

§129.0113 When a Certificate of Occupancy Is Required

- (a) No structure or portion of a structure shall be used or occupied, and no change in the existing use, character or occupancy classification of a structure or portion of a structure shall be made until the Building Official has issued a certificate of occupancy approving that use or occupancy, ~~except that existing Group R, Division 3 and Group U Occupancies do not require a Certificate of Occupancy.~~ A certificate of occupancy is not required for existing or new one and two family dwellings and multiple single-family dwellings (town houses) classified as Group R, Division 3 occupancies and their accessory structures when classified as Group U Occupancies do not require a Certificate of Occupancy.

**Reason:** This change is necessary for the Municipal Code to be consistent with current practice where a certificate of occupancy is not

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issued for one and two family dwellings classified as Group R Division 3 occupancies or private garages, sheds and agricultural buildings associated with Group R Division 3 occupancies.

Proponent: Ali Fattah

SD Admin 10: Chapter 12 Article 9 Division 1 General Rules for Construction Permit Inspections

Add subsection (b) and modify subsection (a) as follows.

Update section 129.0114 to include a list of items that shall be included in a certificate of occupancy.

**§129.0114 Issuance of a Certificate of Occupancy.**

- (a) The Building Official shall inspect the *structure* and if the Building Official finds no violations of the Land Development Code or other regulations that are enforced by the City's designated Code Enforcement Officials, the Building Official shall issue a Certificate of Occupancy. All work for which a Building Permit was issued must be complete and have had a final inspection before issuance of a Certificate of Occupancy, except in accordance with Section 129.0115. The Certificate of Occupancy must be signed by the Building Official. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.
- (b) A certificate of occupancy shall contain the following information:
- ( 1 ) The building permit number.
  - ( 2 ) The address of the structure.
  - ( 3 ) A description of that portion of the structure for which the certificate is issued.
  - ( 4 ) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
  - ( 5 ) The name of the building official.
  - ( 6 ) The edition of the code under which the permit was issued.
  - ( 7 ) The use and occupancy, in accordance with the provisions of Chapter 3 of the prevailing edition of the California Building Code.
  - ( 8 ) The type of construction as defined in Chapter 6 of the prevailing edition of the California Building Code.
  - ( 9 ) The design occupant load.
  - ( 10 ) If an automatic sprinkler system is provided.
  - ( 11 ) Any special stipulations and conditions of the building permit.

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**Reason:** This change aligns the Municipal Code and makes it consistent with Section 110 of the 2006 IBC. The list from the IBC was extracted in its entirety with the exception of: Item 3 is deleted since the ownership changes and we do not issue a new certificate of occupancy when ownership changes. Item 11 is modified since sprinkler systems are always code complying when installed whether required or not.

Proponent: Ali Fattah and Joe Harris

SD Admin11: Chapter 12 Article 9 Division 1 General Rules for Construction Permit Inspections

Modify Section 129.0111 to delete a reference to the Land Development Manual for required inspections since that is presently not accurate.

**§129.0111 General Rules for Construction Permit Inspections**

- (a) All work for which a construction permit is issued shall be subject to inspection by the Building Official. Required inspections shall be performed in accordance with the inspection procedures established by the City Manager, except as may be exempted by the Land Development Code. ~~Inspections that may be required are listed in the Land Development Manual.~~
- (b) The permittee shall be informed of the inspections and the sequence of inspections required for the construction permit.
- (c) No work shall be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official.
- (d) No portion of any construction work shall be concealed until inspected and approved.
- (e) After making the requested inspections, the Building Official shall either indicate that the inspected portion of the construction is satisfactory as completed or shall notify the permittee or an agent of the permittee that the inspected portion fails to comply with the Building, Electrical, Plumbing, or Mechanical Regulations or with other applicable regulations of the Municipal Code.
- (f) Any portions of work that do not comply with requirements shall be corrected and such portion shall not be covered or concealed until inspected and authorized by the Building Official.
- (g) A survey of the *lot* may be required to verify that the *structure* is located in accordance with the approved plans.
- (h) A final inspection, with approval of all *structures* and installations, is required before occupancy and use, unless specifically excepted. If *grading* is involved, final inspection shall be after finish *grading*.
- (i) Inspections that may be required include the following:

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- ( 1 ) Underground Inspections. Required before any underground water or waste lines, electrical conduit, underground fire service for fire hydrants and fire suppression systems, heating, air conditioning, ventilation, and other duct work are covered. Underground inspection will normally be requested before prior to requesting a the Foundation Inspection.
- ( 2 ) Foundation or Underfloor Inspections. Required after footing excavations are complete, form work is in place, all reinforcing steel and hardware have been installed, the soils report verifying suitability of the exposed soils is available to the Inspector, but prior to placing concrete or floor sheathing. Any work to be concealed by concrete or framing must be approved prior to concealing. Inspections for disabled access requirements Disabled Access provisions are a part of the Foundation Inspection.
- ( 3 ) Rough Inspections. Required after rough electrical, plumbing, mechanical and structural work has been completed but before insulation is installed. Note: the The rough-in work for the Plumbing, Electrical, and Mechanical systems must be approved prior to scheduling the Building permit/approval for frame inspection. Rough inspection is also required for the installation of sprinkler systems and fire alarm systems.
- ( 4 ) Note that on larger On large projects as determined by the Building Official, and on multi-level buildings, there may be several "partial rough" inspections for specialty work and several "partial frame" inspections may be performed within portions of a building or structure in those same areas.
- ( 5 ) On large projects as determined by the Building Official Additionally, on some larger projects fire sprinkler and fire alarm systems may require Fire Inspection prior to concealing concealment. Refer to the Fire Inspection Approval Stamp on the permitted plans for further information.
- ( 6 ) On projects involving one and two family dwellings or duplexes, the Rough Inspection can be performed simultaneously with the Structural Frame inspection.
- ( 7 ) Structural Frame Inspection. Required after the rough Electrical, Plumbing, and Mechanical work have been approved and the Structural work is completed in those same areas and ready to be concealed. Note that there may be several partial frame inspections on larger projects. Floor nail, roof nail, exterior wall frame are examples of partial frame inspections. Disabled Access provisions are a part of the frame inspection.
- ( 8 ) Insulation Inspections. Insulation may be installed after approval of the rough Inspections for the rough approvals for

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- the Plumbing, Electrical, Mechanical systems and framing is approved in any areas to be insulated. Where installed, the insulation shall only be installed in portions of the building that are protected from the weather. ~~and the structure is "weathered in."~~ It is important that the structure be "weathered in" to prevent the insulation from getting wet by rain or dew. After the insulation has been approved, interior finishes may then be applied to the interior wall surfaces.
- ( 9 ) Lath or Gypsum Board Inspections. Inspections are required Required after the lath or wallboard have has been fastened in place but prior to application of cement before plaster or stucco and prior to the taping and finishing of ~~is placed or wallboard joints and fasteners are taped and finished.~~ Corner Aide and Stucco Screed must be installed on exterior lath prior to inspection.
- ( 10 ) Landscape Inspections. Requested after all landscape and irrigation has been completely installed according to approved plans and specifications. Some single-family residential projects may be exempt.
- ( 11 ) Fire Inspections. Requested after fire alarm systems alarms, fire extinguishing systems, hazardous materials storage provisions, fire sprinkler systems and exit illumination systems are in place and ready to test. Call for Fire Department Inspections at (619) 446-5440 to arrange an appointment for an inspection. Note: Fire Inspections may not be "next day" inspections. Call early to avoid any delay of your project.
- ( 12 ) Final Inspections. Requested after all rough approvals and the Electrical, Plumbing, Mechanical, Fire and Structural work has been completed and the structure is in move-in condition. A "move-in" condition includes all Disabled Access features and verifies all fire and life safety requirements have been met. All required reports (such as Special Inspection, Structural Observation, etc.), including those reports required by other departments and agencies such as the Hazardous Materials Division and the San Diego Air Pollution Control District (refer to the documentation from these agencies for all requirements), must be received and approved by this department prior to scheduling the Final Inspection.
- ( 13 ) On all projects other than Detached Single Family Houses and Duplexes, the Building permit/approval must be the last scheduled inspection, as the Building Inspector will first assure the specialty work that applies to the project is complete and approved, all required reports have been approved, and the Inspection Record Card bears signatures from the specialist Inspectors approving those specialist

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portions of the project before performing a final inspection and granting the project a final approval.

**Reason:** This change is necessary to better define the various inspections required and has been extracted from a list currently on the Development Services web site at <http://www.sandiego.gov/development-services/devprocess/inspection/types.shtml> . The list in Section 109.3 of the 2006 IBC was not used since the City of San Diego has a more comprehensive list.

Proponent: Ali Fattah and Joe Harris

SD Admin 21: §129.0201 Purpose of Building Permit Procedures

**§129.0201 Purpose of Building Permit Procedures**

The purpose of these procedures is to establish the process for review of Building Permit applications for compliance with the minimum standards necessary to safeguard life or limb, public health, property, and welfare and to provide safety to fire fighters and emergency responders during emergency operations. The intent of these procedures is to review the proposed design, construction methods, and type and quality of materials used for new construction or for construction involving existing *structures*.

**Reason:** This change is necessary to align the Municipal Code with the intent of the International Building Code as outlined in the purpose statement in Section 101.3 which now includes the objective of addressing the protection of first responders.

Proponent: Ali Fattah

SD Admin14: Chapter 12 Article 9 Division 2 Construction Permits, Building Permit Procedures

Modify subsections (a) and (b) in Section 129.0208 as follows.

§129.0208 Coordination Responsibilities of Architect or Engineer of Record

- (a) The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents, including phased and deferred submittal items, prepared by others for compatibility with the design of the building.

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- (b) If deferred submittals are requested and approved, the architect or engineer of record shall list the deferred submittals on the plans. The architect or engineer of record shall be responsible for reviewing and coordinating deferred submittals and for forwarding them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building.

**Reason:** This change codifies current practice and updates Section 129.0208 to include a special inspection program and structural observation program. Section 1709 of the IBC is more specific in requiring structural observations for Structures included in Seismic Design Category D, E or F for large public assembly buildings, large schools, structures taller than 75ft in height etc..

The change in item b codifies current practice and aligns the Municipal Code with Section 106.3.4.2 of the 2006 IBC.

Proponent: Ali Fattah

SD Admin15: Chapter 12 Article 9 Division 2 Construction Permits, Building Permit Procedures

Modify Section 129.0219 subsection (d) as follows.

- (d) If an extension of time has been previously approved in accordance with Section 129.0219(a), the Building Official may extend the expiration of the Building Permit one additional time, for a period not exceeding 180 calendar days, if the Building Official finds the following:
- (1) There has not been a significant change in the regulations applicable to the site since the date the permit was issued;
  - (2) The additional extension is in the public interest; and
  - (3) Circumstances beyond the control of the *applicant* prevented the authorized work from proceeding.
  - (4) The Building Permit has not expired by limitation per Section 129.0218.

**Reason:** This change is necessary to correct an inadvertent error that did

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not set a limit to the time that a Building Permit could be extended due to causes beyond the applicant's control. The change also makes clear that the overall permit life of 2 years or 4 years can not be exceeded.

Proponent: Ali Fattah

SD Admin16: Chapter 12 Article 9 Division 2 Construction Permits, Building Permit Procedures

Modify Section 129.0215 as follows.

§129.0215 Issuance of a Building Permit for a Part of a Structure.

The Building Official may issue a permit, and work may begin, for the construction of part of a *structure* before the plans and specifications for the entire *structure* have been submitted or approved, if adequate information and detailed statements have been submitted complying with all applicable requirements of the Building Code. As a condition of issuance, the permittee shall agree that he or she proceeds at his or her own risk without assurance that the Building Permit for the entire *structure* will be issued. The partial construction shall comply with the Building Regulations and any other regulation in effect on the date the complete permit application for the scope of work under the partial permit is submitted to, and is accepted by, the Building Official. Building regulations in effect at the time which the partial permit application is deemed complete for the structural frame of a building may be used as a basis of design for the balance of work remaining to complete the *Structure*.

**Reason:** Section 129.0215 is not clear when reading the last sentence. It is not clear whether the building as a whole needs to comply with the building regulations in effect at the time the balance of work is applied for a building permit or if the application for the partial has to be complete and accepted by project submittal to lock in the code edition for compliance. Also the last sentence added codifies current practice.

Proponent: Ali Fattah

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**Electrical Code Administration**

SD Admin17: Chapter 12 Article 9 Division 3 Construction Permits, Electrical Permit Procedure

Update Section 129.0303 to modify subsection a and delete subsection (d).

- (a) Minor work such as replacing fuses, replacing or repairing switches, circuit breakers, lampholders, Luminaires, ballasts, or receptacles where the replacement is the same size and general type as the original equipment and the work is done in accordance with the provisions of this article;

~~(d) Installation made by a public service corporation 2004 California Electrical Code, Section 90-2;~~

- (d) ~~(e)~~ Installation of remote-control switching devices on privately owned appliances when the devices are installed by the San Diego Gas and Electric

**Reason:** The modification to item ( a ) is necessary to address a certain type of fixture not addressed. The deletion of item ( d ) is necessary since Article 90 of the NEC has been adopted into the 2007 CEC and addresses service providers such as electric utilities, telephone and cable providers that are regulated as utilities or through franchise agreements.

Proponent: Nancy Martinez

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**Plumbing/Mechanical Code Administration**

SD Admin20: Chapter 12 Article 9 Division 4 Construction Permits,  
Plumbing/Mechanical Permit Procedure

Add subsection c and d to Section 129.0403

§129.0403 Exemptions from a Plumbing/Mechanical Permit for Plumbing  
Work

A Plumbing/Mechanical Permit is not required for the following plumbing  
repair work:

- (a) Stopping of leaks in drains, soil, waste, or vent pipe. However, this exemption does not apply for the replacement of any drain pipe, soil, waste, or vent pipe with new material in any part as part of the repair.
- (b) Clearing of stoppages, or the repair of leaks in soil, waste, or vent pipes, valves, fixtures, or replacement of exposed traps in existing plumbing systems serving lavatories, sinks, laundry trays, or similar fixtures.
- (c) Replacement in kind of plumbing fixtures in any single dwelling unit, or in any multiple dwelling unit with 8 or fewer units.

**Reason:** The changes are necessary for consistency with Section 147.0407 for the replacement plumbing fixtures with water-conserving plumbing fixtures. A permit is necessary in commercial and multi-family construction due accessibility requirements that need to be verified when new work is performed.

Proponent: Ali Fattah and Ed Avila

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No changes are proposed to Article 9 Division 5 : Construction Permits, Demolition/Removal Permit Procedures. Insurance amounts and bond amounts will be updated at a future date if deemed necessary.

**SDMC Chapter 14:****Article 4, Division 5      Condominium Conversion Regulations**

The condominium regulations are land use requirements in the Land Development Code that require certain construction enhancements as a condition of approval of a subdivision map. The regulations in Section 144.0507 subsection a through c are code neutral and the smoke alarm subsection c refers to a prevailing code without identifying the code whether it is the fire alarm code or the building code. No updates are proposed.

**Article 5      Building Regulations**

It is proposed to completely reorganize Article 5 and to expand the 5 Divisions into 38 Divisions. This reformat is necessary to ensure that the numbering convention for sections in the article correspond to the section of the California Building Code being modified. Each division with the exception of division 1 will correspond to a chapter in the 2007 California Building Code. Division 1 will be the scoping division as it is presently.

The proposed numbering system will follow Land Development Code format, where the first three digits preceding the decimal point in a section number are the chapter number and the article number. However, the following four digits will correspond to the section in the building code, with the first two corresponding to the SDMC division number and therefore the chapter in the building code.

New text is shown in double underline or strikeout and municipal code language moved due the reformat is shown underlined.

**Division 1:**

This Division is being updated to reflect the format and content of the 2007 CBC.

The list of Appendix chapters adopted has been updated to reflect that only appendix Chapter C “Agricultural Buildings” and I “Patio Covers” are being adopted. These chapters are necessary for requirements applicable to accessory structures not addressed in the body of the Code and comparable appendices have been adopted under the 2001 CBC. Appendix Chapter G was not adopted since it would conflict with similar regulations in the Municipal Code. Appendix Chapter J was not adopted since it conflicts with the City grading regulations in the Municipal Code.

Several new modifications and additions to the 2007 CBC and ASCE 7-05 referenced load standards are proposed for the following reasons:

**Division 2 through 38:**

1. Division 3. 2007 CBC chapter 3 is being modified to reflect clarification from the

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- 2007 IBC and IFC supplement ad to adopt recently approved regulations that provide clarity on the codes intent when addressing fuel for generators used for emergency or backup power.
2. Division 4. Chapter 4 is being modified to reflect recently adopted language in the 2007 supplement to the IFC necessary for Hydrogen fueling stations. While not adopted into the 2007 supplement to the IBC, local modifications to the building reflect a correlation change necessary to a proposed local amendment to the California Fire Code.
    - a. The 2007 CBC does not require emergency generators to supply power for emergency power or standby power in hi-rise buildings or where required. The City of San Diego will let design drive the method of supplying power per the CEC. However it is expected that providing a battery UPS system to power standby power for elevator recall, smoke control, etc.. is not practical. A separate connection to the utility grid will not be permitted due to the potential for a region-wide power outage in the event of an earthquake or rolling blackout.
  3. Division 5. The department has decided to follow the lead of the San Diego area Chapter of the International Code Council, an organization representing 22 local jurisdictions in San Diego County, to not adopt the State Fire Marshal height and allowable area amendments across the board and to apply them to non-state regulated occupancies. As a result no local amendments are proposed.
  4. Division 15. Division 15 has been updated to carry forward existing regulations in Section 145.0202 and reorganized to coincide with the format of Chapter 15 of the 2007 CBC.
    - a. Neither new regulations nor changes are proposed, however the limitations on replacement, alteration or repair of existing wood shake or shingle roof systems on non-historical buildings has been clarified to satisfy the intent of the City Council in ordinance O-19258 adopted on Feb 02, 2004 and presented under Manager's Report 04-005 dated January 14, 2004.
    - b. The modifications and additions were woven into chapter 15 in lieu of placing them all upfront in one section to ensure that the code user understands what specific sections are being modified. The 2007 CBC chapter 15 is formatted dramatically differently than the 2001 CBC.
  5. Division 16. When published, Chapter 16 of the 2006 IBC was reformatted to remove seismic design and load requirements to reference ASCE 7-05.
    - a. Supplement number 2 to ASCE 7-05 reflects an inadvertent error that was discovered when building separation language previously in 2003 IBC Section 1620.4.5 did not exist in Section 12.12.3 of ASCE 7-05. This omission would result in pounding neither damage between buildings, since rotational translation is not considered nor relative translation between structures at the closest points of the deflected structure. This change is being proposed by the City of Los Angeles and jurisdictions in Orange County.
    - b. Supplement number 2 to ASCE 7-05 a revision to Section 12.8.1.1 where the minimum base share for tall long period buildings is increased. It was determined that designs based on the adopted version of ASCE 7 would

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- result in unsafe buildings. A research project was completed by the American Technology Council, published in the ATC 63 report, demonstrated that after performing non-linear time history analyses on tens of building structures that unexpected inter-story failure mechanisms developed at lower stories of the buildings.
- c. The Importance factor  $I$  was omitted from various equations when evaluating p-delta effects and displacements within structures. This ensures system compatibility with the overall building design for localized seismic force impacts.
6. Division 17. A modification to chapter 17 proposes to limit the special inspection of masonry to projects requiring a building permit and where an engineered design has not been performed.
  7. Division 18. Modifications to chapter 18 are primarily to transfer regulations from current Section 145.0203 into the 2007 CBC. The municipal code language compliments language in Section 1802.2 where geotechnical reports are required due to seismic hazards.
    - a. A new section has been added to require deepened foundations for multi-story buildings to account for local uncertainty where a soils report is not available. This will maintain current practice that allows designs based on a 1,000 presumptive allowable soil bearing value. Large portions of the City of San Diego is underlain by expansive soils or fill soils and deepened foundations will prevent damage from heaving and settlement and enhance to performance of foundation reinforcing.
    - b. Section 1805.3 of the 2007 CBC moves into the body of the code building setback requirements from ascending or descending slopes that was previously in Appendix Chapter 33 to the 2001 CBC which was not adopted.. This section allows for alternative set backs if investigated by a geotechnical engineer. We determined that modifications for the benefit of minor conventionally framed structures to be unwise as it could expose the City of San Diego to responsibility in the event of a failure.
  8. Division 19. Chapter 19 is being modified to reflect recently adopted regulations in ACI 318-08 to the alternate slender wall design procedure used in the design of concrete tilt-up slender walls. The change modifies the procedure for determining service load out of deflection. This reinstates a requirement that was in effect under the 2001 CBC. The ACI equations in effect under the 2007 CBC underestimate service load deflections when compared to the original testing program used to initially develop the slender wall design procedure under the Uniform Building Code that was adopted into the 2001 CBC.
  9. Division 29. Chapter 29 of the 2007 CBC has not been adopted. Chapter 4 of the 2007 CPC will be used as a basis of determining plumbing fixture requirements and plumbing facilities.
  10. Division 31. The pool safety requirements have been relocated from Division 3 where they are at present. Additionally, the regulations have been updated to reflect suction outlet protection recently mandated by Assembly Bill 2977 in 2006. The regulations have also been updated to reflect the more restrictive dimensions in the 2007 CBC. Clarification has been added to make clear that private pool regulations apply when less than 4 dwellings share a pool or when a

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- dwelling individually has a private pool.
11. Division 32. Regulations for entrance canopies have been relocated from Section 145.0205 to Division 32 and updated to be consistent with Chapter 32 of the 2007 CBC and Section 3105. The regulations were not relocated to Section 3105 since the section prescribes construction standards. Article 32 prescribes encroachment limits and construction standards and seems to better fit in chapter 32.
  12. Division 33. Regulations from Section 145.0206 have been relocated to this division and updated to be consistent with chapter 33 of the 2007 CBC. Item 10 has been deleted since the Air Pollution Control District will not permit the burning of construction debris at a construction site thereby negating the need for a fire permit. Item 11, new item (i) requires a fire permit for open flame cutting and is consistent with the 2007 CFC. Reference has been made to Chapter 4, Article 3 Division 3 for storm water protection regulations.
  13. Division 34. Regulations from section 145.0207 have been relocated to this division. No additional changes are proposed.
  14. Division 36. Appendix Chapter C and I have been adopted.
  15. Division 37. The Un-reinforced Masonry Building regulations will be relocated to this division from Division 4 presently. Various editorial revisions have been made to correlate with the 2006 CEBC appendix chapter A1.
    1. The definition of Unreinforced Masonry Bearing wall has been transcribed from the 1991 UCBC since the publication is no longer in print.
    2. The scoping and limitations in various sections have been updated to be consistent with a new Occupancy Category Table 1604.5 of the 2007 CBC which includes buildings with rooms used for public assembly with an occupant load greater than 300.
    3. The Hazard Category and Classification Table 145-37A has been relocated from Table 145.05A and has been updated to reflect the occupancy and subgroup designations of the 2007 CBC. The table was not updated to be consistent 912.4 and Section 907.3.1 since it would make some triggers more restrictive. It has always been understood that the intention of the City Council in 1991 was for the ordinance triggers to remain static. State law requires adoption of CEBC Appendix Chapter A1 as adopted by the California Building Standards Commission. Consequently, the technical design and construction standards are updated.
    4. Division 38. The hazardous fire area regulations currently in division 5 will be relocated to this division. No changes are proposed.

SD Buildg 2: §145.0301 Local Modifications and Additions to Chapter 3 “Use and Occupancy Classification” of the California Building Code.

Add Section 0301 and 0307 as follows.

**§145.0301 Local modifications and Additions to Chapter 3 “Use and Occupancy Classification” of the California Building**

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**Code.**

- (a) Chapter 3 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 301 through 306 and Section 308 through 312 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

**§145.0307 Local additions and modifications to Section 307 “High Hazard Group H”**

- (a) Add Section 307.1.2 to the California Building Code

307.1.2 Inside fuel oil storage. Where connected to a fuel-oil piping system, a combustible liquid storage system having a maximum capacity of 660 gallons (2498 L) is allowed inside any building in a single control area. Where the amount of fuel oil stored inside a building single control area exceeds 660 gallons (2498 L), the storage area shall be in compliance with the International California Building Code for a Group H-3 Occupancy.

- (b) Modify Table 307.1(1) footnote (i) to read as follows.

i. Inside any building, a combustible liquid storage system that is connected to a fuel-oil piping system and having a maximum capacity of 660 gallons shall be allowed on any floor in a single control area provided such system complies with this code. See Section 603.3.2.

**Reason:** This change is necessary to correlate with a proposed change by the Fire-rescue Department in Chapter 5 Article 5 Division 27 Section 55.2706 to Table 2703.1.1(1) of the California Fire Code. This code change adopts recently approved regulations published in the 2007 supplement to the 2006 IBC and IFC. These additions are based on code change F46-06/07 approved in Rochester, New York by Public comment # 1. This clarifies the intent of the fire code when considering the use of certain flammable liquids and will allow more generator supplied power for emergency power, standby power and backup power.

Proponent: Mark Dossett

SD Buildg 3: §145.0406 Local Additions to Section 406 “Motor fuel-dispensing facilities”.

Add Section 406.5.3 as follows.

**§145.0401 Local modifications and Additions to Chapter 4 “Special Detailed Requirements Based on Use and Occupancy”**

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**of the California Building Code.**

- (a) Chapter 4 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 401 through 405 and 407 through 420 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

**§145.0406 Local Additions to Section 406 “Motor fuel-dispensing facilities”.**

- (a) Add Section 406.5.3

406.5.3 Hydrogen fueling facility vehicle fueling pad. The vehicle fueling pad shall be of concrete or a material having a resistivity not exceeding 1 megohm as determined by an approved method.

**Reason:** This change is necessary to correlate with a proposed change by the Fire-rescue Department to the California Fire Code Section 2209.5 for hydrogen fueling stations. Section 55.2209 in chapter 5 Article 5 reflects this change. This code change adopts recently approved regulations published in the 2007 supplement to the 2006 IFC. These additions are based on code change F156-06/07 Part II approved in Rochester, New York. Part I was not approved since it referenced a standard that was not made available to the committee. The proposed change will not include reference to the standard as it is understood that measuring the electric resistivity of a pavement other than uncoated concrete is possible without special requirements.

Proponent: Mark Dossett

SD Buildg 23: Local additions and modifications to Section 1505 “Fire Classification”.

**§145.1501 Local modifications and Additions to Chapter 15 “Roof Assemblies and Roof Top Structures” of the California Building Code.**

- (a) Chapter 15 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1501.1 through 1504 and Section 1506 and Section 1508 through 1509 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.
- (c) Section 1505.3, 1505.4 and Table 1505.1 have not been adopted by the City of San Diego pursuant to Section 145.0104.

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**§145.1505 Local additions and modifications to Section 1505 “Fire Classification”.**

- (a) Add Sections 1505.1.1 through 1505.1.3
- ( 1 ) 1505.1.1 All newly constructed roofs shall be a Class “A” roofing assembly.
  - ( 2 ) 1505.1.2 The entire roof shall be a Class “A” roofing assembly where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.
  - ( 3 ) 1505.1.3 The entire roof shall be a Class “A” roofing assembly where a building addition is more than twenty-five percent of the original floor area of the building.

**Reason:** This change is necessary to relocate regulations currently in Section 145.0202 items (b), (d) and (e). Section 1505.3, 1505.4 and Table 1505.1 are not adopted to be consistent with current regulations adopted in 2004 as a result of the Cedar fire where Class “A “ roofing assemblies are required Citywide on all buildings and structures. No changes are proposed to current regulations and we are carrying forward regulations approved by the City Council in ordinance O-19258 adopted on Feb 02, 2004 and presented under Manager’s Report 04-005 dated January 14, 2004.

Proponent: Ali Fattah

SD Buildg 24:§145.1507 Local modifications to Section 1507 “Requirements for Roof Coverings”.

**§145.1507 Local modifications to Section 1507 “Requirements for Roof Coverings”.**

- (a) Modify Section 1507.8 and 1507.9.
- ( 1 ) 1507.8 Wood shingles. Wood shingles are not permitted, except as provided in State Historical Building Code section 8-408 and section 145.1510.
  - ( 2 ) 1507.9 Wood shakes. Wood shakes are not permitted, except as provided in State Historical Building Code section 8-408 and section 145.1510.

**Reason:** This change is necessary to relocate regulations currently in Section 145.0202 item (f). The loop back to Section 145.0202 ( c ) in the current code has caused confusion and is being modified as a part of this action to ensure that the limitation on retaining existing Classified roofs lower than A also apply to wood roof coverings. In other words replacement can not occur to more than 25% of the roof within a 12 month period with wood

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roofing materials. Neither new regulations nor changes are proposed, however the limitations on replacement, alteration or repair of existing wood shake or shingle roof systems on non-historical buildings has been clarified to satisfy the intent of the City Council in ordinance O-19258 adopted on Feb 02, 2004 and presented under Manager's Report 04-005 dated January 14, 2004.

Proponent: Ali Fattah

SD Buildg 25: §145.1510 Local additions to Section 1510 "Reroofing".

**§145.1510 Local additions to Section 1510 "Reroofing".**

- (a) Add sections 1510.1.1 through 1510.1.2
- ( 1 ) 1510.1.1 All replacements, alterations, or repairs shall be a Class "A" roofing assembly.
  - ( 2 ) 1510.1.2. The entire roof shall be a Class "A" roofing assembly where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.
- (b) Add sections 1510.1.3 through 1510.1.5
- ( 1 ) 1510.1.3 Wood shakes and shingles are prohibited throughout the roof where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.
  - ( 2 ) 1510.1.4 Wood shakes and shingles are not permitted, except as provided in State Historical Building Code section 8-408 and section 145.1510.1.3.
  - ( 3 ) 1510.1.5 No roof covering shall be applied over any existing wood shakes or wood shingles.

**Reason:** This change is necessary to relocate regulations currently in Section 145.0202 items ( c ), ( f ) and ( g ). The loop back to Section 145.0202 ( c ) in the current code has caused confusion and is being modified as a part of this action to ensure that the limitation on retaining existing Classified roofs lower than A also apply to wood roof coverings. In other words replacement can not occur to more than 25% of the roof within a 12 month period with wood roofing materials. Neither new regulations nor changes are proposed, however the limitations on replacement, alteration or repair of existing wood shake or shingle roof systems on non-historical buildings has been clarified to satisfy the intent of the City Council in ordinance O-19258 adopted on Feb 02, 2004 and presented under Manager's Report 04-005 dated January 14, 2004.

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Proponent: Ali Fattah

**Reason:** The proposed code changes carry forward existing additions to Section 1503 that are currently published in Section 145.0202 of the LDC.

Section 1510.1.3 is a clarifying addition to ensure that the intent of old Section 1503 (f) is clear that wood shakes and shingles are prohibited from the entire roof if re-roofing within a 12 month period with wood roof coverings covers more than 25% of the entire roof.

SD Buildg 6: Section 145.1613 Local Additions and Modifications to Section 1613 "Earthquake Loads" of the California Building Code.

Section 145.1613 Local Additions and Modifications to Section 1613 "Earthquake Loads" of the California Building Code.

- (a) Add subsection 1613.6.1, 1636.6.2, 1636.6.3, 1636.6.4 to the California Building Code as follows.
- (b) **1636.6.1 Minimum Seismic Base Shear.** Modify equation 12.8-5 in Section 12.8.1.1 of ASCE 7-05 as follows.

$$C_S = 0.044 S_{DS} I \quad (\text{Eq. 12.8-5})$$

Reason: This modification is necessary to require a level of safety to tall slender buildings such as hi-rise buildings comparable to that in the 2001 CBC and prior editions of ASCE 7. The minimum seismic response coefficient required by ASCE 7-05 is 0.01, which represents 1 % of the weight of the structure and is several times lower than current requirements. Both the Divisions of the State Architect and the Office of Statewide Health Planning and Development amended the minimums seismic base shear as well.

A research project was completed by the American Technology Council, published in the ATC 63 report, demonstrated that after performing non-linear time history analyses on tens of building structures that unexpected inter-story failure mechanisms developed at lower stories of the buildings.

This modification adopts a recently adopted necessary to ASCE 7-05 and recently approved in supplement number 2. The change will be reflected in the next edition of ASCE 7. Supplement number 2 to ASCE 7-05 includes a revision to Section 12.8.1.1 where the minimum base share for tall long period buildings is increased. It was determined that designs based on the adopted version of ASCE 7 would result in unsafe buildings.

This change is being proposed by the jurisdictions in Orange County and Los

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Angeles County. This change is necessary due to local geologic conditions.

Proponent: Ali Fattah and Hamid Irannejad

SD Buildg 7: Section 145.1613 Local Additions and Modifications to Section 1613  
“Earthquake Loads” of the California Building Code.

- (c) **1636.6.2 P-delta Effects.** Modify equation 12.8-16 in Section 12.8.7 of ASCE 7-05 by adding the importance factor I as follows.

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

Reason: The Importance Factor, I, seems to have been dropped from equation 12.8-16 for the check of P-Delta effects by mistake while transcribing it from NEHRP Recommended Provisions (2003) equation 5.2-16. Drift limit is a function of occupancy. For buildings with importance factor, I, higher than 1.0, stability coefficient should include the importance factor. In determining the design story drift delta; I is in the denominator in equation 12.8-15. The proposed modification is recommended and adopted by OSPHD and DSA-SS as reflected in Section 1614A1.8 to Chapter 16 of the 2007 California Building Code. Furthermore, the SEAOSC Steel Committee supports the proposed modification.

Proponent: Ali Fattah and Hamid Irannejad

SD Buildg 8: Section 145.1613 Local Additions and Modifications to Section 1613  
“Earthquake Loads” of the California Building Code.

- (d) **1636.6.3 Minimum Building Separation.** Modify Section 12.12.3 of ASCE 7-05 and add equation 12.12-1 and 12.12-2 as follows.

- (1) **12.12.3 Minimum Building Separation.** All structures shall be separated from adjoining structures. Separations shall allow for the maximum inelastic response displacement ( $\Delta_M$ ).  $\Delta_M$  shall be determined at critical locations with consideration for both translational and torsional displacements of the structure as follows:

$$\Delta_M = C_d \Delta_{max} \quad (12.12-1)$$

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where

$\Delta_{max}$  = Maximum displacement determined by an elastic analysis using the strength level seismic forces per Section 12.8, without reduction for allowable stress, and including torsional effects.

- (2) Adjacent buildings on the same property shall be separated by at least a distance  $\Delta_{MT}$ , where

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$$\Delta_{MT} = \sqrt{(\Delta_{M1})^2 + (\Delta_{M2})^2} \quad (12.2-2)$$

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$\Delta_{M1}$  and  $\Delta_{M2}$  are the maximum inelastic response displacements of the adjacent buildings.

Where a structure adjoins a lot line not common to a public way, the structure shall also be set back from the property line by at least the displacement,  $\Delta_{M1}$  of that structure.

**EXCEPTION:** Smaller separations or property line setbacks shall be permitted when justified by rational analysis based on maximum expected ground motions.

Reason: Section 12.12.3 of ASCE 7-05 including Supplement No. 1 does not provide requirements for separation distances between adjacent buildings. Requirements for separation distances between adjacent buildings, not structurally connected, were included in previous editions of the IBC and UBC. However, when ASCE 7-05 was adopted by reference for IBC 2006, these requirements were omitted. In addition, ASCE 7-05 defines ( $\delta_x$ ) in Section 12.8.6 to refer to the deflection of Level x at the center of mass. The actual displacement that needs to be used for building separation is the displacement at critical locations with consideration of both the translational and torsional displacements. These values can be significantly different. This code change fills the gap of this inadvertent oversight in establishing minimum separation distance between adjoining buildings that are not structurally connected. The purpose of seismic separation is to permit adjoining buildings, or parts thereof, to respond to earthquake ground motion independently and thus preclude possible structural and non-structural damage caused by pounding between buildings or other structures.

Reference:

1. IBC 2000 Section 1620.3.6, Building Separations; IBC 2003 Section

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- 1620.4.5, Building Separations;  
 2. "Recommended Lateral Force Requirements and Commentary, – Section C108.2.11, Building Separations," Structural Engineers Association of California, Sacramento, CA, 1999 Edition;  
 3. CBC 2002 (UBC 1997) Section 1630.9.2, Determination of DM; Section 1630.10.1, General; and Section 1633.2.11, Building Separations.

Proponent: Ali Fattah and Hamid Irannejad

SD Buildg 10: Section 145.1613 Local Additions and Modifications to Section 1613 "Earthquake Loads" of the California Building Code.

Add subsection 1613.6.4 to modify equation 13.3-5, 13.3-6, 13.3-7 and 13.3-8. to include I in Section 13.3.2.1 of ASCE 7.

- (e) **1613.6.4 Displacements Within Structures.** Modify equation 13.3-5, 13.3-6, 13.3-7 and 13.3-8.in Section 13.3.2.1 of ASCE 7-05 by adding the importance factor I as follows.

$$(1) \quad D_p = (\delta_{xA} - \delta_{yA}) I_A \quad (13.3-5)$$

where

$I_A$  = the importance factor for structure A per Section 11.5.1

$$(2) \quad D_p = \frac{(h_x - h_y) \Delta_{aA}}{h_{sx}} I_A \quad (13.3-6)$$

$$(3) \quad D_p = |\delta_{xA} I_A| + |\delta_{yB} I_B| \quad (13.3-7)$$

$$(4) \quad D_p = \frac{(h_x \Delta_{aA})}{h_{sx}} I_A + \frac{(h_x \Delta_{aB})}{h_{sx}} I_B \quad (13.3-8)$$

where

$I_B$  = the importance factor for structure B in Section 11.5.1

**Reason:** The Importance Factor, I, seems to have been dropped from

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equation 13.5 through 13.3-8 for the check of effects of building drift on components and cladding such as curtain-wall anchorage. The requirements in this section are new and did not exist in the UBC. The UBC always considered the occupancy when determining forces and always had the importance factor multiplied to amplify seismic forces. For buildings with importance factor, I, higher than 1.0, relative displacements within structures should include the importance factor.

SD Buildg 11:§145.1704 Local additions and modifications to Section 1704 “Special Inspections” of the California Building Code.

**§145.1701 Local modifications and Additions to Chapter 17  
“Structural Tests and Special Inspections” of the  
California Building Code.**

- (a) Chapter 17 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1701.1 through 1703 and 1706 through 1715 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

**§145.1704 Local additions and modifications to Section 1704  
“Special Inspections” of the California Building Code.**

- (a) Add subsection 1704.5.4.1 to modify special inspection requirements for masonry construction.

1704.5.4.1 Special inspection for masonry construction shall not be required for masonry where a Building Permit is not required for the free standing masonry *Fences* that are 6 feet in height or less and *Retaining walls* that are 3 feet in height or less, measured from the top of the footing to the top of the wall unless supporting a surcharge, a superimposed load or impounding flammable liquids.

- (b) Add Section 1704.5.4.2 to modify special inspection requirements for masonry foundation walls.

1704.5.4.2 Special inspection for masonry construction shall not be required for the following types of foundation walls.

- ( 1 ) Masonry foundation walls that are laterally restrained at the top, retain not more than 18 inches of unbalanced fill and whose height is not more than 6 times the nominal thickness of the foundation wall.
- ( 2 ) Masonry foundation walls whose height is not more than 3 times the nominal thickness of the foundation wall.

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**Reason:** Requiring special inspection for projects exempt from a building permit is meaningless since most masonry retaining walls and masonry fences are built by homeowners that do not require an inspection report from a third party for their work. The masonry construction exempted from a building permit is limited to freestanding masonry fences not more than 6 ft in height and cantilevered retaining walls not more than 3 feet in height.

Building Newsletter 18-5 has allowed unreinforced masonry foundation walls and the department is not aware of any failures of light framed wood structures utilizing these unreinforced foundation walls. The foundation walls include one longitudinal reinforcing bar at the top and bottom of the footing.

Proponent: Ali Fattah

SD Buildg 22: §145.1705 Local additions and modifications to Section 1705 “Statement of Special Inspections” of the California Building Code.

**§145.1705 Local additions and modifications to Section 1705  
“Statement of Special Inspections” of the  
California Building Code.**

- (a) Add Section 1705.5 to require structural observations program to be outlined within the statement of special inspections.

1705.5 Where structural observation is required by Section 1709 of the prevailing edition of the California Building Code, the structural observations shall be included as a part of the statement of special inspections shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties specified in Section 1704 in the California Building Code).

**Reason:** This change codifies current practice and updates the IBC to make clear the designers responsibility. This language codifies requirements from Section 106.3.4.1 of the 2006 IBC paragraph 3.

Proponent: Ali Fattah

SD Buildg 25: Local additions to Section 1802 “Foundation and Soils Investigations”.

**§145.1802 Local additions to Section 1802 “Foundation and Soils  
Investigations”.**

- (a) Add Section 1802.2.8

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- (1) 1802.2.8.1 A geologic investigation shall be submitted when required by Table 145.1802 or the Building Official, for all new structures, nonexempt additions to existing structures or whenever the occupancy classification of a building changes to a higher relative hazard category (refer to Table 145-37A 5-E of the current edition of the Uniform Code for Building Conservation) as a result of the proposed work.

**Reason:** The requirements added to Section §145.1802 were relocated from section 145.0203. The UCBC is no longer available and is no longer adopted by the State of California for use in conjunction with the 2007 CBC. The reference is to a hazard ranking table developed for use in the Unreinforced Masonry Building Ordinance for relative seismic hazard rankings. Table 145.1802 was updated to reflect the new occupancy categories in the 2007 CBC.

Proponent: Ali Fattah and Werner Landry

SD Buildg 12: §145.1805 Local additions to Section 1805 “Footings and Foundations” of the California Building Code.

§145.1805 Local additions to Section 1805 “Footings and Foundations” of the California Building Code.

- (a) Add Section 1805.2.4 to modify foundation depth requirements for multi-story buildings.
- (b) 1805.2.4 Multi-story buildings. Where a foundation or soils investigation is not provided, concrete footings bearing on native undisturbed soils and supporting light-frame construction in buildings containing multiple floors shall be designed as follows.
- (1) Footings supporting load from two floors and a roof shall have a minimum depth of not less than 18 inches.
- (2) Footings supporting load from three floors and a roof shall have a minimum depth of not less than 24 inches.
- (3) For the purposes of this section, “floor” shall include floors, mezzanines or any other elevated walking surface.
- (4) A presumptive load-bearing value of not more than 1,000 psf shall be assumed as a basis of the design, and native soils shall not be expansive soils.

**Reason:** This change is necessary due to local topographic and geologic conditions. The City of San Diego includes many existing and undeveloped lots underlain by fill and/or expansive soils. The City does not require that a geotechnical investigation be prepared for reasons other than being located in special areas. This change allows current practice to

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continue and ensures that deepened footings are provided under multi-story buildings. Deepened footings minimize impacts of erosion that may expose foundations, limits moisture intrusion that could impact foundation soils and provides for sufficient foundation mass and depth to make reinforcing steel more effective in tying foundations and allowing beam action in footings spanning over fill or expansive soils.

Proponent: Ali Fattah and Werner Landry

SD Buildg 13: §145.1908 Local additions to Section 1908 “Modifications to ACI 318”

Add new Section 145.1908 as follows

§145.1908 Local additions to Section 1908 “Modifications to ACI 318”

- (a) Add Section 1908.1.17 and 1908.1.18 to the California Building Code to add the following modification to ACI 318 as follows.

1908.1.17 Modify Equation (14-7) of Section 14.8.3 ACI 318 as follows:

$I_{cr}$  shall be calculated by Equation (14-7), and  $M_a$  shall be obtained by iteration of deflections.

$$I_{cr} = \frac{E_s}{E_c} \left( A_s + \frac{P_u}{f_y} \frac{h}{2d} \right) (d - c)^2 + \frac{l_w c^3}{3} \quad (14-7)$$

and the value  $E_s/E_c$  shall not be taken less than 6.

- (b) 1908.1.18 Modify Equation (14-8) of Section 14.8.4 in ACI 318 as follows:

14.8.4 – Maximum out-of-plane deflection,  $\Delta_s$ , due to service loads, including  $P\Delta$  effects, shall not exceed  $l_c/150$ .

If  $M_a$ , maximum moment at mid-height of wall due to service lateral and eccentric loads, including  $P$  effects, exceed  $(\frac{2}{3})M_{cr}$ ,  $\Delta_s$  shall be calculated by Equation (14-8):

$$\Delta_s = \frac{2}{3}\Delta_{cr} + \frac{M_a - \frac{2}{3}M_{cr}}{M_n - \frac{2}{3}M_{cr}} \left( \Delta_n - \frac{2}{3}\Delta_{cr} \right) \quad (14-8)$$

If  $M_a$  does not exceed  $(\frac{2}{3})M_{cr}$ ,  $\Delta_s$  shall be calculated by Equation (14-9):

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$$\Delta_s = \frac{M_a}{M_{cr}} \Delta_{cr} \quad (14-9)$$

*where:*

$$\Delta_{cr} = \frac{5M_{cr}l_c^2}{48E_cI_g}$$

$$\Delta_n = \frac{5M_nl_c^2}{48E_cI_{cr}}$$

**Reason:** Chapter 19 is being modified to reflect recently adopted regulations in ACI 318-08 to the alternate slender wall design procedure used in the design of concrete tilt-up slender walls. The change modifies the procedure for determining service load out-of-plane deflection. This reinstates a requirement that was in effect under the 2001 CBC. The ACI equations in effect under the 2007 CBC underestimate service load deflections when compared to the original testing program used to initially develop the slender wall design procedure under the Uniform Building Code that was adopted into the 2001 CBC.

Proponent: Ali Fattah and Hamid Irannejad

SD Buildg 14: §145.2901 Local modifications and Additions to Chapter 29 “Plumbing Systems” of the California Building Code.

Add new Section 145.2901 as follows

**§145.2901 Local modifications and Additions to Chapter 29  
“Plumbing Systems” of the California Building Code.**

- (a) Chapter 29 of the California Building Code has not been adopted by the City of San Diego pursuant to Section 145.0104 of the Land Development Code.
- (b) Chapter 4 of the California Plumbing Code shall be used as a basis for determining the number and location of plumbing fixtures and bathing, drinking fountains and sanitary facilities.

**Reason:** Section 145.0204 is being deleted in its entirety. Chapter 29 not adopted since it does not include urinal fixture counts in the Table 2902.1. Additionally the CPC chapter 4 is more comprehensive and covers the regulations addressed in chapter 29 and the language in chapter 29 of the CBC is therefore redundant. Additionally, Chapter 29 was not adopted by any

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State agency and is not published in the CBC. The first printing of the 2007 CBC does not adopt IBC chapter 29 however it is believed that the second printing will.

Proponent: Ali Fattah and Henry Pio

SD Buildg 15: §145.3109 Local additions and modifications to Section 3109 “Swimming Pool Enclosure and Safety Devices”.

**§145.3101 Local modifications and Additions to Chapter 31 “Special Construction” of the California Building Code.**

- (a) Chapter 31 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3101 through 3108 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.
- (c) Section 3109.1 through 3109.4.3 Swimming Pool Safety and Enclosure Requirements are not adopted pursuant to Section 145.0104 of the Land Development Code.

**§145.3109 Local additions and modifications to Section 3109 “Swimming Pool Enclosure and Safety Devices”.**

- (a) Purpose of Building Regulations for Swimming Pools, Spas and Hot Tubs. Add Section 3109.4.5 to the California building Code.

3109.4.5 Purpose of Building Regulations for Swimming Pools, Spas and Hot Tubs. The purpose of this Section is to establish building regulations for private swimming pools, spas, and hot tubs located on the premises of Group R, Division 3 (Occupancies) or common area pools serving up to three dwelling units

- (b) When Swimming Pool, Spa, and Hot Tub Regulations Apply. Add Section 3109.4.5.1 to the California building Code.

3109.4.5.1 When Swimming Pool, Spa, and Hot Tub Regulations Apply The building regulations of this division apply to any outdoor swimming pool. An outdoor swimming pool means any structure intended for swimming or recreational bathing that can contain water over 18 inches in depth and is not totally contained within a residential structure and surrounded on all four sides by walls of the structure. This includes in-ground, aboveground and on-ground swimming pools, hot tubs, and spas.

**Reason:** The regulations were relocated from Section 145.0301 and 145.0302. No changes are proposed with the exception of a clarification in

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Section 3109.4.5 to correct an inadvertent error by the State that defines a Private Pool in Section 3102B as intended for non-commercial by not more than three owner families and their guests.

Proponent: Ali Fattah and William Barranon

SD Buildg 26: §145.3110 Local additions and modifications to Section 3109 “Barrier Requirements for Outdoor Swimming Pools.”

**§145.3110 Local additions and modifications to Section 3109**  
**“Barrier Requirements for Outdoor Swimming Pools.”**

Add section 3109.4.5.2 to the California building Code.

3109.4.5.2 Barrier Requirements for Outdoor Swimming Pools. An outdoor swimming pool shall be provided with a barrier, meaning a fence, wall, building wall, or combination thereof, that completely surrounds the swimming pool, obstructs access to the swimming pool, and complies with the following:

- (a) The top of the barrier shall be at least 60 inches above grade, described as elevation of the surface of the ground. The grade and barrier height shall be measured on the side of the barrier that faces away from the swimming pool and shall be constructed to withstand the forces contained in the California Building Code. The barrier height shall be installed to provide a 60” radius arc above adjacent grade, planters or other fixed appendages immediately adjacent to the barrier. The maximum vertical clearance between grade and the bottom of the barrier shall be 4 inches, measured to a hard surface such as concrete, or 2 inches, measured to earth. This measurement shall be taken on the side of the barrier that faces away from the swimming pool. Where the top of the swimming pool is above grade, such as an aboveground pool, the barrier may be the pool’s structure itself, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches.
- (b) Openings in the barrier shall not allow passage of a 4-inch-diameter sphere.
- (c) Solid barriers that do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions except for tooled masonry joints.
- (d) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal

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- members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed  $\geq$  1.75 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed  $\geq$  1.75 inches in width.
- (e) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed  $\geq$  1.75 inches in width.
- (f) Maximum mesh size for chain link fences shall be a  $\geq$  1.75-inch square. The wire shall not be less than 11-1/2 gauge.
- (g) Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 2 inches.
- (h) Access gates shall comply with the requirements of Section 3109.4.5 (a) through (h), and shall be equipped to accommodate a locking device no less than 60 inches above grade. Pedestrian-access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall comply with the requirements of Section 3109.4.5 (a) through (h), and shall be equipped with a locking device.
- (i) Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps the following apply:
- a. The ladder or steps shall be capable of being secured, locked, or removed to prevent access; or,
- b. The ladder or steps shall be surrounded by a barrier that meets the requirements of Section 3109.4.5 (a) through (h). When the ladder or steps are secured, locked, or removed, any opening created shall not allow the passage of a 4-inch diameter sphere.
- (j) Hot tubs and spas located outdoors and not exceeding 64 square feet of water surface may have rigid locking safety covers that comply with American Society for Testing and Materials (ASTM) Standard F1346-91 in lieu of the barrier required by this division.
- (k) Outdoor swimming pools may have a manually or power-operated safety pool cover that complies with all of the performance standards of ASTM F1346-91 in lieu of the barrier required by this Section.
- (l) When the house forms part of the swimming pool barrier and the house wall has door openings that lead directly into the pool yard area, one of the following child safety features must be provided:

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- a. The pool area must be isolated from the home by an additional barrier as described in this section.
  - b. The pool must be equipped with an approved safety cover as described in Section 3109.4.5 (k) above.
  - c. The residence must have exit alarms on all doors leading from the house directly to the pool yard area.
  - d. All doors leading to the pool yard area must have self-closing, self-latching door hardware with a release mechanism located no less than 54 inches above the floor.
- (m) Where unusual circumstances exist that make strict enforcement of this division impractical, the Building Official may grant modifications for individual cases as provided in Section 129.0104(a).
- (n) 3109.4.5.4 Entry or Exit A barrier, gate, or other protective device as required by this division shall be installed to comply with state law and the fire exit requirements as contained in the Building Code. No swimming pool shall be installed in any court or yard area that is required for entry or exit to any building or occupancy.

**Reason:** The regulations were relocated from Section 145.0303 and placed in a separate section due to the number of subsections. This is one of few instances where the proposed reformat of chapter 14 and the renumbering will not be adhered to to improve clarity and uniformity of application. Item (i) was updated to reflect the possibility of a climbing hazard adjacent to the barrier and to require that the barrier height to comply with what would be the equivalent of Figure 31B-5 of Chapter 31B for public pools where elevation changes within a 60 inch radius are regulated. Certain dimensions have been updated to be consistent with the 2007 CBC portions not adopted by a State Agency. The clearance under the barrier and slab was kept at 4 inches in lieu of 2 inches.

Proponent: Ali Fattah and William Barranon

SD Buildg 27: §145.3111 Local additions and modifications to Section 3109“Entrapment avoidance”.

**§145.3111 Local additions and modifications to Section 3109 “Entrapment avoidance”.**

Modify Section 3109.5 of the California Building Code to read as follows.

3109.5 Entrapment avoidance. Whenever a building permit is issued for

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the construction of a new swimming pool or spa, the pool or spa shall meet all of the following requirements. Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or other such multiple suction outlets whether isolated by valves or otherwise shall be protected against user entrapment. Any backup safety system installed in addition to the requirements set forth in this section shall meet the standards as published in the document, "Guidelines for Entrapment Hazards: Making Pools and Spas Safer," Publication Number 363, March 2005, United States Consumer Product Safety Commission.

- (a) 3109.5.1 Suction fittings. All pool and spa suction outlets shall be provided with a cover that conforms to ASME A112.19.8M, a 12-inch by 12-inch (305 mm by 305 mm) or larger drain grate or larger, or an approved channel drain system. Slots or openings in the grates or similar protective devices shall be of a shape, area, and arrangement that would prevent physical entrapment and not pose any suction hazard to bathers.

**Exception:** Surface skimmers.

- (b) 3109.5.2 Atmospheric vacuum relief system required. All pool and spa single- or multiple-outlet circulation systems shall be equipped with an atmospheric vacuum relief should grate covers located therein become missing or broken. Such vacuum relief systems shall include at least one approved or engineered method of the type specified herein, as follows:
1. Safety vacuum release systems conforming to ASME A112.19.17; or
  2. Approved gravity drainage system.
- (c) 3109.5.3 Dual drain separation. The suction outlet of the pool or spa for which the permit is issued shall be equipped to provide circulation throughout the pool or spa. These The suction outlets shall be piped so that water is drawn through them simultaneously through a vacuum-relief-protected line to the pump or pumps. The swimming pool or spa shall have at least two circulation drains per pump that shall be hydraulically balanced and symmetrically plumbed through one or more "T" fittings. These drains shall be of an approved type and separated by a distance of at least three feet in any dimension.
- (d) 3109.5.4 Pool cleaner fittings. Where provided, vacuum or pressure cleaner fitting(s) shall be located in an accessible position(s) at least 6 inches (152 mm) and not greater than 12 inches (305 mm) below the minimum operational water level or as an attachment to the skimmer(s).
- (e) 3109.5.5 Existing swimming pools. Whenever a building permit is issued for the remodel or modification of a single family home with an existing swimming pool, toddler pool, or spa, the permit shall require that the suction outlet of the existing swimming pool, toddler

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pool, or spa be upgraded so as to be and equipped with an antientrapment cover meeting current standards of the American Society for Testing and Materials (ASTM) or the American Society of Mechanical Engineers (ASME).

**Reason:** These are new regulations that update the requirements of Section 3109.5 to be consistent with suction outlet protection recently mandated by Assembly Bill 2977 in 2006. Section 3109.1 through Section 3109.4.3 are not adopted to eliminate conflicts with the Municipal Code.

Proponent: Ali Fattah and William Barranon

SD Buildg 28: §145.3111 Minimum Front, Side, and Rear Yard Setbacks for Swimming Pools.

**§145.3111 Minimum Front, Side, and Rear Yard Setbacks for Swimming Pools.**

Setback requirements for swimming pools shall be measured perpendicular from the property line to the water's edge.

- (a) Swimming pools that project 3 feet or less above grade shall be located at least 3 feet from all front, side, and rear property lines.
- (b) Swimming pools that project more than 3 feet above grade shall be located at least 4 feet from all rear property lines, and the distance from front and side property lines specified in Chapter 13, Article 1 (Base Zones), for front and side yard clearances for of the zone in which the pool is located, but in no case less than 3 feet and shall comply with front and side yard setback requirements for the applicable zone, and shall not be allowed less than 3 feet from the property line in any zone.
- (c) All heating, filtering, pumping, and accessory equipment constructed after the effective date of this ordinance shall be subject to a 4-foot side and rear yard requirement.
- (d) All heating, filtering, pumping, and accessory equipment used in connection with a swimming pool, if located entirely below the finished grade of the site and provided with a permanent, durable, protective cover, need not observe the front, side, or rear yard requirements.

**Reason:** These are minor updates to regulations relocated from Section 145.0305 and improve clarity due to enforcement and interpretation issues arising during the inspection process for pool construction.

Proponent: Ali Fattah and William Barranon

SD Buildg 29: §145.3113 Lot Coverage

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**§145.3113 Lot Coverage**

Swimming pools shall not be considered residential structures for purposes of computing lot coverage as set forth in Section 113.0240.

**Reason:** This section was relocated from Section 145.0306.

Proponent: Ali Fattah and William Barranon

SD Buildg 16: §145.3201 Local modifications and Additions to Chapter 32 “Encroachments into the Public Right-of-way” of the California Building Code.

Add a new Division 31 and Section 145.3201 and 145.3203 as follows.

**§145.3201 Local modifications and Additions to Chapter 32 “Encroachments into the Public Right-of-way” of the California Building Code.**

- (a) Chapter 32 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3201 and 3202 been adopted without change pursuant to Section 145.0103 of the Land Development Code.

**§145.3203 Local additions to Chapter 32 “Encroachments Into The Public Right-of-Way”.**

- (a) Add Section 3203 Entrance Canopies.
- (b) 3203.1 Definition. As used in this Section “Entrance canopies” means shelters entirely or partially self-supporting and attached to the exterior wall of a building entrance.
- (c) 3203.2 Encroachment on public property. No entrance canopy shall be located upon or over public property or rights-of-way unless approved by the City Engineer.
  - ( 1 ) An entrance canopy over public property shall be removed by the owner within 30 calendar days following notice directing its removal issued by the City.
  - ( 2 ) An entrance canopy shall not extend closer than 2 feet to the curb adjacent to the building entrance.

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- ( 3 ) The width of an entrance canopy shall not exceed the width of the entrance to a building by more than 2 feet.
- (d) 3203.3 Construction. Entrance canopy frames and supporting structural members shall be constructed of corrosion-resistant metal designed to support a live load of 5 pounds per square foot and a wind load of 10 pounds per square foot.
- ( 1 ) Canopies shall be covered with an approved covering that complies with Section 3105.4 and is classified as a FLAME RETARDANT OR FLAME RESISTANT fabric or material by the state fire marshal, cloth, plastic, or corrosion-resistant metal. Canopies shall be attached to the wall of the building with approved quick-release devices.
- ( 2 ) No canopy shall be less than 8 feet above the underlying surface, except valances, which shall not be less than 7 feet above the underlying surface.
- ( 3 ) Valances shall not exceed 1 foot in width. The covering material and height of an entrance canopy shall be approved by the Chief of the Fire Department prior to the issuance of a Construction permit.
- (e) 3203.4 Lights. Entrance canopies shall not be lighted or illuminated by any light source attached directly to the canopies.
- (f) 3203.5 Maintenance. All entrance canopies shall be maintained in a safe and undamaged condition.
- (g) 3203.6 Identification. Entrance canopies shall bear an identifying label giving the name and address of the manufacturer.

**Reason:** The requirements in this Section were relocated from Chapter Article 5 Division 2 Section 145.0205. Relocated text is shown underlined. Reference to Section 3105.4 of the 2007 CBC was necessary to reflect new format whereby requirements for entrance canopies were split between chapter 31 and 32 where construction requirements typically are provided in the former. It was decided to relocate the existing regulations into one section rather than split them.

Proponent: Ali Fattah

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SD Buildg 17: §145.3301 Local modifications and Additions to Chapter 33 “Safeguards During construction” of the California Building Code.

Add a new Division 33 and Section 145.3301 and 145.3303 as follows.

**§145.3301 Local modifications and Additions to Chapter 33 “Safeguards During construction” of the California Building Code.**

- (a) Chapter 33 of the California Building Code has been adopted with additions and modifications pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3301 through 3302 and 3305 through 3312 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

**§145.3303 Local additions to Section 3303 “Demolition”.**

- (a) Modify Section 3304 to read as follows.

3304.4 Where a structure has been demolished or removed, ~~(4)~~ any excavations or depressions remaining after the structure is removed or demolished shall be filled, compacted, and restored to the level of the adjacent ground.

- (b) Add Section 3303.7

3303.7 Additional demolition regulations. Every person demolishing a structure or building in whole or in part, or removing a building from a site, shall comply with the following additional regulations:

- ( 1 ) ~~(2)~~ All debris, including portions of the building or structure and contents, shall be removed from the site within 90 days from the date that the demolition permit or building permit the permit was issued, or 150 days if an extension has been granted in accordance with Section 129.0512.
- ( 2 ) ~~(3)~~ Combustible material must be removed from the site as demolition proceeds.
- ( 3 ) ~~(4)~~ Dry or dusty materials or debris must be wet down to allay the dust.
- ( 4 ) ~~(5)~~ All glass must be removed from the building or structure before beginning demolition.
- ( 5 ) ~~(6)~~ Street drainage, drainage structures, natural drainage, or diversion must not be obstructed.
- ( 6 ) ~~(7)~~ Demolition work must not be done on public easements without permission.

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- ( 7 ) ~~(8)~~ Notwithstanding plumbing code requirements for permits, all sewer, gas, and water connections must be capped and approval obtained from the Building Official prior to covering such connections. Sewer, gas, and water line capping shall be performed in the manner prescribed by the Uniform Plumbing Code; such capping shall be located within 5 feet of the property line.
- ( 8 ) ~~(9)~~ All damages or injuries arising from the demolition and associated work must be made good.
- ( 9 ) ~~(10)~~ Debris or other combustibles shall not be burned on the site without complying with Section 307 of the California Fire Code. A written burning permit shall be issued by the Fire Marshal of The City of San Diego. .
- ( 10 ) ~~(11)~~ Electric or gas welding or gas cutting shall not be done on the site without complying with Section 2601 of the California Fire Code. A written permit shall be issued by the Fire Marshal of The City of San Diego.
- ( 11 ) Best Management Practices shall be in place at all times during the demolition as required by Section 43.0301.

Reason: The requirements in this Section were relocated from Section 145.0206 and added to a new Division 33. Subsection K and L were added at the request of inspection staff as a result of enforcement problems and complaints from properties neighboring sites with demolition work.

Proponent: Ali Fattah and Joe Harris

SD Buildg 18: §145.3401 Local modifications and Additions to Chapter 34 “Existing Structures” of the California Building Code.

Add a new Division 34 and Section 145.3401 and 145.3403 as follows.

**§145.3401 Local modifications and Additions to Chapter 34  
“Existing Structures” of the California Building Code.**

- (a) Chapter 34 of the California Building Code has been adopted with additions and modifications pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3401 through 3402 and Section 3404 through 3406 and Section 3408 through 3410 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

**§145.3403 Local additions to Section 3403 “Additions, Alterations, Repairs”.**

- (a) Add Sections 3403.5 and 3403.6 as follows.

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- (b) 3403.5 Substandard. Alterations and repairs of existing buildings may allow for the replacement, retention, and extension of original materials and the continued use of original methods of construction, provided the building does not become or continue to be a “Substandard Building” as defined in California Health and Safety Code section 17920.3 and the alterations or repairs do not adversely affect any structural member or any part of the building or structure having required fire resistance.
- (c) 3403.6 Live/Work. The addition of floors in existing buildings may be permitted if all of the following conditions are met to the satisfaction of the Building Official:
- ( 1 ) The building must be used for “joint living and work quarters” (“live/work quarters”) as defined in California Health and Safety Code section 17958.11, and the specific area of the floor addition shall be used only for living areas for live/work quarters.
  - ( 2 ) The floor area addition shall not exceed 10 percent of the existing building’s floor area and shall be located entirely within the existing building.
  - ( 3 ) A report of structural survey shall be submitted to the Building Official establishing that the building with the proposed floor additions is not subject to any greater risk of earthquake damage than it would have been under a previously permitted use without the floor additions.
  - ( 4 ) The owner of the building, binding its successors in interest, agrees in writing on a form provided by the Building Official to not hold the City liable for the expense of any alterations completed pursuant to this section if the City later determines that a general structural reinforcement of the building is required. The agreement shall be recorded with the County Recorder.
  - ( 5 ) The owner of the building, binding its successors in interest, agrees in writing on a form provided by the Building Official to remove all floors that have been added pursuant to this section if the building ceases to be used for live/work purposes. The agreement shall be recorded with the County Recorder.

**Reason:** The requirements in this Section were relocated from Section 145.0207 without change and added to a new Division 34.

Proponent: Ali Fattah

SD Buildg 19: Article 5: Building Regulations Division 37: Additional Building Regulations for Archaic Materials and Methods of Construction

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Portions of regulations relocated from Article 5 Division 4 are updated as follows.

**§145.3701 Purpose of the Archaic Materials and Methods of Construction Regulations**

The purpose of this division is to promote public safety and welfare by identifying potential hazards associated with unreinforced masonry bearing wall buildings that meet the requirements as described by this division and by establishing a ~~voluntary~~ mitigation program with some mandatory aspects for these buildings. Buildings that have unreinforced masonry bearing walls are widely recognized for sustaining lifehazardous damage as a result of partial or complete collapse during moderate to strong earthquakes. *Remainder not changed*

**§145.3703 Exemptions from the Archaic Material and Methods of Construction Regulations**

This division shall not apply to the following:

- (a) Any detached single or two-family dwelling unit and detached apartment houses containing five or fewer units used solely for residential purposes and the accessory buildings for these occupancies. The exemption does not apply to buildings or structures containing mixed or nonresidential occupancies.
- (b) Buildings that have been completely seismically retrofitted to comply with earlier editions of these regulations as provided in San Diego Municipal Code Chapter 9, Division 88, (Archaic Materials and Method of Construction), or ~~equivalent~~, Chapter 14, Article 5, Division 4 (Additional Building Regulations for Archaic Materials and Methods of Construction) before January 1, ~~2000~~ 2008. Complete seismic retrofit shall be as determined by the Building Official.

**§145.3704 Definitions for this Division Only**

The following definitions apply to this division and where applicable supersede the definitions in Chapter A103 of Appendix Chapter A1 of the 2007 California Existing Building Code:

*California Building Code (CBC) shall mean the 2007 California Building Code as adopted by the City of San Diego and as published by the State of California as the 2007 California Building Code.*

*Essential Facility* means any building or structure classified in Occupancy category ~~I of Table 16-K~~ III when assigned to Seismic Design Category C.

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D, or E or buildings or structures in Occupancy Category IV in accordance with Table 1604.5 of the *California Building Code*. ~~2004 California Building Code adopted by the City.~~

*Hazard Category* means the ranking assigned a use or occupancy as determined under ~~Table 145-05A~~ Table 145-37A of Section 145.3727 and based on degree of probable risk of loss of life or injury due to a seismic event.

*Hazardous Facility* means any building or structure classified in Occupancy Category ~~I of Table 16-K~~ III when assigned to Seismic Design Category C, D, or E or buildings or structures in Occupancy Category IV in accordance with Table 1604.5 of the ~~2004~~ California Building Code as adopted by the City.

*California Existing Building Code (CEBC)* shall mean the 2007 California Existing Building Code Appendix Chapter A1 as adopted by the State of California.

*State historical Building Code* shall mean the prevailing edition of the California State Historical Building Code, California Code of Regulations, Title 24 Part 8.

*Unreinforced Masonry Bearing Wall* ~~Unreinforced Masonry Bearing Wall~~ is defined in the 1991 Edition of the Uniform Code for Building Conservation (UCBC) Appendix Chapter 1, a copy of which is on file in the office of the City Clerk as Document No. OO-17773-3. ~~is a unreinforced masonry bearing wall which provides the vertical support for a floor or roof for which the total superimposed load exceeds 100 pounds per linear foot of wall. The definition in Section A103 of the CEBC is not adopted.~~

**§145.3705 General Regulations for Archaic Materials and Methods of Construction**

- (a) When structural seismic upgrading is required or is being voluntarily provided, the building elements regulated by this division shall be those listed in Table No. ~~A-1-A~~ A1-A of the ~~UCBC Appendix Chapter 1.~~ California Existing Building Code.
- (b) In addition to the requirements set forth in this division, the provisions of the ~~2004~~ California Building Code, Chapter 34, shall also apply to alterations or additions made to buildings within the scope of this division.
- (c) This division does not require alteration of existing electrical, plumbing, mechanical, or fire safety systems unless their condition will cause the building to be classified as a dangerous building under Section 121.0404. If the building is declared dangerous, abatement of the dangerous condition shall be initiated under

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- Chapter 12, Article 1, Division 4 ( Procedures for Abatement of Unsafe, Dangerous, or Substandard Buildings or Structures).
- (d) Except as specifically provided for by ~~2004~~ California Building Code, Chapter 34, alterations performed solely to achieve compliance with the requirements of Section 145.0410 ~~this division, or the value of such alterations, or both,~~ shall not subject the owner to compliance with other provisions of the San Diego Municipal Code, such as Section 142.0610.
  - (e) For archaic material design values, refer to Sections ~~A103~~ A102 through ~~A113.6~~ A114 of the ~~UCBC Appendix Chapter I,~~ California Existing Building Code, including all tables and figures.
  - (f) The technical provisions established by Section 145.3705(e) ~~do not shall not~~ apply to the strengthening of ~~Essential or Hazardous Facilities described as~~ buildings or structures ~~when located in Seismic Zone Nos. 3 or 4, classified, in Occupancy Category I of Table 16-K, III when assigned to Seismic Design Category C, D, or E or buildings or structures in Occupancy Category IV in accordance with Table 1604.5 of the ~~2004~~ California Building Code adopted by the City. For required regulations refer to Section 145.3706.~~
  - (g) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the ~~2004~~ California Building Code, and the California Existing Building Code, as adopted by the City, except as modified by this division.
  - (h) Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with the provisions of Section 129.0109. The proposed materials, designs, or methods of construction must comply with the purposes of this division and be for the use intended.

**§145.3706 Regulations for Essential ~~or~~ and Hazardous Facilities**

- (a) The regulations of this section apply to ~~essential and hazardous Facilities, described as any buildings or structures within the scope of this division and classified,~~ in Occupancy Category ~~1 or 2~~ of ~~Table 16-K, III~~ when assigned to Seismic Design Category C, D, or E or buildings or structures in Occupancy Category IV in accordance with Table 1604.5 of the ~~2004~~ California Building Code ~~adopted by the City.~~

Buildings or structures classified as one of these Occupancy Categories shall be strengthened to meet the requirements of the California Building Code adopted by the City for new buildings of the same occupancy category or other such criteria that have been established by this jurisdiction.

**§145.3707 Regulations for Remodels Exceeding 100 Percent of Valuation**

- (a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:
- (1) The buildings are not classified in Occupancy Category 1 or 2 of Table 16-k of the 2001 California Building Code; and The buildings or structures are within the scope of this Division and the limitations of Section 145.3705 (f); and
  - (2) The Cumulative Value of Remodel or Renovation excluding the cost of seismic retrofit or the removal stabilization or bracing of External Hazards, exceeds 100 percent of the value of the building within any 5-year period after January 1, 2001.

(A) The 100 percent value shall exclude the value of any nonstructural tenant improvements made or performed after the date a building owner provides floor-to-wall and roof-to-wall anchors under this section; remainder of section unchanged with some minor editorial updates

**§145.3708 Regulations for Change to a Higher Hazard Category**

- (a) The regulations of this section shall apply to buildings or structures within the scope of this division that meet the following conditions:

The regulations of this section apply to buildings within the scope of this division that

- (1) are not classified in Occupancy Category 1 or 2 of Table 16-k of the 2001 California Building Code, and The buildings or structures are not classified in Occupancy Category III and IV and are not subject to the use limits of Section 145.3705 (f); and,
  - (2) if more than 33 percent of the total floor area of the building changes from an Existing Use or Occupancy to a Higher Hazard category use or occupancy as determined by Table 145-37A of Section 145.3727, except as provided in 145.3708(b).
- (b) If the use or occupancy of part or all of a building is changed to a higher relative hazard as determined by Table 145-37A, but the occupant load of the building is not increased, the

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building's hazard category will still be considered unchanged and the following regulations do not apply.

~~A Board of Appeals application~~ An application for the Use of Alternate Methods, Materials or Designs must be completed and recorded to ensure that subsequent owners adhere to the required base load. *The remainder of section unchanged with some minor editorial updates*

**§145.3709 Regulations for Unsafe Buildings Within the Scope of this Division**

- (a) If the building is declared structurally unsafe, abatement of the unsafe condition shall be initiated in accordance with Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous or Substandard Structures).
- (b) The Building Official may serve an order to comply with this division in accordance with Sections 145.3713, 145.3714, and 145.3715.
- (c) The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.3718, 145.3719, 145.3720, and 145.3721.
- (d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 2001 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.
- (e) If it does not, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official, in accordance with the provisions of Section 145.3724.

**§145.3710 Regulations for Buildings and Facilities Not Classified as Essential or a Substantial Hazard to Human Life Hazardous Facilities**

The regulations of this section apply to buildings that are within the scope of this division and not subject to the use limits of Section 145.3705 (f) for Occupancy Category III or IV buildings and structures are not classified in Occupancy Category 1 or 2 of Table 16-K of the 2001 California Building Code, and that contain any parapets and other exterior wall or roof appendages or objects attached to or located on the roof structure or forming the exterior facade of a building that meet both of the following criteria: *The remainder of section unchanged with some minor editorial updates*

**§145.3711 Regulations for Remodels over 50 Percent of Building Value**

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- (a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:
  - (1) ~~The buildings are not classified in Occupancy Category I or II of Table 16-k of the 2001 California Building Code; and The buildings or structures are not classified in Occupancy Category III and IV and are not subject to the use limits of Section 145.3705 (f);~~ *and remainder of section unchanged with some minor editorial updates*

**§145.3712 Regulations for Historical Buildings Within the Scope of this Division**

- (a) Historical Buildings or structures as defined by Section 145.3704 shall comply with the minimum structural provisions of the State Historical Building Code (SHBC), Title 24, Part 8, California Code of Regulations. Provisions found within the SHBC for the seismic strengthening of Historical Buildings may be used to comply with this division.
- (b) ~~Allowable stresses~~ Strength Values for existing materials are given in Table A1-D and for new materials in Table A1-E of the International Existing Buildings. Strength Values for new materials ~~archaic materials~~ not specified in the 2001 California Building Code or Table No. ~~A-1-E~~ A1-E of the ~~UCBC Appendix Chapter 4~~ California Existing Buildings Code may be based on substantiating research data or engineering ~~judgement~~ judgment, with the approval of ~~subject to the Building Official's satisfaction.~~ the Building Official. *remainder of section unchanged*

**§145.3715 Contents of Order to Comply**

The order shall reference this division which references Sections ~~A103—A113.6~~ A102 through A114 of ~~Chapter 1 of the UCBC~~ the California Existing Buildings Code, which set forth the owner's alternatives and time limits for compliance. The order shall specify that the Building Official has determined that the building is within the scope of this division and one of the following conditions applies:

- (a) The building is an Essential Services facility or a substantial hazard to human life ~~Hazardous Facility~~ requiring compliance with Section 145.3706; *remainder of section unchanged*

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**§145.3725 Regulations for Buildings of Archaic Unreinforced Masonry**

- (a) A building or structure of archaic unreinforced masonry shall comply with the provisions set forth in this section.
- (b) A qualified Historical Building may comply with the State Historical Building Code in order to fulfill the requirements of this section.
- (c) Existing or re-erected walls of unburned clay, adobe, or stone masonry construction or shall conform to the following:
- (1) ~~Exterior bearing walls~~ Walls of unreinforced unburned clay, adobe, or stone masonry, shall not exceed the height to thickness or length to thickness ratio, and exterior walls of unreinforced adobe masonry shall not exceed a height- or length-to-thickness ratio ~~the~~ length to thickness ratio, specified in Table No. A-1-B of the UCBC Appendix Chapter 1 A1-G of the California Existing Buildings Code. ~~Exterior walls of unreinforced adobe masonry shall not exceed a height to thickness ratio of 6 to 1 for Seismic Zone No. 3, or a ratio of 5 to 1 for Seismic Zone No. 4.~~ The walls shall be provided with a reinforced concrete bond beam at the top that interconnects all walls. The bond beam shall have a minimum depth of 6 inches. The bond beam may have a width equal to the width of the wall less 8 inches, provided the resulting width is not less than 8 inches. Bond beams of other materials or seismic retrofit designs may be used with the approval of the Building Official.
- Exterior bearing walls shall have a minimum wall thickness of 18 Inches. ~~in Seismic Zone Nos. 3 and 4.~~ Interior adobe partitions shall be a minimum of 10 inches in thickness. No adobe or stone structure may exceed one story in height unless the historic evidence, satisfactory to the Building Official, indicates a two-story height. ~~In such cases, the height to or length to thickness ratio shall be as above for the first floor based on the total two-story height and the second floor wall thickness shall not exceed a ratio of 6 to 1.~~ Bond beams shall be provided at the roof and second floor levels.
- (2) Foundations shall be reinforced concrete under newly

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reconstructed walls and shall be 50 percent wider than the wall above, soil conditions permitting, except that the foundation wall may be 4 inches less in width than the wall if a rock, burned brick, or stabilized adobe facing is necessary to provide authenticity.

(3) New or existing unstabilized brick and adobe brick masonry shall test to 75 percent of the compressive strength required of new materials by the 2001 California Building Code, as adopted by the City. Unstabilized brick shall only be used where existing brick is unstabilized and where the building is not susceptible to flooding conditions or direct exposure. Adobe may be allowed a maximum value of 3 9 pounds per square inch for shear with no increase of lateral forces unless higher values are justified by test.

(4) Mortar for repointing may be of the same soil composition and stabilization as the brick, in lieu of cement mortar. , if cement mortar is required for new materials under the 2001 California Building Code.

~~(5) Nominal tension forces due to seismic forces that are normal to the wall may be neglected if the wall meets thickness requirements and shear values allowed by this Section.~~

(d) ~~Allowable stresses for archaic materials not specified in the 2001 California Building Code, as adopted by the City or in this division shall be based on substantiating research data or engineering judgement with the approval of the Building Official.~~ Strength Values for existing materials are given in Table A1-D and for new materials in Table A1-E of the International Existing Buildings Code. Strength Values for new materials not specified in the 2004 California Building Code or Table No. A1-E of the California Existing Buildings Code, may be based on substantiating research data or engineering judgment, with the approval of the Building Official.

*Section §145.3726 Alternate Materials, Designs, and Methods of Construction unchanged with some minor editorial updates*

**Table 145-37A**  
**Hazard Categories and Classifications**

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<u>Relative Hazard</u>	<u>Occupancy – Use Categories</u>
<u>1</u> (Highest Hazard)	<u>A, E, I</u> <u>B</u> (Drinking and dining establishments with a total occupant load in all drinking and dining establishments in the building of 50 or more)
<u>2</u>	<u>R-1, R-2, R3.1, R-4</u>
<u>3</u>	<u>H, S-2 open parking garages</u> <u>S-2 Aircraft hangars</u> <u>S-4, S-5</u> <u>F-2 With noncombustible materials</u> <u>S-2 Low hazard storage</u>
<u>4</u>	<u>M Gas stations</u> <u>S-2 parking garages</u> <u>S-1 Repair garages</u> <u>S-1 Moderate hazard storage</u> <u>B, F-1, F-2, S-2 S-1, M</u>
<u>5</u> (Lowest Hazard)	<u>R-3, U</u>

Reason: The requirements in this new article were relocated from Chapter 14 Article 5 Division 4.

1. Section 145.3701 was updated to reflect the status of the URM program where mandatory requirements have been satisfied due to the January 1, 2006 due date.
2. Various sections were updated to reflect the new edition of the referenced standards and to update the date prior to which certain requirements are effective.
3. New definitions were added and updates made for consistency with the 2007 CBC chapter 16.
4. A definition for Unreinforced Masonry Bearing Wall was expanded. This change is intended to codify a definition that forms the basis and trigger for compliance with Division 37. The 1991 UCBC is out of print and it is difficult to ensure that a copy will always be on hand. It was the intent of the City Council in adopting the regulations that definition remain as is defined in the 1991 Edition

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- of the Uniform Code for Building Conservation (UCBC) Appendix Chapter 1, a copy of which is on file in the office of the City Clerk as Document No. OO-17773-3.
5. Various sections have been updated to reflect updates to the scoping provisions of the CEBC Appendix Chapter A1. This is an additional clarification for consistency with Sect. A102.2. The Hazardous building category no longer exists as was in the 2001 CBC and changes in Table 1604.5 in the 2007 CBC necessitate this change.
  6. Section 145.3707 is updated to remove redundant language and references to section 145.3705 (f) that scopes out Occupancy Category III buildings (when assigned to Seismic Design Category C, D, or E) or building or structures in Occupancy Category IV in accordance with Table 1604.5 of the 2007 California Building Code adopted by the City.
  7. Section 145.3708 is being updated to Cleanup language to be consistent with prior section. Subsection c is being updated to reflect the actual process since the application is not forwarded to the Board of Building Appeals and Advisors rather is approved by the Chief Building Official.
  8. Section 145.3709 was carried forward unchanged however, Section 121.0403 will be modified to add a new subsection c that requires URM buildings to resist not less than 25% of the earthquake forces of 1997 Uniform Building Code. It was never intended for the Unsafe building engineering evaluation to be based on a changing reference base shear. This will make the section consistent with Technical Policy B-34-1.
  9. Section 145.3712 modifications update the references in subsection b to be consistent with Section A108.1.1. and Section A108.1.3 of the 2007 CEBC.
  10. Section 145.3725 was updated, these modifications align the subsections to be consistent with Section A114.1 and A114.2 of the 2007 CEBC as well as Section A108.1.1 and Section A108.1.3. of the 2007 CEBC.
  11. Table 145-37A was updated to reflect the revised occupancy categories in chapter 3 of the 2007 CBC. This table is being revised to simply reflect new occupancy designation and no attempt has been made to change the risk categories. It was not revised to reflect requirements in CEBC Section 907.3.1 and table 912.4 since it could change the trigger requirements and make the regulations more restrictive.

Proponent: Mehdi Shadyab and Ali Fattah

SD Buildg 21: Chapter 14 Article 5 Division 38: Additional Building Standards for Buildings located adjacent to Hazardous Areas of Native or Naturalized Vegetation.

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The regulations in Article 5 Division 5 were relocated to a new Division 38 without change.

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**Article 6 Electrical Regulations**

Division 1

Division is adopted without change except for updates to the code edition.

Division 2

SD Elect 1: §146.0204 Circuit Cards

**§146.0204 Circuit Cards**

A complete schedule of circuits, showing the number and arrangement of outlets on each circuit, shall ~~be posted at the service equipment location prior to request for~~ shall be available at the time of rough wiring inspection. Circuit cards furnished by the Development Services Department shall be used for this purpose. In lieu of a circuit card, an approved wiring plan may be used.

The regulations in Article 5 Division 5 were relocated to a new Division 38 without change.

Reason: Change “shall be posted at the service equipment location prior to the request for” to “shall be available at the time of” (This conforms to the general language for Inspection Record cards and the approved plans).

Proponent: Nancy Martinez

SD Elect 2: §146.0207 Limitation of Residential Current Utilization Outlets

**§146.0207 Limitation of Residential Current Utilization Outlets**

- (a) The number of current consuming outlets on one circuit shall not exceed the following:
  - (1) Four on an appliance circuit.
  - (2) Fifteen on a lighting circuit. In lieu of the maximum 15 outlets, when a circuit supplies only fixed luminaires, additional luminaires will be allowed when a calculation based on actual wattages is provided.

**Reason:** Following Fifteen on a lighting circuit, add “ In lieu of the maximum 15 outlets, when a circuit supplies only fixed luminaires, additional luminaires will be allowed when a calculation based on actual wattages is provided.” (This would allow a design with low wattage, high efficacy luminaires to have more than 15 on a circuit. I think the limitation still needs to be there for general use receptacles because of the high power requirements for computers, TVs, portable heaters and fans, etc.)

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Proponent: Nancy Martinez

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**Article 7 Plumbing Regulations**

Article 7 will be reformatted to separate the Mechanical Regulations into a new Article 8.

Division 1

SD Plumb 1: §147.0104 Modifications to the 2007 California Plumbing Code Adopted by the City of San Diego

**§147.0104 Modifications to the 2007 California Plumbing Code Adopted by the City of San Diego**

The following sections or sub-sections of the 2007 California Plumbing Code have been modified by the City of San Diego:

- (a) Chapter 4, Plumbing Fixtures and Fixture Fittings, Section 412 “Minimum Number of Required Fixtures”
- (b) Chapter 6 Water Supply and Distribution, Section 601.0

Reason: This change reflects a proposed change in Section 147.0204 and 148.0206.

Proponent: Ali Fattah

SD Plumb 2: §147.0105 Additions to the 2007 California Plumbing Code Adopted by the City of San Diego

**§147.0105 Additions to the 2007 California Plumbing Code Adopted by the City of San Diego**

The following sections or sub-sections have been added to the 2007 California Plumbing Code regulations by the City of San Diego:

- (a) Chapter 12 Fuel Piping, Section 1211.2 “Installation of Piping”.-

Reason: This change reflects a proposed change in Section 148.0212.

Proponent: Ali Fattah

SD Plumb 3: §147.0106 Adoption of Appendices to 2007 California Plumbing Code

**§147.0106 Adoption of Appendices to 2007 California Plumbing Code**

The following Appendix Chapters of the 2007 California Plumbing Code are adopted by the City of San Diego:

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- (1) A Recommended Rules for Sizing the Water Supply System
- (2) B Explanatory Notes On Combination Waste And Vent Systems.
- (3) D Sizing Storm Water Drainage Systems
- (4) I Installation Standards

Reason: This change reflects a reformat to be consistent with the layout of Article 5 Division 1. These appendix chapters were adopted by HCD.

Proponent: Ali Fattah and Henry Pio

Division 2

SD Plumb 5: §147.0206 Local modifications to 412 “Minimum Number of Required Fixtures” of the 2007 California Plumbing Code.

**§148.0206 Local modifications to Section 601.0 “Running Water Required.” Of the 2007 California Plumbing Code.**

- (a) Modify Exception 1 to Section 601.1 as follows.

Exceptions:

(1) When approved by the building official, and when it can be demonstrated that adequate on-going maintenance of plumbing fixtures will be provided, listed Listed fixtures that do not require water for their operation and are not connected to the water supply shall be permitted in occupancies other than food service establishments.

Reason: This change is necessary to ensure that waterless urinals are utilized in buildings that include regular maintenance of the fixture and drain diaphragm and chemicals.

Proponent: Joe Harris and Afsaneh Ahmadi

SD Plumb 6: §148.0212 Local additions to Section 1211.2 “Installation of Piping” of the 2007 California Plumbing Code.

**§148.0212 Local additions to Section 1211.2 “Installation of Piping” of the 2007 California Plumbing Code.**

- (a) Add Subsection 1211.2.8 Gas regulator.

1211.2.8 Regulators. When used, approved regulators

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shall be installed in approved locations and shall be accessible for servicing.

**Reason:** This change brings forward regulations that previously were located in Section 1218.4 of the 2001 California Plumbing Code. Section 1218 was deleted in its entirety and requirements were distributed throughout the code. It may not be appropriate to place pressure regulators in certain locations such as corridors and this change gives the Building Official a say in approving the location.

Proponent: Afsaneh Ahmadi

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**Article 8 Mechanical Regulations**

Article 8 is newly added and includes relocate language for Mechanical regulations relocated from Article 7.

Division 1

SD Mech 1: §148.0101 Purpose of the Mechanical Regulations

**§148.0101 Purpose of the Mechanical Regulations**

The purpose of these regulations is to reduce hazards to life and property from the use of heating, ventilation, air conditioning and refrigeration systems and appliances.

Consistent with the above safeguards, it is intended and encouraged that these systems and appliances, together with their installation, quality, materials, maintenance, repair, assembly, and manufacture, provide a high degree of comfort, convenience, and service to the users and at the same time reduce the cost of housing for the people of the City of San Diego.

Reason: Text relocated from Section 147.0101 with plumbing requirements deleted.

Proponent: Ali Fattah

SD Mech 2: §148.0102 When the Mechanical Regulations Apply

**§148.0102 When the Mechanical Regulations Apply**

- (a) The requirements of this article apply to all privately owned mechanical installations except installations in hospital buildings as defined in California Health and Safety Code Section 129725.
- (b) Administration and enforcement of the Mechanical Regulations are regulated by the applicable provisions of Chapters 11 and 12.

Reason: Text relocated from Section 147.0102 with plumbing requirements deleted.

Proponent: Ali Fattah

SD Mech 3: §148.0103 Adoption of the 2007 California Mechanical Code

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**§148.0103 Adoption of the 2007 California Mechanical Code**

- (a) Except as provided in Section 148.0104, the 2007 California Mechanical Code, published by the California Building Standards Commission and as amended by the California Department of Housing and Community Development [HUD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning and Development [OSHPD3]; and the State Fire Marshal [SFM], a copy of which is on file in the office of the City Clerk as Document No. XXXXXX 769838, is adopted by reference.
- (b) Application. The amendments made by the state agencies to the model code and incorporated into the California Mechanical Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section 101.3 of the 2007 edition of the California Mechanical Code. The Building Official shall only enforce those amendments made by the following state agencies:
- (1) The Department of Housing and Community Development (HCD).
  - (2) Division of the State Architect, Access Compliance (DSA/AC).
  - (3) Office of the State Fire Marshal (SFM).
  - (4) Office of Statewide Health, Planning and Development (OSHPD3).
  - (5) California Energy Commission (CEC).
  - ~~(6) Department of Water Resources (DWR).~~

Reason: Text relocated from Section 147.0105.

Proponent: Ali Fattah

SD Mech 4: §148.0104 Additions to the 2007 California Mechanical Code Adopted by the City of San Diego

**§148.0104 Additions to the 2007 California Mechanical Code Adopted by the City of San Diego**

The following sections or sub-sections have been added to the 2007 California Mechanical Code regulations by the City of San Diego:

- (b) Chapter 4 Ventilation Air Supply, Section 403.7 Exhaust Ventilation

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Reason: Add this new Section. This change is consistent to the regulations proposed in Section 148.0202.

Proponent: Ali Fattah

SD Mech 5: Section 147.0106 Portions of the 2007 California Mechanical Code Not Adopted.

This section has been deleted in its entirety as it is not necessary to identify which appendix chapters are not adopted.

Proponent: Ali Fattah

SD Mech 6: §147.0105 Exemptions from a Mechanical Permit

**§147.0105 Exemptions from a Mechanical Permit**

A mechanical permit is not required for the following structures or activities:

- (a) Structures placed in public streets, alleys and sidewalks, except those regulated by Chapter 31 and 32 of the California Building Code.
- (b) Work done by employees of the City on City-owned or leased buildings.

Reason: Relocate this section from Section 147.0107.

Proponent: Ali Fattah

Division 2

SD Mech 6: §148.0201 Local modifications and Additions to Chapter 4 “Ventilation Air Supply” of the California Mechanical Code.

**§148.0201 Local modifications and Additions to Chapter 4 “Ventilation Air Supply” of the California Mechanical Code.**

- (a) Chapter 4 of the California Mechanical Code has been adopted with additions pursuant to Section 148.0105 of the Land Development Code.
- (b) Sections 401.0 through 403.6 and 404.0 through 4XX including all tables and figures have been adopted without change pursuant to Section 148.0103 of the Land Development Code.

**§148.0202 Local additions and modifications to Section 403  
“Ventilation Rates” of the California Mechanical Code..**

- (a) Add subsection 403.7.1 Mechanical Ventilation Requirements for Enclosed Parking Garages as follows

403.7.1 The California Mechanical Code Chapter 4 and referenced standards in conjunction with ASHRAE Standards 62-91 are adopted for the design and installation of mechanical ventilation systems.

- (b) Add Subsection 403.7.2 “Ventilation requirements for parking garages”

403.7.2 Ventilation requirements for parking garages. When determining the ventilation requirements for parking garages, other than open parking garages, used for storing or handling automobiles operating under their own power, the ventilation rates provided in Table 4-4 shall be used in conjunction with the requirements in Section 403.7.1.2.

- ( 1 ) 403.7.2.1 Parking garage shall mean any building, or portion of a building, used for the parking or storage of private motor vehicles. Private parking garages classified by the California Building Code as U occupancies, or private parking garages attached to Group R-3 occupancies are not subject to the Garage Exhaust requirements of Section 403.7 of the California Mechanical Code.
- ( 2 ) 403.7.2.2 Mechanical ventilation systems for enclosed parking garages shall be permitted to operate intermittently where the system is arranged to operate automatically upon detection of vehicle operation or the presence of occupants by approved automatic detection devices.
- ( 3 ) 403.7.2.3.1 Automatic operation of the system shall not reduce the ventilation rate below 0.05 cfm per square foot (0.00025 m<sup>3</sup> /s • m<sup>2</sup> ) of the floor area and the system shall be capable of producing a ventilation rate of 1.5 cfm per square foot (0.0076m<sup>3</sup> /s • m<sup>2</sup> ) of floor area.
- ( 4 ) 403.7.2.3.2 Open parking garages complying with Section 406.3 of the California Building Code and that do not comply with exception 3 to Table 4-4 of the California Mechanical Code may be ventilated with the alternative minimum ventilation rates provided in this section.

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- (c) 403.7.2.4 Open parking garages complying with Section 406.3 of the California Building Code and that do not comply with exception 3 to Table 4-4 of the California Mechanical Code may be ventilated with the alternative minimum ventilation rates provided in this section.
- ( 1 ) 403.7.2.4.1 Table 4-4 shall be used to determine the minimum exhaust rates. Minimum exhaust rate in parking garages shall be 0.75 CFM/Ft<sup>2</sup>. Exhaust not required if two or more sides comprise walls that are at least 50% open to the outside.
- (d) Add section 403.7.2.5 as follows.
- 403.7.2.5 To ensure proper exhaust of contaminated air, fumes etc from parking garages, exhaust outlets shall be installed not higher than 18" from the finished floor. Ventilation air inlet horizontal spacing shall not exceed 50 feet.
- (e) Add Section 403.7.3 as follows.
- 403.7.3 When mechanical ventilation is required for residential occupancies, the minimum ventilation rate and default occupant density of Hotels, Motels, resorts, Dormitories in Bedroom/Living Room shall be used. The minimum allowed air changes per hour for residential occupancies shall not be less than 0.5.

Reasons:

1. Section 403.7.1. This change is necessary for consistency with Section 1202.2.7 of the 2001 CBC that made clear that the ventilation requirements for parking garages did not apply to private garages. Chapter 4 of the 2007 CBC does not define parking garage.
2. Section 403.7.1 This change is necessary since Table 4-4 does not make clear scope of applicability.
3. Extracted from 2006 IMC Section 404.1
4. Section 403.7.2.1 This change is necessary to allow intermittent ventilation allowed in 2001 CBC Section 1202.2.7
5. Section 403.7.2.4 resolves conflict where IBC 406.3.3.1 Openings. For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two or more sides. The area of such openings in exterior walls on a tier must be at least 20 percent of the total

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- perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilation shall constitute a minimum of 40 percent of the perimeter of the tier. CPC Table 4-4 footnote 3 requires exhaust where two or more sides are at least 50% open to the outside.
6. Section 403.7.2.5 codified current practice for the placement of garage exhaust vents as well as ventilation air inlet arrangement.
  7. Section 403.7.3 makes a clarifying change to Table 4-1 where footnote 6 requires some clarification since ventilation requirements for other residential occupancies are not addressed.

Proponent: Henri Pio and Ali Fattah

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