

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

2010 California Residential Code

The California Residential Code is a new addition to the California Building Standards Code and is published as the 2010 California Residential Code, Title 24 Part 2.5. The CRC is based on the 2009 International Residential Code published by the International Code Council.

ICC intends to delete standards for detached one and two family dwellings from the International Building Code and therefore has necessitated that the Department of Housing and Community Development adopt the IRC as a standard to reduce the cost of having to maintain and update residential amendments in the 2007 California Building Code.

The International Residential Code is designed to be a stand-alone code that includes all required construction standards including electrical, plumbing, and the mechanical and energy efficiency standards. The IRC is updated by a separate stand alone committee and not by any of the International Building Code update committees and therefore includes building standards that are similar in nature to the International Building Code but that often do not match. The State has chosen to only adopt the prescriptive architectural and structural framing standards published Parts I, II and II into the California Residential Code as well as Appendix Chapter H.

Scope of the CRC:

The CRC applies to detached one and two family dwellings, townhouses not more than 3 stories above grade plane in height with a separate means of egress.

Proposed Local Amendments:

The City of San Diego has a tradition of adopting State building standards with a minimum of local amendments and has pursued necessary changes to the State or national model codes where possible. We had limited input in the development of the International Residential Code and the California Residential Code due staffing and fiscal constraints. As a result, local amendments are necessary to further the City's efforts to adopt complete and comprehensive building standards that are not ambiguous and that can be predictably, consistently and uniformly enforced. Policies will be published for clarifications and interpretations after time has passed and City staff becomes familiar with the CRC.

The City of San Diego proposes to adopt the California Residential Code with more restrictive building standards reasonably necessary due to the following reasons:

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

1. Due to local climatic, geological, or topographical conditions.
2. To add references to necessary standards omitted by the State.
3. To correct errors in the model code that the State was unable to correct.
4. To edit and change certain existing amendments as amendments applicable to the CRC.

It is important to differentiate between a significant error or omission in the CRC when compared to the CBC and differences in regulations that exist due the stand alone nature of the IRC.

I. Local amendments due to climatic, geological, or topographical conditions:

The local amendments to the CRC include extending local amendments applicable to the California Building Code to apply to the CRC. Items 1 to 4 below cover existing areas where the building standards have been amended in prior code cycles. Item 5 will be new:

1. Local geologic conditions due to faulting, liquefaction, slope stability and other geological hazards.
2. Local building regulations for roofing.
3. Local building regulations for wildland fire protection.
4. Local voluntary accessibility regulations that apply to one and two family dwellings and townhouses.
5. Local attic ventilation requirements (this item will be new to the 2010 CRC and CBC).

II. Amendments due to omissions:

As adopted the California Residential Code does not include standards for the following health and safety hazards regulated by the California Building Code for the same use and occupancy that falls within the scope of the CBC:

1. The CRC does not include requirements for special inspections for issues such as site soils conditions, exterior insulated finish systems EIFS or the use of approved building materials such as post installed adhesive or mechanical anchors whose product evaluations reports require special inspections.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

2. Swimming pool barrier and safety requirements for private swimming pools shared by up to three dwellings or dwelling units are not included in the CRC. We will reference the relevant CBC sections as adopted and amended by the City.
3. There are no standards that address encroachments into the right of way which will become more prevalent with increased levels of infill development within central portions of the City of San Diego.
4. There are no standards for safeguards during construction.
5. The CRC does not include standards to limit the transmission of sound between attached dwelling units such as townhouse dwelling units or duplex dwellings.

III. Amendments due to errors:

The CRC includes several significant errors and omissions in certain standards that do not satisfy principles of engineering and design. The Structural Engineers Association of California and the National Council for Structural Engineering Associations have worked diligently in the drafting of the International Residential Code and several subsequent editions and have not always been successful in making all the necessary corrections to the IRC. Several code changes have been recently adopted into the 2012 edition of the IRC and are used as a basis for developing local amendments to adopt the corrections in advance of the expected implementation of the 2012 IRC in the 2013 California Residential Code.

1. The CRC does not recognize the use of wood sill pates treated with borate SBX/DOT and does not allow the use of nails and screws embedded into treated wood that are not hot dipped galvanized. The CBC relieves the fasteners from this onerous requirement when the appropriately treated wood is used in an enclosed wall cavity for example.
2. The CRC permits the connection between the top of a braced wall panel and a roof diaphragm to be through blocking that bears perpendicularly on roof trusses of not limited spans in lieu of a mechanically fastened roof diaphragm connected directly to the blocking. The CRC allows up to a two inch space between the roof sheathing and the top of the wall blocking.
3. The CRC does not require that shear transfer be provided along an entire braced wall line, which is the structural basis under which the IRC wall bracing requirements have been developed.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

4. The CRC includes special standards for unventilated roof attics but does not permit unventilated roof attics. The City of San Diego in collaboration with the San Diego Area Chapter of the International Code Council was successful in the approval and adoption into the 2012 IRC an exception that permits the Building Official to not require attic ventilation due to local atmospheric or climatic conditions and the approved code change has been used in the development of a local amendment.

Local Amendments – Residential Building Regulations:

Local amendments to the 2010 California Residential Code are proposed in a new Article 9 Residential Building Regulations to be included in Chapter 14 of the Municipal Code. In like fashion to the Building Regulations in Article 5, the section numbering protocol in SDMC is proposed to correlate as much as possible with the corresponding Section in the California Residential Code. Additionally, and to avoid duplication, the Residential Building Regulations will reference Sections in the Building Regulations in Article when existing standards also apply to the California Residential Code.

Each proposed amendment will be identified with the Section number in the SDMC and the code cycle.

Where necessary to add clarity a text box will be included to show proposed modifications or additions inserted into the CRC text.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

Residential Building Regulations

Ch 14 Article 9 Division 1

This Division contains administrative regulations that provide a roadmap for the application of the California Residential Code as adopted by the City of San Diego and amended in the Residential Building Regulations in Article 9.

Article 9: Residential Building Regulations

Division 1: Adoption and Applicability of the Residential Building Regulations

§149.0101 Purpose of the Residential Building Regulations

- (a) The purpose of the Residential Building Regulations is to establish minimum standards to safeguard life or limb, health, property and public welfare and to satisfy the purpose of the California Residential Code as provided in Section 1.1.2 of the California Residential Code.
- (b) The purpose of this section is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this section.

§149.0102 When the Residential Building Regulations Apply

- (a) This article shall be known as the Residential Building Regulations of the City of San Diego and regulates the construction, alteration, replacement, repair, maintenance, moving, removal, demolition, occupancy, and use of any privately owned building or structure or any appurtenances connected or attached to such buildings or structures within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the California Residential Code, and hydraulic flood

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

control structures. The Residential Building Regulations shall also apply to City owned buildings.

Comment [a1]: Does the City own dwellings?
Perhaps through redevelopment agency?

- (b) Where in any specific case, different sections of the Residential Building Regulations specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.
- (c) Wherever in the Residential Building Regulations reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted as shown in Section 149.0107.
- (d) Administration and enforcement of the Residential Building Regulations of the City of San Diego are regulated by the applicable provisions of Chapters 11 and 12 of the Land Development Code.

§149.0103 Adoption of the 2010 California Residential Code

- (a) The 2010 California Residential Code, published and amended by the California Building Standards Commission [BSC], as amended by the State Department of Housing and Community Development [HCD 1, HCD 1/AC]; and the State Fire Marshal [SFM] is adopted by reference, except as otherwise provided in this Article of the San Diego Municipal Code, Divisions 2 through 47. A copy of the 2010 California Residential Code is on file in the office of the City Clerk as Document No. OO-XXXXX.
- (b) When reference is made to the California Residential Code, it shall be the 2010 California Residential Code, California Code of Regulations Title 24, Part 2.5, as published by the California Building Standards Commission and adopted by the City of San Diego.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

- (c) Each of the regulations, provisions, conditions, and terms of the 2010 California Residential Code is made a part of this article as if fully set forth in this article except as otherwise provided in Divisions 2 through 47.
- (d) Numbering of sub-sections in Divisions 2 through 47 of this Article is cross referenced to sections in the 2010 California Residential Code.
- (e) The adoption of the 2010 California Residential Code, shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.
- (f) Application. The amendments made by the state agencies to the model code and incorporated into the California Residential Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Sections 1.8 and 1.11, of the 2010 California Residential Code. The Building Official shall only enforce those amendments made by the following state agencies:
 - (1) The Department of Housing and Community Development for accessibility in privately funded housing and all housing (HCD 1 and HCD 1/AC).
 - (2) Office of the State Fire Marshal (SFM).

§149.0104 Portions of the 2010 California Residential Code Not Adopted by the City of San Diego

The following sections or Sub-sections of the 2010 California Residential Code have not been adopted by the City of San Diego:

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

- (a) Chapter 1, Division II;
- (b) Chapter 6, Figure R602.10.6.2 (1) and Figure R602.10.6.2 (3),
Connections to Roof Framing.

§149.0105 Modifications to the 2010 California Residential Code Adopted by the City of San Diego

The following sections or Sub-sections of the 2010 California Residential Code have been modified by the City of San Diego:

- (a) Chapter 2, Section R202, Definitions
- (b) Chapter 3, Section R317.3.1, Exception Fasteners in preservative-treated wood; Section R327.1.3 Application date and where required; Section R327.2, Definitions; Section R327.5.4, Roof Gutters and Downspouts; Section R327.6.2, Vents, Requirements; Section R327.8, Exterior Windows and Doors.
- (c) Chapter 6; Section R602.10.6.1 item no 3, item no. 4, Connections to Roof Framing;
- (d) Chapter 8, Section R806.1, Exception.
- (e) Chapter 9, Section 902.1.5 Roof covering materials, Section R902.2.1 Wood shingles, Section R902.2.2, Wood shakes; Section R905.1.1, Roof covering attachment; R907.1.1, Replacement roof covering, Class A; R907.1.2 Replacement Roof Covering, Class A, Additions; R907.1.3, Wood shake, shingles reroof; R907.1.4 Wood shake, Shingles, Historical Buildings; R907.1.5, Reroofing over wood roofs.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

§149.0106 Additions to the 2010 California Residential Code Adopted by the City of San Diego

The following sections and Sub-sections have been added to the 2010 California Residential Code by the City of San Diego:

- (a) Chapter 2, Section R202, Definitions, Live Work Unit.
- (b) Chapter 3, Section R320.2 Voluntary Accessibility program;
Section R327.1.3 Exception 5; Section R327.1.3.1 Exception 2.3;
Section R327.2, Local Very High Fire Hazard Severity Zone;
Section R327.3.6.1 Alternative Materials, designs or methods of
construction; Section R327.3.6.2, Modifications; Section R327.5.4
Roof Gutters and Downspouts; Section R327.5.5 Drip Edge
flashing; Section R327.6.2 items 4 through 7; Section
R327.8.2.2.1, Vinyl windows; Section R327.11, Spark Arrester;
Section R327.12, Glazing materials in skylights; Section R329,
Structural Tests and Special Inspections; Section R330, Building
Regulations for Swimming Pools; Section R331, Encroachments
into the Public right of Way; Section R332, Safeguards During
Construction; Section R333 Sound Transmission Control.
- (c) Chapter 4, Section R404.4.2.1, Classification of soil; R401.4.2.,
Soil Classification; Section 401.5, Geotechnical Investigations;
Section R401.6, Geotechnical Reports; Section R401.7, Notice of
Geologic Hazards;
- (d) Chapter 8, Section R806.1 exception;
- (e) Chapter 45, Residential Grading Regulations

§149.0107 Adoption of Appendices to the 2010 California Residential Code

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

The following Appendix Chapters of the 2010 California Residential Code are adopted by the City of San Diego:

- (a) Appendix Chapter H, Patio Covers

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

149.0108 2010-2013

Propose administrative standards that address existing buildings. The City of San Diego and the State have not adopted Division II of the CRC.

- Adopt Section R102.7 and R102.7.1 of the IRC by transcription to address existing structures and additions, alterations and remodels.
- Also adopt an amendment to clarify that all alterations to existing construction shall comply with the current edition of the CRC otherwise the remodel or alteration shall comply with the CBC and Ch 34 of the CBC. Example removing bearing walls, putting in exterior wall openings, causing alterations to braced wall lines even though under a prior code they may not have been designated as braced wall lines.
- Adopt by transcription standards from CBC Sect 3401.2 to require that buildings be maintained and that life safety systems required as a condition of occupancy remain operational, for example smoke alarms, door closers between dwellings and garages.

§149.0108 Applicability of the 2010 California Residential Code to existing buildings and structures.

- The legal occupancy of any structure existing on the date of adoption of the 2010 California Residential Code shall be permitted to continue without change, except as is specifically covered in this code, the 2010 California Building Code, chapter 34 or the California Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.
- Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated.
Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.
- Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the 2010 California Residential Code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be

Comment [amf2]: IBC Sect 3401.2

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

Ch 14 Article 9 Division 2

Division 2 includes definitions unique to application of the Residential Building Regulations in conjunction with the Land Development Code and the California Residential Code.

149.0202 **2010-2013**

Adopt an amendment to Section R202 that adds a definition for Live/work dwelling unit and differentiates it from live/Work Quarters in SDMC Section 141.0311

Division 2: Additions and Modifications to Chapter 2 of the California Residential Code

§149.0201 Local Additions to Chapter 2 “Definitions” of the California Residential Code

- (a) Chapter 2 of the California Residential Code has been adopted by reference with additions pursuant to Section 149.0103 and 149.0106 of the Land Development Code.
- (b) Sections R201 has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.
- (c) Section R202 has been adopted with additions pursuant to Section 149.0106 of the Land Development Code.

§149.0202 Local Modifications and Additions to Chapter 2 “Definitions”

The following Definition has been added to the California Residential Code as follows pursuant to Section 149.0106 of the Land Development Code:

- (a) **LIVE WORK UNIT.** A unit in which a portion is used for other than living purposes as defined and subject to the limitations set forth in

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

Section 419 “LIVE/WORK UNITS” in the California Building Code.

Live Work Unit shall not mean Live/Work Quarters as defined and regulated in Section §141.0311 of the Land Development Code.

§149.0203 Other Definitions

- (a) Definitions in Chapter 11, Article 3, Division 1 of the Land Development Code do not apply to the regulations in Chapter 14 Article 9 Divisions 1 through 45 of the Land Development Code where they conflict with the definitions contained in the California Residential Code.
- (b) Definitions in Divisions 2 of Chapter 14 Article 9 only apply where used as a part of additions to the California Residential Code and associated referenced standards.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

Ch 14 Article 9 Divisions 3

Chapter 3 of the California Residential Code is entitled Building Planning and includes building standards addressing location on property, means of egress, lateral load criteria, etc. The proposed Residential Building Regulations will include additional building standards or will reference applicable building standards included in the California Building Code.

149.0317 **2010-2013**

Section R317.3.1 as published in the CRC is not complete and does not address a method in which fasteners such as nails or screws that attach drywall or structural wood panels to sill plates of supported on concrete or masonry foundations or foundation walls. The CBC includes regulations that permit normal unprotected carbon steel fasteners in wood preserved with borate based preservative when the treated wood is located in a dry and enclosed environment such as in a wall cavity,

- Adopt an amendment to Section R317.3.1 to add exception 3 based on the exception to CBC Section 2304.9.5.1.

Division 3: Additions and Modifications to Chapter 3 of the California Residential Code

§149.0301 Local Additions to Chapter 3 “Building Planning” of the California Residential Code

- (a) Chapter 3 of the California Residential Code has been adopted by reference with additions pursuant to Section 149.0103 and 149.0106 of the Land Development Code.
- (b) Sections R301 through R316 and R318, and Section R322 through R326 and R328 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

§149.0317 Local Modifications and Additions to Section R317 “Protection of Wood and Wood Based Products Against Decay” of the California Residential Code

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

- (a) Section R317 has been adopted with modifications and additions pursuant to Section 149.0105 and 149.0106 of the Land Development Code.
- (b) Add exception 3 to Section R317.3.1 as follows.
- (1) R317.3.1 Fasteners for preservative-treated wood. Fasteners for preservative-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.
- (2) Exceptions:
- (A) 1. One-half-inch (12.7 mm) diameter or greater steel bolts.
- (B) 2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.
- (C) 3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

R317.3.1 Fasteners for preservative-treated wood. Fasteners for preservative-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Coating types and weights for connectors in contact with preservative-treated wood shall be in accordance with the connector manufacturer's recommendations. In the absence of manufacturer's recommendations, a minimum of ASTM A 653 type G185 zinc-coated galvanized steel, or equivalent, shall be used.

Exceptions:

1. One-half-inch (12.7 mm) diameter or greater steel bolts.
2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum.
3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

149.0319
2010-2013

Adopt an amendment to Section R319.1 to adopt SDMC Ch 9 Article 5 Div 2 for consistency in building addressing.

§149.0319 **Local Modifications to Section R319.1 “Address numbers” of the California Residential Code**

- (a) Section R319.1 of the California Residential Code is adopted as modified to read as follows.
 - (1) R319.1 Address numbers. Section R319.1 of the California Residential Code Building Code has been adopted as amended in Section 95.0209 for building addressing requirements for the City of San Diego.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

149.0320 2010-2013

Adopt an amendment to add Section R320 to reference the City of San Diego voluntary accessibility requirements in Ch 14 Art 5 Div 40 in the building regulations to the CBC.

§149.0320 Local Additions to Section R320 “Accessibility” Of the California Residential Code

Section R320 of the California Residential Code has been adopted with additions pursuant to Section 149.0106 of the Land Development Code.

- (a) Add Section R320.2 as follows.
 - (1) R320.2 Projects complying with the voluntary accessibility program shall comply with the building standards in Chapter 14 Article 5 Division 40 of the Municipal Code as is applicable.

R320.1 Scope.. Dwelling-units in a building consisting of three or more dwelling units or four or more condominium units shall meet the requirements of the California Building Code Chapter 11A. Covered Multifamily Dwellings include but are not limited to dwelling units listed in Section 1.2.1.1.2. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.

R320.2 Projects complying with the voluntary accessibility program shall comply with the building standards in Chapter 14 Article 5 Division 40 of the Municipal Code as is applicable.

Adopt amendments to Section R327.3 to be consistent with SDMC Ch 14 Art 5 Div 7 and to maintain the same local standards for buildings located in the Very High Fire Severity Zone and complying with the CRC. No change is proposed to existing building standards currently enforced under the 2007 CBC except as follows:

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

- Transcribe into the Residential Building Regulations amendments that retain vent protection standards under Section 145.0706 of the Municipal Code. The ¼ inch mesh requirement will not be carried forward due to extensive research and stakeholder input that resulted in the SFM codifying smaller mesh openings as is required in R327.6.2. Local stakeholder groups alleged mesh less than ¼ inch would restrict air flow and would collect lint. Additionally, painted over screens will restrict airflow if less than ¼ inch mesh.

§149.0327 Local Additions and Modifications to Section R327 “Definitions” of the California Residential Code

- (a) Section R327 of the California Residential Code has been adopted with modifications pursuant to Section 149.0105 and additions and pursuant to Section 149.0106 of the Land Development Code.
- (b) Section R327.1.3 has been adopted by reference with modifications pursuant to Section 149.0105, and additions pursuant to Section 149.0106 of the Land Development Code as follows:
 1. Add exception 5 as follows:
 - (A) 5. Fences, playhouses, gazebos, and palapas located outside of brush management zones as defined in Section 142.0412.
- (c) Section R327.1.3.1 has been adopted by reference with modifications pursuant to Section 149.0105, and additions pursuant to Section 149.0106 of the Land Development Code as follows:
 - (1) Add exception 3 as follows:

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

- (A) 3 Projects whose permits or applications have been extended and that complied with the regulations for buildings located adjacent to hazardous area of native or naturalized vegetation pursuant to Ordinance # O-19726 effective May 5,2008.

- (d) Section R327.2 has been adopted by reference with modifications pursuant to Section 149.0105, and additions pursuant to Section 149.0106 of the Land Development Code as follows:
 - (1) Local Agency Very High Fire Hazard Severity Zone shall mean the Very High Fire Hazard Severity Zones as designated on the Very High Fire Hazard Severity Zone Map – Local Responsibility Areas adopted pursuant to Section 55.5001 of the Municipal Code.

- (e) Section R327.3.6 has been adopted with additions pursuant to Section 149.0106 of the Land Development Code as follows:
 - 1. Add Section R327.3.6.1 and R327.3.6.2 as follows.
 - (A) R327.3.6.1 Alternative materials, designs or methods of construction. The Building Official may approve the use of alternative materials, designs or methods of construction pursuant to Section 129.0109 of the Land Development Code.
 - (B) R327.3.6.2 Modifications. The Building Official may modify the provisions of Section 327 of the California Residential Code for sites specific conditions in

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

accordance with Section 129.0104(a)(5) of the Land Development Code. When required by the Building Official, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 49.

- (f) Section R327.5 has been adopted with additions pursuant to Section 149.0106 of the Land Development Code as follows:
 - (1) Modify Section R327.5.4 as follows.
 - (A) R327.5.4 Roof Gutters and Downspouts. Roof gutters. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of noncombustible materials.
 - 2. Add Section R327.5.5 as follows:
 - (A) R327.5.5 Drip edge flashing. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.
- (g) Section R327.6 has been adopted with modifications and additions pursuant to Section 149.0105 and 149.0106 of the Land Development Code as follows:
 - (1) Modify Section R327.6.2 and add items 4 through 7 as follows.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

- (A) 4. Individual ventilation openings shall not exceed 144 square inches.
 - (B) 5. Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the Land Development Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the Land Development Code.
 - (C) 6. Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.
 - (D) 7. Ventilation openings protected with vent openings that resists the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from complying with Sub-sections A and B of Section 149.0327 (g) 1 of the Municipal Code.
- (h) Section R327.8 has been adopted with modifications and additions pursuant to Section 149.0105 and 149.0106 of the Land Development Code as follows:
- (1) Add Section R327.8.2.1.1 as follows.
 - (A) R327.8.2.1.1 Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWDA 101/I.S.2 structural requirements.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

- (d) Section R327.11 has been added pursuant to Section 149.0106 of the Land Development Code as follows:
- (1) R327.11 Spark arrester. All structures having any chimney, flue, or stovepipe shall be equipped with an approved spark arrester if the chimney, flue, or stovepipe is attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment or device.
- (e) Section R327.12 has been added pursuant to Section 149.0106 of the Land Development Code as follows:
- (1) R327.12 Glazing materials used in skylights, roofs, and sloped walls on buildings located within 300 feet, in any direction, of the boundary between Brush Management Zones One and Two as defined in Section 142.0412 of the Land Development Code, shall be tempered glass or multilayered glass.

R327.1.3. Application. *New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions of this chapter.*

Exceptions:

- 1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.*
- 2. Buildings of an accessory character classified as Group U occupancy of any size located least 50 feet from an applicable building.*
- 3. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U Agricultural Buildings), when located at least 50 feet from an applicable building.*
- 4. Additions to and remodels of buildings originally constructed prior to the applicable application date.*
5. Fences, playhouses, gazebos, and palapas located outside of brush management zones as defined in Section 142.0412.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

R327.1.3.1 Application date and where required. New buildings for which an application for a building permit is submitted on or after July 1, 2008 located in any Fire Hazard Severity Zone or Wildland Interface Fire Area shall comply with all sections of this chapter, including all of the following areas:

1. All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA) including:

1.1. Moderate Fire Hazard Severity Zones

1.2. High Fire Hazard Severity Zones

1.3. Very-High Fire Hazard Severity Zones

2. Land designated as Very-High Fire Hazard Severity Zone by cities and other local agencies.

3. Land designated as Wildland Interface Fire Area by cities and other local agencies.

Exceptions:

1. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter.

2. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas or any Wildland Interface Fire Area designated by cities and other local agencies for which an application for a building permit is submitted on or after December 1, 2005 but prior to July 1, 2008, shall only comply with the following sections of this chapter:

2.1. Section R327.5 – Roofing

2.2. Section R327.6 – Vents

3. Projects whose permits or applications have been extended and that complied with the regulations for buildings located adjacent to hazardous area of native or naturalized vegetation pursuant to Ordinance # O-19726 effective May 5, 2008.

SECTION R327.6 VENTS

R327.6.1 General. Where provided, ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation shall be in accordance with Section 1203 of the California Building Code and Sections R327.6.1 through R327.6.3 of this Section to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

R327.6.2 Requirements. Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with metal wire mesh, vents, other materials, or other devices that meet the following requirements:

1. The dimensions of the openings therein shall be a minimum of 1/16th inch (1.6 mm) and shall not exceed 1/8th inch (3.2mm).

2. The materials used shall be noncombustible.

Exception: Vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials.

3. The materials used shall be corrosion resistant.

4. Individual ventilation openings shall not exceed 144 square inches.

5. Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the Land Development Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the Land Development Code.

6. Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.

7. Ventilation openings protected with vent openings that resists the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from complying with Sub-sections A and B of Section 149.0327 (g).

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

149.0329 **2010-2013**

As adopted, the California Residential Code is intended to provide a prescriptive path to code compliance for residential projects satisfying its' scope and applicability. There are instances that can occur when a registered design professional is not required to perform the design but where methods of construction require special inspections as addressed in Chapter 17 of the California Building Code. The CRC does not include standards for special inspections.

- Adopt an amendment to CRC Chapter 3 to add a section on special inspection. Add Section R329 to reference CBC Chapter 17 for special inspections

§149.0329 **Local Additions Section R329 “Structural Tests and Special Inspections” to the California Residential Code**

- (a) Section R329 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the Land Development Code.
- (b) R329 Structural Tests and Special Inspections. When structural tests and special inspections are required due to the methods of construction the tests and inspections shall be performed and documented as is required in Chapter 17 of the California Building Code.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

149.0330 2010-2013

When published by the State, the CRC inadvertently omits regulations that protect swimming pools. As a consequence standards from CBC chapter 31 will need to be adopted by reference in the Residential Building Regulations.

- Adopt an amendment to Chapter 3 of the CRC that does not adopt the Chapter but references the pool Safety requirements in the CBC Ch 31 and SDMC Ch 14 Art 5 Div 31.

§149.0330 Local Additions, Section R330 “Building Regulations for Swimming Pools” to the California Residential Code

- (a) When Swimming Pool, Spa, and Hot Tub Regulations Apply. The building regulations of this division apply to any outdoor private 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 residence 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.
- (b) Section R330 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the Land Development Code.
 - (1) R330.1 Purpose of Building Regulations for swimming pool enclosures and safety devices . The purpose of this Section is to establish building regulations for private swimming pools and hot tubs or spas that do not have locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specifications (ASTM ES 1346-91) located on the premises of dwellings and dwellings units complying with the California Residential Code.
 - (2) R330.2 Private swimming pool shall mean is any constructed pool, permanent or portable, which is intended for

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

- noncommercial use as a swimming pool by not more than three owner families and their guests.
- (3) R330.4 Barrier Requirements for Outdoor Swimming Pools.
Barriers for private swimming pools shall comply with Section 3109 of the California Building Code as adopted and amended by the City of San Diego in Section 145.0109 (c) of the Municipal Code.
- (c) For Minimum Front, Side, and Rear Yard Setbacks for Swimming Pools see Section 145.3110 of the Municipal Code.
- (d) For lot coverage regulations applicable to swimming pools see Section 145.3111 of the Municipal Code.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

149.0331 **2010-2013**

When published by the State, the CRC does not include standards limiting encroachments into the right of way as exists in the CBC and predecessor legacy codes. It is expected that the CRC will apply to infill developments where encroachments may be proposed.

- Adopt an amendment to add Section R331 to adopt Chapter 32 Encroachments Into The Public Right-Of-Way, as adopted and amended in Section §145.3203.

§149.0331 **Local Additions, Section R331 “Encroachments Into The Public Right-Of-Way” to the California Residential Code**

- (a) Section R331 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the Land Development Code.
- (b) R331 Encroachments into the Public Right-Of-Way. Encroachments into the Public Right-of-Way shall comply with the standards in Chapter 32 of the California Building Code as adopted and amended by the city of San Diego in Section 145.3203.
- (c) Encroachments into the Public Right-Of-Way are approved by the City Engineer on a case by case basis and upon the recordation of an encroachment, maintenance and removal agreement is required. The encroachments are approved with Right-Of-Way permit.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

149.0332 **2010-2013**

When published by the State, the CRC does not include standards on safeguards during construction and for the protection of adjacent properties due to excavations. It is expected that the CRC will apply to infill developments where encroachments may be proposed as well dense urban areas where excavations are proposed immediately adjacent to lot lines.

- Adopt an amendment to add Section R332 to adopt Ch 33 safeguards during construction as adopted and amended by the City of Sd. This addresses protection of adjoining properties, as well as pedestrians and the public right of way.

§149.0332 Local Additions, Section R332 “Safeguards During Construction” to the California Residential Code

- (a) Section R332 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the Land Development Code.
- (b) R332 Safeguards During Construction. Provisions for safety during construction and the protection of adjacent public and private properties for of this chapter shall be governed by the requirements of Chapter 33 of the California Building Code as adopted and amended by the City of San Diego in Section §145.3303.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

149.0333 2010-2013

When published by the State, the CRC did not include regulations for sound transmission control between attached dwelling units. Section 1207 of the CBC provides the standards and is adopted by reference.

- Add an amendment to require compliance with CBC Section 1207 as adopted and amended by HCD for sound transmission control between attached dwelling units such as duplexes and townhouses.

§149.0333 Local Addition Section R333 “Sound Transmission Control” to the California Residential Code

- R333 Sound Transmission Control. Wall and floor-ceiling assemblies separating dwelling units from each other and from public or service areas such as interior corridors, garages and mechanical spaces shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies.
- R333.1 For building standards and regulations controlling sound transmission between attached dwelling units see Section 1207 of the California Building Code as adopted and amended by the City of San Diego.
- R333.2 For additional regulations for Noise Insulation In Residential Buildings see §59.5.0701 of the Municipal Code.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

149.0334
2010-2013

This code change number is reserved.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

Ch 14 Article 9 Division 4

Chapter 4 of the California Residential Code includes limited standards for geotechnical investigations and geotechnical reports. Additionally, buildings standards for the prescriptive design of foundation walls are not complete or not consistent. Additionally, the CRC does not make the distinction when the backfill or slope to be retained by a foundation wall needs to be classified and thereby allow the selection of the appropriate reinforcing from a series of foundation wall design tables. Additionally, standards requiring detailing and design for top and bottom restraint for foundation walls is not complete.

Portions of the current City of San Diego geotechnical investigation and reporting requirements have been re-transcribed into the Residential Building Regulations; however the majority of the requirements are adopted by reference to the Building Regulations in Article 5.

Division 4: Additions and Modifications to Chapter 4 of the California Residential Code

§149.0401 Local Additions to Chapter 4 “Foundations” of the California Residential Code

- (a) Chapter 4 of the California Residential Code has been adopted by reference with additions pursuant to Section 149.0103 and 149.0106 of the Land Development Code.
- (b) Sections R402 through R408 has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

149.0402 2010-2013

Adopt an amendment to Section R401.4.1 to add R401.4.1.2 to reference SDMC 145.1802.

- Add Section R401.4.1.2 Geotechnical Investigations and Reports.
- The CRC prescriptive foundation wall design does not require the determination of lateral earth pressure for foundation walls. As a result regulations in § 145.1803 (e) would not be appropriate in the Residential Building Regulations unless a structural design is required and the Building Regulations would apply.

§149.0402 Local Modifications and Additions to Section R401 “General” of the California Residential Code

- (a) Section R401 has been adopted with modifications and additions pursuant to Section 149.0105 and 149.0106 of the Land Development Code.
- (c) Section R401.5 through R401.7 are added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code.
- (1) R401.5 Geotechnical Reports. A geotechnical report shall be submitted when required by Municipal Code Section 145.1803(a) through (d) and (f) through (h) and Table 145.1803 or when required by the Building Official, for all new structures and nonexempt additions to existing structures.
- (2) R401.6 Preparation of geotechnical reports. When a Geotechnical Report is required the report shall be prepared in conformance with the City of San Diego Guidelines for Geotechnical Reports and shall be submitted to the Building Official. When geologic hazards are identified, the report shall contain appropriate recommendations for mitigation of the hazards, and these recommendations shall be incorporated in the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geotechnical investigation establishes

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

that construction of buildings or structures would be unsafe because of the geologic hazards. Issuance of a Building Permit does not constitute a representation that the site or construction is safe.

- (3) R401.7 The Building Official may require that a “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” be executed by the property owner as a condition to the issuance of a Building Permit for any structure to be located over a suspected fault or other geologic hazard. A “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” may also be required when a geotechnical investigation cannot conclusively establish that buildings or structures located on the site would either be safe or unsafe. The form of notice shall be as provided by the Building Official, executed by the owner of the property, recorded with the San Diego County Recorder, and filed with the City of San Diego as a condition to issuance of the Building Permit.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

Ch 14 Article 9 Division 6

The wall bracing requirements in the International Residential Code have been maintained by the Structural Engineers Association of California as well as a variety of engineering and industry groups to ensure that the prescriptive design standards can be demonstrated to comply with nationally recognized seismic design standards as well as principles of engineering and mechanics. That effort has abated in recent years and certain undesirable requirements remain in the code.

Division 6: Additions and Modifications to Chapter 6 of the California Residential Code

§149.0601 Local Deletions, Modifications and Additions to Chapter 6 “Wall Construction” of the California Residential Code

- (a) Chapter 6 of the California Residential Code has been adopted by reference with deletions, modifications additions pursuant to Section 149.0103, 149.0104, 149.0105 and 149.0106 of the Land Development Code.
- (b) Sections R601 and R603 through R613 has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

149.0602 **2010-2013**

Adopt an amendment to Section R602.10.6.1.

- Adopt an amendment to Section R602.10.6.1 # 3 (page 236) to require blocking for full length of braced wall line and not just above shearwall based on public comment # 1 by CRSC in submitted Code change RB 109- 09/10 to the 2009 IBC that was approved.
- Adopt an amendment to not adopt Figures R602.10.6.2(1) and R602.10.6.2(3) by deleting reference in Section R602.10.6.1 # 3 and 4.2. The shear transfer relies on bearing between portion of roof truss top chord and remainder of truss to transfer shear from roof diaphragm with no limit on truss span. Section R802.10.2.1 has no limit on truss span since San Diego is not subject to snow loads or wind speeds 110 mph.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

§149.0602 Local Modifications to Section R602 “Wood Wall Framing” of the California Residential Code

- (a) Section R602 has been adopted by reference with modifications pursuant to Section 149.105 of the Land Development Code.
- (b) Section R602.10.6.1 # 3 and # 4 are modified as follows:
 - (1) 3. For SDC D₀, D₁ and D₂ or wind speeds of 100 miles per hour (45 m/s) or greater, where the distance between the top of rafters or roof trusses and perpendicular top plates is 15 1/4 inches (387 mm) or less, rafters or roof trusses shall be connected to the top plates of braced wall panels with blocking over the full length of the braced wall line and attached in accordance with Table R602.3(1).
 - (2) 4. For all seismic design categories and wind speeds, where the distance between the top of rafters or roof trusses and perpendicular top plates exceeds 15 1/4 inches (387 mm), perpendicular rafters or roof trusses shall be connected to the top plates over the full length of the braced wall line in accordance with one of the following methods:
 - 4.1. In accordance with Figure R602.10.6.2(2).
 - 4.2. With full height engineered blocking panels designed for values listed in American Forest and Paper Association (AF&PA) Wood Frame Construction Manual for One- and Two-Family Dwellings (WFCM). Both the roof and floor sheathing shall be attached to the blocking panels in accordance with Table R602.3(1).

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

4.3. Designed in accordance with accepted engineering methods.

- (c) Figure R602.10.6.2(1) and Figure R602.10.6.2(3) are not adopted pursuant to Section 149.0104 of the Land Development Code.

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|---|
| <p>3. For SDC D₀, D₁ and D₂ or wind speeds of 100 miles per hour (45 m/s) or greater, where the distance between the top of rafters or roof trusses and perpendicular top plates is 15 1/4 inches (387 mm) or less, rafters or roof trusses shall be connected to the top plates of braced wall panels with blocking <u>over the full length of the braced wall line in accordance with Figure R602.10.6.2(1)</u> and attached in accordance with Table R602.3(1).</p> <p>4. For all seismic design categories and wind speeds, where the distance between the top of rafters or roof trusses and perpendicular top plates exceeds 15 1/4 inches (387 mm), perpendicular rafters or roof trusses shall be connected to the top plates <u>over the full length of the braced wall line of braced wall panels</u> in accordance with one of the following methods:</p> <ul style="list-style-type: none">4.1. In accordance with Figure R602.10.6.2(2),4.2. In accordance with Figure R602.10.6.2(3),4.32. With full height engineered blocking panels designed for values listed in American Forest and Paper Association (AF&PA) Wood Frame Construction Manual for One- and Two-Family <i>Dwellings</i> (WFCM). Both the roof and floor sheathing shall be attached to the blocking panels in accordance with Table R602.3(1).4.43. Designed in accordance with accepted engineering methods. |
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Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

Ch 14 Article 9 Division 8

Division 8: Additions and Modifications to Chapter 8 of the California Residential Code

§149.0801 Local Modifications and Additions to Chapter 8 “Roof-Ceiling Construction” of the California Residential Code

- (a) Chapter 8 of the California Residential Code has been adopted by reference with modifications additions pursuant to Section 149.0103, 149.0105 and 149.0106 of the Land Development Code.
- (b) Sections R801 through R805 and Section R807 has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

149.0806 **2010-2013**

Adopt an amendment to the attic ventilation requirements in Section R806 of the IBC based on the approved 2009 IBC Code Change G146- 09/10 public comment. R806.4 provides requirements for unvented attics but the code does not permit omission of attic ventilation?

§149.0806 Local Modifications to Section R806 “Roof Ventilation” of the California Residential Code

- (a) Section R806 has been adopted by reference with additions and modifications pursuant to Section 149.0105 and 149.0106 of the Land Development Code.
- (b) Modify Section R806.1 by adding an exception.
- (c) R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and ¼ inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than ¼ inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and ¼ inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.
 - (1) Exception: Attic ventilation shall not be required when determined not necessary by the Building Official due to atmospheric or climatic conditions.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and ¼ inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than ¼ inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and ¼ inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.

Exception: Attic ventilation shall not be required when determined not necessary by the Building Official due to atmospheric or climatic conditions.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

Ch 14 Article 9 Division 9

Adopt amendments to the Residential Building Regulations roofing standards based on CBC amendments in SDMC Ch 14 Art 5 Div 15. The existing roofing requirements are proposed to be adopted through transcription and will be updated to revise “roofing assembly” or “roofing” to “roof assembly” or “roof covering”.

Division 9: Additions and Modifications to Chapter 9 of the California Residential Code

§149.0901 Local Modifications and Additions to Chapter 9 “Roof Assemblies” of the California Residential Code

- (a) Chapter 9 of the California Residential Code has been adopted by reference with additions and modifications pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.
- (b) Section R901.1 and Sections R902.2 through R905.6 and Sections R905.9 through R906 have been adopted by reference without change pursuant to Section 149.0103 of the Land Development Code.
- (c) Sections R902, R905.7, R905.8 and Section R907 have been adopted by reference with modifications pursuant to Section 149.0105 and additions pursuant to Section 149.0106 of the Land Development Code.

§149.0902 Local Additions and Modifications to Section R902.1 “Roof Classification” of the California Residential Code

- (a) Section R902.1 has been adopted by reference and modified by adding Section R902.1.5 as follows pursuant to Section 149.0105 and 149.0106 of the Land Development Code:

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

- (1) R902.1.5 Roof covering materials. All newly constructed roofs shall be covered with a fire-retardant roof covering that is at least Class “A”.
- (2) R902.1.5.1 The entire roof shall be shall be covered with a fire-retardant roof covering that is at least Class “A” where a building addition is more than twenty-five percent of the original floor area of the building.
- (b) Section R902.2 has been adopted by reference and modified by adding Section R902.2.1 and R902.2.2 as follows pursuant to Section 149.0105 and 149.0106 of the Land Development Code:
 - (1) R902.2.1 Wood shingles. Wood shingles are not permitted, except as provided in California Historical Building Code section 8-408 and Section 149.0907.
 - (2) R902.2.2. Wood shakes. Wood shakes are not permitted, except as provided in California Historical Building Code section 8-408 and Section 149.0907.

Comment [a3]: From SDMC 145.1506 (c) 1

Comment [a4]: From SDMC 145.1506 (c) 2

Comment [a5]: From SDMC 145.1507 (a) 1

Comment [a6]: From SDMC 145.1507 (a) 2

§149.0905 Local Additions and Modifications to Section R905 “Requirements for Roof Coverings” of the California Residential Code

- (a) Section R905 has been adopted by reference and modified by adding Section R905.1.1 as follows pursuant to Section 149.0105 and 149.0106 of the Land Development Code:
- (b) R905.1.1 Roof covering shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

Comment [a7]: From SDMC 145.1507 (b)

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

§149.0907 Local Additions and Modifications to Section R907 “Reroofing” of the California Residential Code

(a) Section R907 has been modified as follows pursuant to Section 149.0105 of the Land Development Code:

- (1) R907.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 9 of the California Residential Code as adopted and amended by the City of San Diego.

Comment [a8]: From SDMC 145.1510 (a)

(b) Sections R907.1.1 through R907.1.2 have been added as follows pursuant to Section 149.0106 of the Land Development Code:

- (1) R907.1.1 All replacements, alterations, or repairs shall be with a fire-retardant roof covering that is at least Class “A”.

Comment [a9]: From SDMC 145.1510 (b)1

- (2) R907.1.2 The entire roof shall be a Class “A” roof assembly where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.

Comment [a10]: From SDMC 145.1510 (b)2

(c) Sections R907.1.3 through R907.1.5 have been added as follows pursuant to Section 145.0106 of the Land Development Code:

- (1) R907.1.3. 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.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

- (2) R907.1.4 Wood shakes and shingles are not permitted, except as provided in California Historical Building Code section 8-408 and section 149.0907.
- (3) R907.1.5. No roof covering shall be applied over any existing wood shakes or wood shingles.

Proposed City of San Diego Amendments – Part I

2010 California Residential Building Code - Residential Building Regulations

Ch 14 Article 9 Division 45

Add an amendment that adopts Appendix J grading in the CRC

Division 45: Addition of Chapter 45 of the California Residential Code

§149.4501 Local Addition of Chapter 45 “Residential Grading Regulations” of the California Residential Code

- (a) Chapter 45 of the California Residential Code has been added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code.