

ORDINANCE NUMBER O-19726 (NEW SERIES)

DATE OF FINAL PASSAGE April 8, 2008

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING CHAPTER 14, ARTICLE 5, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING DIVISION 1, SECTIONS 145.0101, 145.0102, 145.0103, 145.0104, 145.0105, 145.0106, 145.0107 AND ADDING A NEW SECTION 145.0108; BY ADDING NEW DIVISIONS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, AND 38; BY RETITLING AND AMENDING DIVISION 2, BY REPEALING CURRENT SECTION 145.0201, BY MOVING, RENUMBERING AND AMENDING SECTIONS 145.0202, 145.0203, 145.0204, 145.0205, 145.0206 AND 145.0207 TO NEW DIVISIONS 15, 18, 29, 32, 33 AND 34 RESPECTIVELY AND ADDING NEW SECTIONS 145.0201 AND 145.0202; BY RETITLING AND AMENDING DIVISION 3 BY MOVING, RENUMBERING AND AMENDING CURRENT SECTIONS 145.0301, 145.0302 AND 145.0303 TO DIVISION 31 AND BY ADDING A NEW SECTION 145.0301 AND REPEALING SECTION 145.0304; BY MOVING, RENUMBERING AND AMENDING CURRENT DIVISION 4, SECTIONS 145.0401, 145.0402, 145.0403, 145.0404, 145.0405, 145.0406, 145.0407, 145.0408, 145.0409, 145.0410, 145.0411, 145.0412, 145.0413, 145.0414, 145.0415, 145.0416, 145.0417, 145.0418, 145.0420, 145.0421, 145.0422, 145.0423, 145.0424, 145.0425, 145.0426 AND 145.0427 TO NEW DIVISION 37, REPEALING SECTION 145.0419, AND ADDING A NEW DIVISION 4, SECTION 145.0401; BY MOVING, RENUMBERING AND AMENDING CURRENT DIVISION 5, SECTIONS 145.0501, 145.0502, 145.0503, 145.0504, AND 145.0505 TO NEW DIVISION 38, AND ADDING NEW DIVISION 5, SECTION 145.0501; BY ADDING NEW DIVISION 6, SECTION 145.0601; BY ADDING NEW DIVISION 7, SECTION 145.0701; BY ADDING NEW DIVISION 8, SECTION 145.0801; BY ADDING NEW DIVISION 9, SECTION 145.0901; BY ADDING NEW DIVISION 10, SECTION 145.1001; BY ADDING NEW DIVISION 11, SECTION 145.1101; BY ADDING NEW DIVISION 12, SECTION 145.1201; BY ADDING NEW DIVISION 13, SECTION 145.1301; BY ADDING NEW DIVISION 14, SECTION 145.1401; BY ADDING NEW DIVISION 15, SECTIONS 145.1501 AND 145.1505, BY INCORPORATING CURRENT SECTION 145.0202 INTO NEW

SECTIONS 145.1507, AND 145.1510; BY ADDING NEW DIVISION 16, SECTIONS 145.1601 AND 145.1613; BY ADDING NEW DIVISION 17, SECTIONS 145.1701 AND 145.1705; BY ADDING NEW DIVISION 18, SECTION 145.1801, BY RENUMBERING AND AMENDING SECTION 145.0203 TO 145.1802, AND ADDING NEW SECTION 145.1805; BY ADDING NEW DIVISION 19, SECTIONS 145.1901 AND 145.1908; BY ADDING NEW DIVISION 20, SECTION 145.2001; BY ADDING NEW DIVISION 21, SECTION 145.2101; BY ADDING NEW DIVISION 22, SECTION 145.2201; BY ADDING NEW DIVISION 23, SECTION 145.2301; BY ADDING NEW DIVISION 24, SECTION 145.2401; BY ADDING NEW DIVISION 25, SECTION 145.2501; BY ADDING NEW DIVISION 26, SECTION 145.2601; BY ADDING NEW DIVISION 27, SECTION 145.2701; BY ADDING NEW DIVISION 28, SECTION 145.2801; BY ADDING NEW DIVISION 29, BY RENUMBERING AND AMENDING SECTION 145.0204 TO 145.2901; BY ADDING NEW DIVISION 30, SECTION 145.3001; BY ADDING NEW DIVISION 31, SECTION 145.3101; BY RENUMBERING AND AMENDING CURRENT SECTION 145.0301 TO 145.3109 AND INCORPORATING CURRENT SECTIONS 145.0302 AND 145.0303 INTO SECTION 145.3109, BY RENUMBERING AND AMENDING CURRENT SECTIONS 145.0305 AND 145.0306 TO 145.3110 AND 145.3111 RESPECTIVELY; BY ADDING NEW DIVISION 32, SECTION 145.3201, AND RENUMBERING AND AMENDING CURRENT SECTION 145.0205 TO SECTION 145.3203; BY ADDING NEW DIVISION 33, BY INCORPORATING AND AMENDING CURRENT SECTION 145.0206 INTO NEW SECTIONS 145.3301 AND SECTION 145.3303; BY ADDING NEW DIVISION 34, BY INCORPORATING AND AMENDING CURRENT SECTION 145.0207 INTO NEW SECTIONS 145.3401 AND 145.3403; BY ADDING NEW DIVISION 35, SECTION 145.3501; BY ADDING NEW DIVISION 36 AND RESERVING NEW SECTION 145.3601; BY RENUMBERING AND AMENDING DIVISION 4, SECTIONS 145.0401, 145.0402, 145.0403, 145.0404, 145.0405, 145.0406, 145.0407, 145.0408, 145.0409, 145.0410, 145.0411, 145.0412, 145.0413, 145.0415, 145.0416, 145.0417, 145.0418, 145.0420, 145.0421, 145.0422, 145.0423, 145.0424, 145.0425, 145.0426, AND 145.0427 TO NEW SECTIONS 145.3701, 145.3702, 145.3703, 145.3704, 145.3705, 145.3706, 145.3707, 145.3708, 145.3709, 145.3710, 145.3711, 145.3712, 145.3713, 145.3714, 145.3715, 145.3716, 145.3717, 145.3718, 145.3719,

145.3720, 145.3721, 145.3722, 145.3723, 145.3724, 145.3725,  
AND 145.3726, RESPECTIVELY; BY RENUMBERING  
DIVISION 5, SECTIONS 145.0501, 145.0502, 145.0503,  
145.0504, AND 145.0505 TO NEW DIVISION 38,  
SECTIONS 145.3801, 145.3802, 145.3803, 145.3804, AND  
145.3805, RESPECTIVELY; AND ADOPTING THE 2007  
CALIFORNIA BUILDING CODE AND ASSOCIATED  
MUNICIPAL CODE AMENDMENTS.

WHEREAS, the California Building Code, 2007 Edition, has been published by the California Building Standards Commission, and amended by the State Department of Housing and Community Development, the Division of the State Architect/Access Compliance, the State Office of Statewide Health Planning and Development and the State Fire Marshal. and

WHEREAS, the State adopted the 2006 International Building Code as a basis for the 2007 California Building Code and adopted the 2006 Uniform Mechanical Code as a basis for the 2007 California Mechanical Code and the 2006 Uniform Plumbing Code as a basis for the 2007 California Plumbing Code; and

WHEREAS, every three years the City of San Diego adopts by reference the latest edition of the California Building Standards Code pursuant to Health and Safety Code section 17922; and

WHEREAS, this is done in coordination with the State of California's adoption of these codes, and this procedure provides an additional opportunity to modify local regulations based on required local findings; and

WHEREAS, adoption of this ordinance will update the City's building standards for all types of buildings to reflect the most recent improvements in design and construction techniques

and will provide a level of safety to building occupants intended by the State in its code adoption process; and

WHEREAS, Section 17958 of the California Health and Safety Code provides that the governing body of every city or county shall adopt ordinances or regulations imposing the same requirements as those contained in the California Building Code; and

WHEREAS, Sections 17958.5 and 17958.7 of the California Health and Safety Code provide that a city or county may make such changes or modifications to the requirements contained in the California Building Code which are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, certain amendments have been recommended by the City of San Diego Board of Building Appeals and Advisors and the City of San Diego Planning Commission as changes or modifications in the requirements of the California Building Code which are reasonably necessary because of local climatic, geological and topographical conditions; and

Section 1. That the Council of the City of San Diego expressly finds and declares in accordance with California Health and Safety Code section 17958.5 that the amendments, additions, and deletions incorporate changes and modifications which are reasonably necessary because of the following local climatic, geological and topographical conditions:

**1. Climatic**

The City of San Diego experiences periods of high temperatures, accompanied by low humidity and high winds each year. These conditions create an environment in which the Fire Department commits large numbers of fire fighting resources to the control and

extinguishment of wildland fires. During such periods, the limited available firefighting resources may have great difficulty controlling fires in structures. Years of drought and San Diego's semi-arid natural environment have increased the combustibility of vegetation. The hot dry weather in combination with Santa Ana winds creates very dangerous conditions to the region including the City of San Diego.

## **2. Geological**

The City of San Diego is situated near three major earthquake faults, each capable of generating quakes with a magnitude of 7.0. These faults are the Elsinore Fault, Northeast of the City; the Rose Canyon Fault which extends from La Jolla Cove, through Rose Canyon and into downtown San Diego; and the Coronado Banks Fault which extends in a Northwest/Southeast direction, just off coast. The City of San Diego is subject to seismic events. Seismic events do three things simultaneously: 1. They disrupt the water supply and damage sprinkler systems; 2. They cause ignitions from a variety of sources; 3. They overwhelm the emergency response system instantly and on a large-scale. The most severe threat from earthquakes is damage to and the collapse of buildings and other structures due to ground movement. There is a distinct concern that fires may be caused by an earthquake because of damage to gas and power lines and the unavailability of sufficient water supply to control fires based on broken water mains.

## **3. Topographical**

Access to vegetation is made difficult by terrain that includes hills, mountains and canyons creating a delay for emergency personnel in the extinguishment of a fire area. The City of San Diego has over 900 linear miles of wildland urban interface, where back yards of homes meet the natural vegetation (coastal sage scrub and chaparral) in canyons.

NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 2. That Chapter 14, Article 5, Division 1, of the San Diego Municipal Code is amended by amending sections 145.0101, 145.0102, 145.0103, 145.0104, 145.0105, 145.0106, 145.0107 and adding new Section 145.0108 to read as follows:

### **Article 5: Building Regulations**

#### **Division 1: Adoption and Applicability of the Building Regulations**

##### **§ 145.0101 Purpose of the Building Regulations**

- (a) The purpose of the Building Regulations is to establish minimum standards to safeguard life or limb, health, property and public welfare and to satisfy the purpose of the 2007 California Building Code as provided in Section 101.3 of the 2007 California Building 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.

##### **§ 145.0102 When the Building Regulations Apply**

- (a) This article shall be known as the 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 Building Code, and hydraulic flood control structures. The Building Regulations shall also apply to City-owned buildings.

(b) through (d) [No Change in text.]

**§ 145.0103 Adoption of the 2007 California Building Code**

- (a) The 2007 California Building 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]; the Division of the State Architect/Access and Compliance [DSA/AC]; the State Office of Statewide Health Planning and Development [OSHPD3]; 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 36. A copy of the 2007 California Building Code is on file in the office of the City Clerk as Document No. OO-\_\_\_\_\_.
- (b) When reference is made to the California Building Code, it shall be the 2007 California Building Code, California Code of Regulations Title 24, Part 2, as published by the California Building Standards Commission and adopted by the City of San Diego.

- (c) Each of the regulations, provisions, conditions, and terms of the 2007 California Building Code is made a part of this article as if fully set forth in this article except as otherwise provided in Divisions 2 through 36.
- (d) Numbering of sub-sections in Division 2 through 35 of this Article is cross-referenced to sections in the 2007 California Building Code.
- (e) The adoption of the 2007 California Building 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 Building Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Sections 101.3, 102, 108, 109.1 and 110.3 of the 2007 California Building Code. The Building Official shall only enforce those amendments made by the following state agencies:
  - (1) California Building Standards Commission.
  - (2) The Department of Housing and Community Development for accessibility in privately funded housing and all housing (HCD 1 and HCD 1/AC).



- (3) Division of the State Architect, Access Compliance for accessibility in commercial buildings and publicly funded housing (DSA/AC).
- (4) Office of the State Fire Marshal (SFM).
- (5) Office of Statewide Health, Planning and Development requirements for licensed clinics and any freestanding building under a hospital license where outpatient clinical services are provided (OSHDP3).
- (6) California Energy Commission energy efficiency standards (CEC).

**§ 145.0104 Portions of the 2007 California Building Code Not Adopted by the City of San Diego**

The following portions of the 2007 California Building Code are not adopted by the City of San Diego:

- (a) Chapter 15, Roof Assemblies and Roof Structures, Table 1505.1 and Section 1510.4.
- (b) Chapter 29, Plumbing Systems.

**§ 145.0105 Modifications to the 2007 California Building Code Adopted by the City of San Diego**

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

- (a) Chapter 15 Roofing and Roof Structures, Section 1505.1 General, Section 1505 Fire Classification, Section 1507.8 Wood Shingles, Section 1507.9 Wood Shakes, Section 1510.1 General.
- (b) Chapter 33, Demolition, Section 3303.4.

**§ 145.0106 Additions to the 2007 California Building Code Adopted by the City of San Diego**

The following sections and sub-sections have been added to the 2007 California Building Code by the City of San Diego:

- (a) Chapter 15, Roofing and Roof Structures, Sub-sections 1505.1.5 and 1505.1.6, Sections 1507.16 and Sub-sections 1510.1.1 through 1510.1.5 and have been added to Reroofing.
- (b) Chapter 16, Structural Design, Sub-sections 1613.6.3.1, 1613.6.3.2, 1613.6.3.3 and 1613.6.3.4.
- (c) Chapter 17, Structural Tests and Special Inspections, Section 1705.5.
- (d) Chapter 18, Soils and Foundations, Section 1802 Foundation and Soils Investigations, Sub-sections 1802.2.8 Required Geologic Investigation including 1802.2.8.1 through 1802.2.8.4, Sub-section 1805.2.4, and Table 145.1802.
- (e) Chapter 19, Concrete, Sub-section 1908.1.17.

- (f) Chapter 31, Special Construction, Section 3109 Swimming Pool Enclosures and Safety Devices, Sub-sections 3109.1.1, 3109.1.2, 3109.4.1.10.
- (g) Chapter 32, Encroachments into the Public Right-of-Way, Section 3203 Entrance Canopies, Sections 3203.1 through 3203.6.
- (h) Chapter 33, Safeguards During Construction, Section 3303.7, Demolition and Removal Regulations.
- (i) Chapter 34, Existing Structures, Section 3403 Additions, Alterations or Repairs, Sections 3403.5 and 3403.6.
- (j) Chapter 37, Archaic Materials and Methods of Construction.
- (k) Chapter 38, Additional Building Standards for Buildings Located Adjacent to Hazardous Areas of Native or Naturalized Vegetation.

**§ 145.0107 Adoption of Appendices to the 2007 California Building Code**

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

- (a) Appendix chapters specifically adopted by a State agency listed in Section 145.0103 and identified in the adoption matrices of the 2007 California Building Code.
- (b) Appendix Chapter C, Group “U” Agricultural Buildings.

(c) Appendix Chapter I, Patio Covers.

**§ 145.0108 Adoption of 2007 California Building Code Chapter 1, “General Code Provisions”**

(California) Chapter 1 of the 2007 California Building Code “General Code Provisions” is adopted pursuant to Section 145.0103 (a) without change.

Section 3. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by adding new Divisions 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38.

Section 4. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by repealing Section 145.0201, by moving, renumbering and amending Sections 145.0202, 145.0203, 145.0204, 145.0205, 145.0206, and 145.0207 to new Divisions 15, 18, 29, 32, 33, and 34, respectively, and adding new Sections 145.0201 and 145.0202 to read as follows:

**Article 5: Building Regulations**

**Division 2: Additions and Modifications to Chapter 2 of the 2007 California Building Code**

**§ 145.0201 Local Modifications and Additions to Chapter 2 Definitions of the 2007 California Building Code**

Chapter 2 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**§ 145.0202 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 5 Divisions 3

through 36 of the Land Development Code where they conflict with the definitions contained in the 2007 California Building Code.

- (b) Definitions in Divisions 16 and 19 of Chapter 14 Article 5 only apply where used as a part of additions to the 2007 California Building Code and associated referenced standards.

Section 5. That Chapter 14, Article 5, Division 3 of the San Diego Municipal Code is amended by moving, renumbering and amending current Sections 145.0301, 145.0302 and 145.0303 to new Division 31, re-titling the division and adding new Section 145.0301 to read as follows:

#### **Article 5: Building Regulations**

#### **Division 3: Additions and Modifications to Chapter 3 of the 2007 California Building Code**

#### **§ 145.0301**

Chapter 3 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 6. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by moving, renumbering and amending current Division 4, Sections 145.0401, 145.0402, 145.0403, 145.0404, 145.0405, 145.0406, 145.0407, 145.0408, 145.0409, 145.0410, 145.0411, 145.0412, 145.0413, 145.0414, 145.0415, 145.0416, 145.0417, 145.0418, 145.0420, 145.0421, 145.0422, 145.0423, 145.0423, 145.0424, 145.0425, 145.0426 and 145.0427 to new Division 37, repealing current Section 145.0419, and adding new Division 4, Section 145.0401 to read as follows:

**Article 5: Building Regulations**

**Division 4: Additions and Modifications to Chapter 4  
of the 2007 California Building Code**

**§ 145.0401 Local Modifications and Additions to Chapter 4 “Special Detailed Requirements Based on Use and Occupancy” of the 2007 California Building Code**

Chapter 4 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 7. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by moving, renumbering and amending current Division 5, Sections 145.0501, 145.0502, 145.0503, 145.0504 and 145.0505 to new Division 38, and adding new Division 5, Section 145.0501 to read as follows:

**Article 5: Building Regulations**

**Division 5: Additions and Modifications to Chapter 5  
of the 2007 California Building Code**

**§ 145.0501 Local Modifications and Additions to Chapter 5 “General Building Heights and Areas” of the 2007 California Building Code**

Chapter 5 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 8. That Chapter 14, Article 5, is amended by adding new Division 6, Section 145.0601, new Division 7, Section 145.0701, new Division 8, Section 145.0801, new Division 9, Section 145.0901, new Division 10, Section 145.1001, new Division 11, Section 145.1101, new Division 12, Section 145.1201, new Division 13, Section 145.1301 and new Division 14, Section 145.1401 to read as follows:

**Article 5: Building Regulations**

**Division 6: Additions and Modifications to Chapter 6  
of the 2007 California Building Code**

**§ 145.0601 Local Modifications and Additions to Chapter 6 “Types of Construction” of  
the 2007 California Building Code**

Chapter 6 of the 2007 California Building Code has been adopted by reference  
without change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 7: Additions and Modifications to Chapter 7  
of the 2007 California Building Code**

**§ 145.0701 Local Modifications and Additions to Chapter 7 “Fire-Resistance Rated  
Construction” of the 2007 California Building Code**

Chapters 7 and 7A of the 2007 California Building Code has been adopted by  
reference without change pursuant to Section 145.0103 of the Land Development  
Code.

**Article 5: Building Regulations**

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

**§ 145.0801 Local Modifications and Additions to Chapter 8 “Interior Finishes” of the  
2007 California Building Code**

Chapter 8 of the 2007 California Building Code has been adopted by reference  
without change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 9: Additions and Modifications to Chapter 9  
of the 2007 California Building Code**

**§ 145.0901 Local Modifications and Additions to Chapter 9 “Fire Protection Systems” of  
the 2007 California Building Code**

Chapter 9 of the California Building Code has been adopted by reference without  
change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 10: Additions and Modifications to Chapter 10  
of the 2007 California Building Code**

**§ 145.1001 Local Modifications and Additions to Chapter 10 “Means of Egress” of the  
2007 California Building Code**

Chapter 10 of the 2007 California Building Code has been adopted by reference  
without change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 11: Additions and Modifications to Chapter 11  
of the 2007 California Building Code**

**§ 145.1101 Local Modifications and Additions to Chapter 11 “Accessibility” of the 2007  
California Building Code**

Chapters 11A and 11B of the 2007 California Building Code have been adopted  
by reference without change pursuant to Section 145.0103 of the Land  
Development Code.



**Article 5: Building Regulations**

**Division 12: Additions and Modifications to Chapter 12  
of the 2007 California Building Code**

**§ 145.1201 Local Modifications and Additions to Chapter 12 “Interior Environment” of  
the 2007 California Building Code**

Chapter 12 of the 2007 California Building Code has been adopted by reference  
without change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 13: Additions and Modifications to Chapter 13  
of the 2007 California Building Code**

**§ 145.1301 Local Modifications and Additions to Chapter 13 “Energy Efficiency” of the  
2007 California Building Code**

Chapter 13 of the 2007 California Building Code has been adopted by reference  
without change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 14: Additions and Modifications to Chapter 14  
of the 2007 California Building Code**

**§ 145.1401 Local Modifications and Additions to Chapter 14 “Exterior Walls” of the  
2007 California Building Code**

Chapter 14 of the 2007 California Building Code has been adopted by reference  
without change pursuant to Section 145.0103 of the Land Development Code.

Section 9. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by  
adding new Division 15, Sections 145.0501, and 145.1505; incorporating and amending current

Section 145.0202 into Sections 145.1507 and 145.1510, reformatted and amended for consistency with the 2007 California Building Code, to read as follows:

**Article 5: Building Regulations**

**Division 5: Additions and Modifications to Chapter 15  
of the 2007 California Building Code**

**§ 145.1501 Local Modifications and Additions to Chapter 15 “Roof Assemblies and Roof Top Structures” of the 2007 California Building Code**

- (a) Chapter 15 of the 2007 California Building Code has been adopted by reference with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) Sections 1501 through 1504 and Sections 1505 (except for Table 1505.1), 1506, 1508 and 1509 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.
- (c) Sections 1505.1, 1507.8 and 1507.9 have been adopted by reference with modifications pursuant to Section 145.0105 of the Land Development Code.
- (d) Table 1505.1 has not been adopted by reference by the City of San Diego pursuant to Section 145.0105 of the Land Development Code.

**§ 145.1505 Local Additions and Modifications to Section 1505 “Fire Classification” of the 2007 California Building Code**

- (a) Section 1505.1 has been adopted by reference and modified as follows pursuant to Section 145.0105 of the Land Development Code:

- (b) 1505.1 Roof assemblies shall be divided into the classes defined below.
- Class A, B and C roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 109 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898.
- (1) Exception: Skylights and sloped glazing that comply with Chapter 24 or Section 2610 of the 2007 California Building Code.
- (c) Sections 1505.1.5 and 1505.1.6 have been added as follows pursuant to Section 145.0106 of the Land Development Code:
- (1) 1505.1.5. All newly constructed roofs shall be a Class “A” roofing assembly.
- (2) 1505.1.6. 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.

**§ 145.1507 Local Additions and Modifications to Section 1507 “Requirements for Roof Coverings” of the 2007 California Building Code**

- (a) Sections 1507.8 and 1507.9 have been modified as follows pursuant to Section 145.0105 of the Land Development Code:
- (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.

(b) Section 1507.16 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

1507.16. Roofing shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

**§ 145.1510 Local Additions and Modifications to Section 1510 “Reroofing” of the 2007 California Building Code**

(a) Section 1510.1 has been modified as follows pursuant to Section 145.0105 of the Land Development Code:

1510.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the 2007 California Building Code as adopted and amended by the City of San Diego.

(b) Sections 1510.1.1 through 1510.1.2 have been added as follows pursuant to Section 145.0106 of the Land Development Code:

(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.
- (c) Sections 1510.1.3 through 1510.1.5 have been added as follows pursuant to Section 145.0106 of the Land Development Code:
- (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.
  - (3) 1510.1.5. No roof covering shall be applied over any existing wood shakes or wood shingles.

Section 10. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by adding Division 16, Sections 145.1601 and 145.1613; by adding Division 17, Sections 145.1701 and 145.1705 to read as follows:

**Article 5: Building Regulations**

**Division 16: Additions and Modifications to Chapter 16  
of the 2007 California Building Code**

**§ 145.1601 Local Modifications and Additions to Chapter 16 “Structural Design” of the  
2007 California Building Code**

- (a) Chapter 16 of the 2007 California Building Code has been adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1601 through 1613.6.2 including all figures have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**§ 145.1613 Local Additions and Modifications to Section 1613 “Earthquake Loads” of  
the 2007 California Building Code**

Sub-sections 1613.6.3.1, 1613.6.3.2, 1613.6.3.3, 1613.6.3.4 have been added as follows pursuant to Section 145.0106 of the Land Development Code:

- (a) **1613.6.3.1 Minimum Seismic Base Shear.** Modify equation 12.8-5 in Section 12.8.1.1 of ASCE 7-05 as follows:

$$C_s = 0.044 S_{DS} I \quad (\text{Equation 12.8-5})$$

- (1)  $C_s$  shall not be less than 0.01.
- (b) **1613.6.3.2 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:

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

(c) **1613.6.3.3 Minimum Building Separation.** Modify Section 12.12.3 of ASCE 7-05 and add equations 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:

$$\Delta_M = C_d \delta_{\max} \quad (\text{Equation 12.12-1})$$

*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

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

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

- (3) 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,  $\Delta_M$ , of that structure.
- (4) **EXCEPTION:** Smaller separations or property line setbacks shall be permitted when justified by rational analysis based on maximum expected ground motions.

(d) **1613.6.3.4 Displacements Within Structures.** Modify equations 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:

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

where

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

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

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



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

where

$I_B$  = the importance factor for Structure B in Section 11.5.1 of ASCE 7-05.

### **Article 5: Building Regulations**

#### **Division 17: Additions and Modifications to Chapter 17 of the 2007 California Building Code**

##### **§ 145.1701 Local Modifications and Additions to Chapter 17 “Structural Tests and Special Inspections” of the 2007 California Building Code**

- (a) Chapter 17 of the 2007 California Building Code has been adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1701 through 1704 and 1706 through 1715 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

##### **§ 145.1705 Local Additions and Modifications to Section 1705 “Statement of Special Inspections” of the 2007 California Building Code**

- (a) Section 1705.5 has been added as follows pursuant to Section 145.0106 of the Land Development Code:  
  
1705.5. Where structural observation is required by Section 1709 of the 2007 edition of the California Building Code, the structural observation

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 shall describe the stages of construction at which structural observation is to occur.

Section 11. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by adding new Division 18, Section 145.1801, renumbering and amending current Section 145.0203 to 145.1802, and adding new Section 145.1805 to read as follows:

**Article 5: Building Regulations**

**Division 18: Additions and Modifications to Chapter 18  
of the 2007 California Building Code**

**§ 145.1801 Local Modifications and Additions to Chapter 18 “Soils and Foundations” of the 2007 California Building Code**

- (a) Chapter 18 of the 2007 California Building Code has been adopted by reference with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) Section 1802 has been adopted by reference with modifications pursuant to Section 145.0105.
- (c) Section 1801 and Sections 1803 through 1812 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**§ 145.1802 Local Additions to Section 1802 “Foundation and Soils Investigations” of the 2007 California Building Code**

(a) Section 1802.2.5 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

- (1) 1802.2.5.1. A geologic investigation shall be submitted when required by Municipal Code 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 Municipal Code Table 145-37A) as a result of the proposed work.
- (2) 1802.5.2. When required, a report of the geologic investigation 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 geologic investigation establishes 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) 1802.2.5.3. Additions to detached one and two-family dwellings are exempt from geologic investigation requirements for Building

Permits, except when the site is located within Geologic Hazard Category 11 or 21, or when required by discretionary action. All new additions of less than 500 square feet of floor area, remodels and non-structural tenant improvements (TIs) to existing structures are exempt from geologic investigation requirements. Consecutive additions to the same structure which total 500 square feet or more in any 12-month period may require a geologic investigation.

- (4) 1802.2.5.4. 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 geologic 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.

Table 145.1802  
Required Geologic Investigation (5)

Hazard Category(1)	Geologic Reconnaissance Required	Geologic Report Required
11 (3), 13 (3) 21, 31(4) , 41	-----	A (2), B(2), C(2), D (2)
12 (3), 22, 42, 43	C, D	A, B
23-27, 32(4), 54	B, C	A
44-48, 52, 53	B	A
51, 55	-----	A

**Footnotes:**

- 1 Hazard category. The Hazard Category describes the geologic feature or condition suspected at the site. The Hazard Category is determined by reference to the current City of San Diego Seismic Safety Study (SDSSS) maps.
- 2 Building, structure, and facility classes A, B, C and D.
  - A. **Class A** includes the following:
    - 1) Buildings or structures classified as Essential Facilities in Occupancy Category IV as defined in Table 1604.5 of the California Building Code.
    - 2) Any building, structure or facility where, in the opinion of the Building Official, significant generation or storage of toxic, hazardous, or flammable materials will occur. Quantities of these materials will be assessed in accordance with the risks they present.
  - B. **Class B includes** the following developments, occupancy groups, and structures provided they are not included in Class A:
    - 1) All developments consisting of four or more structures.
    - 2) All new structures requiring deep foundations (piers or pilings).
    - 3) All buildings over three stories in height.
    - 4) All buildings containing the following occupancies (Refer to the 2007 California Building Code, Chapter 3):
      - a. Group A, Divisions 1, 2, 3 and 4.
      - b. Group E.
      - c. Group H, Divisions 1, 2, and 3.
      - d. Group I, Divisions 2 and 3.
    - 5) All buildings with an occupant load of more than 300 occupants as determined by Table 10-A of the 2007 California Building Code and Buildings used for public assembly assigned to Occupancy Category III in Table 1604.5.

- 6) Tanks, bins, hoppers, silos, and other storage structures of more than 20,000 gallons capacity intended to store toxic, hazardous, or flammable contents that are not associated with a building, structure, or facility in Class A.
  - 7) Tanks, bins, hoppers, silos, and similar structures over 35 feet high.
  - 8) Towers over 35 feet high.
  - 9) Retaining walls (height is measured from the top of the footing to the top of the wall):
    - a. Retaining walls over 12 feet in height.
    - b. Retaining walls over 8 feet in height supporting a surcharge or retaining toxic, hazardous, or flammable contents.
- C. **Class C** includes the following occupancy groups and structures provided they are not included in Classes A or B:
- 1) All buildings containing the following occupancies (Refer to the 2007 California Building Code, Chapter 3):
    - a. Group A, Divisions 2, 3 and 5 (with rooms having less than 300 occupants).
    - b. Group B.
    - c. Group E.
    - d. Group F, Divisions 1 and 2.
    - e. Group H, Divisions 4 and 5.
    - f. Group I, Division 1.
    - g. Group M.
    - h. Group R, Division 1 and 2.
    - i. Group S, Division 1.
  - 2) Retaining walls (height is measured from the top of the footing to the top of the wall):
    - a. Retaining walls over 8 feet in height.
    - b. Retaining walls of any height supporting a surcharge or retaining toxic, hazardous, or flammable contents.
  - 3) Tanks, bins, hoppers, silos, and other storage structures intended to store toxic, hazardous, or flammable contents.
  - 4) Tanks, bins, hoppers, silos, and similar structures over 20 feet high.
  - 5) Towers over 20 feet high.
- D. **Class D** includes the following **occupancy** group and structures provided they are not included in Classes A, B, or C:
- 1) All buildings containing the following occupancies (refer to 2007 California Building Code, Chapter 3):
    - a. Group R, Division 3 and Group R Division 4.

Note: No geologic investigations are required for occupancy Group U or any other structure of a similar minor nature.

3 Faults and Fault Zones--Hazard Category 11, 12, and 13.

Active and potentially active faults are defined in the most recent edition of "Fault-Rupture Hazard Zones in California," Special Publication 42, California Department of Conservation, Division of Mines and Geology, a copy of which is on file at the office of the City Clerk as Document No. 00-17773-4.

Fault zones define the limits within which faults are suspected. Fault zones include the Alquist-Priolo Earthquake Fault Zones, The Downtown Special Fault Zone, as well as the area 100 feet on both sides of the fault lines indicated on the current San Diego Seismic Safety Study (SDSSS) maps. Refer to SDSSS maps for location of faults and fault zones.

4 Liquefaction Potential--Hazard Category 31 and 32.

When an investigation is required, adhere to Section 1802.2.7 of the 2007 California Building Code for minimum requirements.

5 Geologic Investigation. An investigation of the geologic condition is required for sites where geologic hazards are suspected, prior to obtaining a Building Permit. The investigation will either consist of a preliminary study, a geologic reconnaissance, or an in-depth study including field work and analysis, a geologic investigation. The geologic reconnaissance report and the geologic investigation report shall include all pertinent requirements as established by the Building Official. All reports shall be prepared in accordance with the most recent edition of the City of San Diego "Technical Guidelines for Geotechnical Reports," on file with the City Clerk as Document No. 00-17773-5. These minimum requirements shall be augmented by geologic evaluations pertinent to the type of proposed project and anticipated method of construction, which should be described in the report. For buildings located in both a fault zone and a hazard category zone, the most restrictive requirement shall govern.

Notwithstanding Table 145.1802, the Building Official may require a geologic reconnaissance report or a geologic investigation report for any site if the Building Official has reason to believe that a geologic hazard may exist at the site.

**§ 145.1805 Local Additions to Section 1805 "Footings and Foundations" of the 2007 California Building Code**

(a) For the purposes of this section, "floor" shall include floors, mezzanines or any other elevated walking surface.

(b) Section 1805.2.4 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

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 to meet all of the following requirements:

- (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) A presumptive load-bearing value of not more than 1,000 pounds per square foot shall be used as a basis of the design.
  - (4) Native soils shall not be expansive soils.
- (c) Buildings not within the scope and limitations of Section 145.1805(b) of the Land Development Code shall comply with the all requirements contained in Section 1805.2 of the 2007 California Building Code.

Section 12. That Chapter 14, Article 5 of the San Diego Municipal Code is amended by adding new Division 19, Sections 145.1901 and 145.1908; by adding new Division 20, Section 145.2001; by adding new Division 21, Section 145.2101; by adding new Division 22, Section 145.2201; by adding new Division 23, Section 145.2301; by adding new Division 24, Section 145.2401; by adding new Division 25, Section 145.2501; by adding new Division 26, Section 145.2601; by adding new Division 27, Section 145.2701; and by adding new Division 28, Section 145.2801 to read as follows:



**Article 5: Building Regulations**

**Division 19: Additions and Modifications to Chapter 19  
of the 2007 California Building Code**

**§ 145.1901 Local Modifications and Additions to Chapter 19 “Concrete” of the 2007 California Building Code**

- (a) Chapter 19 of the 2007 California Building Code has been adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1901 through 1907 and 1909 through 1915 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**§ 145.1908 Local Additions to Section 1908 “Modifications to ACI 318” of the 2007 California Building Code**

Section 1908.1.17 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

- (a) 1908.1.17 Modify Equations (14-7), (14-8) and (14-9) of Sections 14.8.3 and 14.8.4 in ACI 318-05 to read as follows:

Section 14.8.3 of ACI 3180-05 is modified as follows pursuant to Section 145.0105 of the Land Development Code:

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

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

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

(b) Section 14.8.4 of ACI 318-05 is modified as follows pursuant to Section 145.0105 of the Land Development Code:

- (1) 14.8.4 – Maximum out-of-plane deflection,  $\Delta_s$ , due to service loads, including  $P\Delta$  effects, shall not exceed  $l_c/150$ .
- (2) If  $M_a$ , maximum moment at mid-height of wall due to service lateral and eccentric **loads**, including  $P\Delta$  effects, exceed  $(2/3) M_{cr}$ ,  $\Delta_s$  shall be calculated by Equation (14-8):

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

(Equation 14-8)

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

$$\Delta_s = \frac{M_a}{M_{cr}} \Delta_{cr}$$

(Equation 14-9)

where:

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

and

$$\Delta_n = \frac{5 M_n l_c^2}{48 E_c I_{cr}}$$

### **Article 5: Building Regulations**

#### **Division 20: Additions and Modifications to Chapter 20 of the 2007 California Building Code**

##### **§ 145.2001 Local Modifications and Additions to Chapter 20 “Aluminum” of the 2007 California Building Code**

Chapter 20 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

### **Article 5: Building Regulations**

#### **Division 21: Additions and Modifications to Chapter 21 of the 2007 California Building Code**

##### **§ 145.2101 Local Modifications and Additions to Chapter 21 “Masonry” of the 2007 California Building Code**

Chapter 21 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 22: Additions and Modifications to Chapter 22  
of the 2007 California Building Code**

**§ 145.2201 Local Modifications and Additions to Chapter 22 “Steel” of the 2007  
California Building Code**

Chapter 22 of the 2007 California Building Code has been adopted by reference  
without change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 23: Additions and Modifications to Chapter 23  
of the 2007 California Building Code**

**§ 145.2301 Local Modifications and Additions to Chapter 23 “Wood” of the 2007  
California Building Code**

Chapter 23 of the 2007 California Building Code has been adopted by reference  
without change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 24: Additions and Modifications to Chapter 24  
of the 2007 California Building Code**

**§ 145.2401 Local Modifications and Additions to Chapter 24 “Glass and Glazing” of the  
2007 California Building Code**

Chapter 24 of the 2007 California Building Code has been adopted by reference  
without change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 25: Additions and Modifications to Chapter 25  
of the 2007 California Building Code**

**§ 145.2501 Local Modifications and Additions to Chapter 25 “Gypsum Board and Plaster” of the 2007 California Building Code**

Chapter 25 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 26: Additions and Modifications to Chapter 26  
of the 2007 California Building Code**

**§ 145.2601 Local Modifications and Additions to Chapter 26 “Plastic” of the 2007 California Building Code**

Chapter 26 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 27: Additions and Modifications to Chapter 27  
of the 2007 California Building Code**

**§ 145.2701 Local Modifications and Additions to Chapter 27 “Electrical” of the 2007 California Building Code**

Chapter 27 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**Article 5: Building Regulations**

**Division 28: Additions and Modifications to Chapter 28  
of the 2007 California Building Code**

**§ 145.2801 Local Modifications and Additions to Chapter 28 “Mechanical Systems” of  
the 2007 California Building Code**

Chapter 28 of the 2007 California Building Code has been adopted by reference  
without change pursuant to Section 145.0103 of the Land Development Code.

Section 13. That Chapter 14, Article 5, is amended by adding new Division 29, and  
renumbering and amending current Section 145.0204 to 145.2901 to read as follows:

**Article 5: Building Regulations**

**Division 29: Additions and Modifications to Chapter 29  
of the 2007 California Building Code**

**§ 145.2901 Local Modifications and Additions to Chapter 29 “Plumbing Systems” of the  
2007 California Building Code**

- (a) Chapter 29 of the 2007 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 2007 California Plumbing Code has been adopted by  
reference pursuant to Section 147.0103 of the Land Development Code  
and shall be used as the basis for determining the number and location of  
plumbing fixtures and bathing, drinking fountains and sanitary facilities.

Section 14. That Chapter 14, Article 5, is amended by adding new Division 30,  
Section 145.3001 to read as follows:

**Article 5: Building Regulations**

**Division 30: Additions and Modifications to Chapter 30  
of the 2007 California Building Code**

**§ 145.3001 Local Modifications and Additions to Chapter 30 “Elevators and Conveying  
Systems” of the 2007 California Building Code**

Chapter 30 of the 2007 California Building Code has been adopted by reference  
without change pursuant to Section 145.0103 of the Land Development Code.

Section 15. That Chapter 14, Article 5, is amended by adding new Division 31,  
Section 145.3101; by renumbering and amending Section 145.0301 to 145.3109; by  
incorporating and amending Sections 145.0302 and 145.0303 into Section 145.3109; by  
renumbering and amending Sections 145.0305 and 145.0306 to 145.3110 and 145.3111,  
respectively, to read as follows:

**Article 5: Building Regulations**

**Division 31: Additions and Modifications to Chapter 31  
of the 2007 California Building Code**

**§ 145.3101 Local Modifications and Additions to Chapter 31 “Special Construction” of  
the 2007 California Building Code**

- (a) Chapter 31 of the California Building Code has been adopted by reference  
with additions pursuant to Section 145.0106 of the Land Development  
Code.

- (b) Sections 3101 through 3108 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**§ 145.3109 Local Additions and Modifications to Section 3109 “Swimming Pool Enclosure and Safety Devices” of the 2007 California Building Code**

Sections 3109.1.1, 3109.1.2 and 3109.4.1.10 of the 2007 California Building Code have been added as follows pursuant to Section 145.0106 of the Land Development Code.

- (a) **Purpose of Building Regulations for Swimming Pools, Spas and Hot Tubs**

Section 3109.1.1 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

3109.1.1 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 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 13-89) located on the premises of Group R, Division 3 (Occupancies) units.

- (b) **When Swimming Pool, Spa, and Hot Tub Regulations Apply**

Section 3109.1.2 has been added as follows pursuant to Section 145.0106 of the Land Development Code:



3109.1.2 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.

(c) **Barrier Requirements for Outdoor Swimming Pools**

Section 3109.4.1.10 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

3109.4.1.10 Barrier Heights. When provided as a part of a pool enclosure pursuant to Section 3109.4.4.3 of the 2007 California Building Code, the enclosure barrier shall be designed so that it can not be readily climbed by small children. The barrier shall comply with the height requirements contained in Section 3109.4.4.3 of the 2007 California Building Code. When located adjacent to a slope, planter or other fixed appendage, the barrier shall comply with Figure 31B-5 of the 2007 California Building Code.

**§ 145.3110 Minimum Front, Side, and Rear Yard Setbacks for Swimming Pools**

- (a) This section applies to any outdoor swimming pool.

- (b) Setback requirements for swimming pools shall be measured perpendicular from the property line to the water's edge.
- (c) 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.
- (d) 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 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.
- (e) 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.
- (f) 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.

**§ 145.3111 Lot Coverage**

- (a) This section applies to any outdoor swimming pool.

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

Section 16. That Chapter 14, Article 5, is amended by adding new Division 32, Section 145.3201; by renumbering and amending current Section 145.0205 to Section 145.3203 to read as follows:

### **Article 5: Building Regulations**

#### **Division 32: Additions and Modifications to Chapter 32 of the 2007 California Building Code**

##### **§ 145.3201 Local Modifications and Additions to Chapter 32 “Encroachments into the Public Right-of-Way” of the 2007 California Building Code**

- (a) Chapter 32 of the 2007 California Building Code has been adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3201 and 3202 been adopted by reference 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”**

Section 3203 “Entrance Canopies” has been added as follows pursuant to Section 145.0106 of the Land Development Code:

- (a) 3203.1 Definition. As used in this Section “Entrance Canopy” or “Entrance Canopies” mean shelters entirely or partially self-supporting and attached to the exterior wall of a building entrance.

- (b) 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) The width of an entrance canopy shall not exceed the width of the entrance to a building by more than 2 feet.
- (c) 3203.3 Construction. Entrance canopy frames and supporting structural members shall be constructed of corrosion-resistant metal designed and constructed to withstand wind or other lateral loads and live loads as required by Chapter 16 of the 2007 California Building Code. Entrance canopies shall also meet all of the following requirements:
- (1) Canopies shall be covered with an approved covering that complies with Section 3105.4 of the 2007 California Building Code.
  - (2) Canopies shall be attached to the wall of the building with approved quick-release devices.
  - (3) 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. Valances shall not exceed 1 foot in width.

- (4) 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.
- (d) 3203.4 Lights. Entrance canopies shall not be lighted or illuminated by any light source attached directly to the canopies.
- (e) 3203.5 Maintenance. All entrance canopies shall be maintained in a safe and undamaged condition.
- (f) 3203.6 Identification. Entrance canopies shall bear an identifying label giving the name and address of the manufacturer.

Section 17. That Chapter 14, Article 5, is amended by adding new Division 33, incorporating current Section 145.0206 into Sections 145.3301 and 145.3303 to read as follows:

### **Article 5: Building Regulations**

#### **Division 33: Additions and Modifications to Chapter 33 of the 2007 California Building Code**

##### **§ 145.3301 Local Modifications and Additions to Chapter 33 “Safeguards During Construction” of the 2007 California Building Code**

- (a) Chapter 33 of the 2007 California Building Code has been adopted by reference with additions and modifications pursuant to Section 145.0106 of the Land Development Code.

- (b) Sections 3301 through 3302 and 3304 through 3312 have been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

**§ 145.3303 Local Modifications and Additions to Section 3303 “Demolition” of the 2007 California Building Code**

- (a) Section 3303 has been modified as follows pursuant to Section 145.0105 of the Land Development Code:

3303.4 Where a structure has been demolished or removed 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) Section 3303.7 has been added as follows pursuant to Section 145.0106 of the Land Development Code:

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) 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.
- (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/removal permit or building permit was issued, or 150 days if an extension has been granted in accordance with Section 129.0512.

- (3) Combustible material must be removed from the site as demolition proceeds.
- (4) Dry or dusty materials or debris must be wet down to allay the dust.
- (5) All glass must be removed from the building or structure before beginning demolition.
- (6) Street drainage, drainage structures, natural drainage, or diversion must not be obstructed.
- (7) Demolition work must not be done on public easements without permission.
- (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 California Plumbing Code; such capping shall be located within 5 feet of the property line.

- (9) All damages or injuries arising from the demolition and associated work must be made good.
- (10) Debris or other combustibles shall not be burned on the site without complying with Chapter 3 of the 2007 California Fire Code. A written burning permit shall be issued by the Fire Marshal of The City of San Diego.
- (11) Electric or gas welding or gas cutting shall not be done on the site without complying with Chapter 26 of the 2007 California Fire Code. A written permit shall be issued by the Fire Marshal of The City of San Diego.
- (12) Best Management Practices shall be in place at all times during the demolition as required by Section 43.0301.

Section 18. That Chapter 14, Article 5, is amended by adding new Division 34, renumbering, amending and incorporating language from current Section 145.0207 into new Sections 145.3401 and 145.3403 to read as follows:



**Article 5: Building Regulations**

**Division 34: Additions and Modifications to Chapter 34  
of the 2007 California Building Code**

**§ 145.3401 Local Modifications and Additions to Chapter 34 “Existing Structures” of  
the 2007 California Building Code**

- (a) Chapter 34 of the 2007 California Building Code has been adopted by reference 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 by reference without change pursuant to Section 145.0103 of the Land Development Code.

**§ 145.3403 Local Additions to Section 3403 “Additions, Alterations or Repairs” of the  
2007 California Building Code**

Sections 3403.5 and 3403.6 have been added as follows pursuant to Section 145.0106 of the Land Development Code:

- (a) 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, the alterations or repairs do not adversely affect any structural member or any part of the building or structure having required fire resistance, and the

alterations or repairs comply with California Health and Safety Code section 17958.8.

(b) 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.

Section 19. That Chapter 14, Article 5, is amended by adding new Division 35, Section 145.3501 to read as follows:

**Article 5: Building Regulations**

**Division 35: Additions and Modifications to Chapter 35  
of the 2007 California Building Code**

**§ 145.3501 Local Modifications and Additions to Chapter 35 “Referenced Standards” of  
the 2007 California Building Code**

Chapter 35 of the 2007 California Building Code has been adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Section 20. That Chapter 14, Article 5, is amended by adding new Division 36, and reserving Section 145.3601 is added to read as follows:

**Article 5: Building Regulations**

**Division 36: Additions and Modifications to Appendix Chapters  
of the 2007 California Building Code**

**§ 145.3601 “Reserved.”**

Section 21. That Chapter 14, Article 5, is amended by renumbering and amending current Chapter 14, Article 5, Division 4, Sections 145.0401, 145.0402, 145.0403, 145.0404, 145.0405, 145.0406, 145.0407, 145.0408, 145.0409, 145.0410, 145.0411, 145.0412, 145.0413, 145.0414, 145.0415, 145.0416, 145.0417, 145.0418, 145.0420, 145.0421, 145.0422, 145.0423, 145.0424, 145.0425, 145.0426, and 145.0427 to new Division 37, Sections 145.3701, 145.3702, 145.3703, 145.3704, 145.3705, 145.3706, 145.3707, 145.3708, 145.3709, 145.3710, 145.3711, 145.3712, 145.3713, 145.3714, 145.3715, 145.3716, 145.3717, 145.3718, 145.3719, 145.3720, 145.3721, 145.3722, 145.3723, 145.3724, 145.3725, and 145.3726, respectively, to read as follows:

## **Article 5: Building Regulations**

### **Division 37: Additional Building Regulations for Archaic Materials and Methods of Construction**

#### **§ 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 mitigation program for these buildings. Buildings that have “unreinforced masonry bearing walls” are widely recognized for sustaining life-hazardous damage as a result of partial or complete collapse during moderate to strong earthquakes.

The technical provisions of this division establish minimum standards for structural seismic resistance, primarily to reduce the risk of loss of life or injury,

but which will not necessarily prevent loss of life or injury or prevent earthquake damage to an existing building that complies with these standards.

This division provides systematic procedures and standards for identification and classification of “unreinforced masonry bearing wall” buildings based on their present use.

**§ 145.3702 When the Archaic Materials and Methods of Construction Regulations Apply**

Except as provided in Section 145.3703, the provisions of this division apply to buildings constructed or under construction before March 24, 1939, or for which a Building Permit was issued before March 24, 1939, and to City-owned buildings designated pursuant to Council resolution, which on January 1, 1994, had at least one “unreinforced masonry bearing wall” as defined in this division.

**§ 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, 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:

Building for the purpose of determining occupant load, means any contiguous or interconnected structure and for the purpose of engineering evaluation, means the entire structure or any portion thereof that will respond to seismic forces as a unit.

Building Collapse or Partial Collapse means the condition brought about by inadequate resistance to loading in which the actual structure of a building, including External Hazards, whether entire or localized, gives way internally, or onto lower adjacent buildings (with a minimum height differential of 6 feet) or onto an adjacent exit or public way.

Building Maintenance means the act or process of applying preservation treatments to a building or structure. It includes housekeeping; routine and cyclic work scheduled to mitigate wear and deterioration without altering the appearance of the building or structure; and the repair or replacement in kind of broken or worn-out elements, parts, or surfaces to keep the existing appearance. Building maintenance includes stabilization work necessary to protect damaged historic fabric from additional damage and the actions taken to prevent damage and

minimize deterioration of an object by practicing preventive conservation or by performing a suitable treatment on the object itself.

California Existing Building Code (CEBC) shall mean the 2007 California Existing Building Code, California Code of Regulations Title 24, Part 10 as published by the California Building Standards Commission.

Cumulative Value of Remodel or Renovation means the Value of Remodel or Renovation accumulated from January 1, 2001 to the date an event regulated by this division occurs. The Cumulative Value of Remodel or Renovation shall exclude the value of any nonstructural tenant improvements made or performed subsequent to the date a building owner provides floor-to-wall and roof-to-wall anchors under Section 145.3711.

Date of Service means the date the Building Official served an order requesting compliance with this division to an owner of a building either in person or by deposit in the U.S. Mail, postage prepaid and certified return requested.

Essential Facility means any building or structure classified in Occupancy Category IV in accordance with Table 1604.5 of the 2007 California Building Code.

Existing Use or Occupancy means any use or occupancy that was legally established in a building at any time since its original construction.

External Hazards means objects attached to or located on the roof structure or forming the exterior facade of a building that have the potential to give way

internally or onto lower adjacent buildings (with a minimum height differential of 6 feet) or onto an adjacent exit or public way. Examples include nonstructural exterior wall panels such as masonry infill or decorative precast concrete, parapets, masonry chimneys, tile roofing, fire escapes or balconies, tanks and masonry, or stone wall veneers and wall ornamentation.

Hazard Category means the ranking assigned a use or occupancy as determined under 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 containing hazardous materials and classified in Occupancy Category III when assigned to Seismic Design Category C, D, or E in accordance with Table 1604.5 of the 2007 California Building Code.

Historical Building means any qualified Historical Building as defined by the State Historical Building Code (SHBC) under California Health and Safety Code sections 18950-18960. Historical Building includes any structure, collection of structures, historical landscape, artifacts, objects and their associated sites, and historic districts deemed of importance to the history, architecture, or culture of an area by an appropriate local, state, or federal governmental jurisdiction. Historical Building also includes designated contributing buildings listed in a historical district; structures on official federal, state, or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest; and officially adopted City or



county registers or inventories of historical or architecturally significant sites, places, or landmarks. Structures included in inventories submitted to the Office of Historic Preservation shall be treated as Historical Buildings if they have been evaluated by the Office and given any rating other than ineligible.

Remodel or Renovation means any work requiring a permit pursuant to Sections 129.0202 and 129.0203 including additions; alterations; interior improvements; electrical, mechanical, and plumbing upgrading or replacement; or structural upgrading or replacement.

Retrofit Guideline Document means a document developed by the owner of a building detailing plans for a complete seismic retrofit of the building according to the technical provisions of this division.

Seismic Retrofit (Complete) means the mitigation of any deficiencies found to exist in the building's lateral force-resisting system that could potentially cause collapse or partial collapse.

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

Structural Survey and Engineering Report means the investigation and subsequent preparation of a report by a civil or structural engineer or architect licensed in the State of California, which addresses the existence, nature, and extent of structural deficiencies that could result in collapse or partial collapse of a building and the existence, nature, and extent of deficiencies in the anchoring of external hazards.

Value of Remodel or Renovation means the valuation of work, requiring a permit, that is obtained by using the building valuation schedule administered by the Building Official for tenant improvements, additions or alterations in effect at the time of permit issuance or other evidence satisfactory to the Building Official of the valuation of work, whichever is less. If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official for tenant improvements, additions or alterations.

Value of the Building means the valuation of the building itself, obtained using the building valuation schedule administered by the Building Official at the time of construction or an appraisal certified by a member of a recognized appraisal institute, whichever is greater.

**§ 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. A1-A of the 2007 California Existing Building Code.
- (b) In addition to the requirements set forth in this division, the provisions of the 2007 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 Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous, or Substandard Buildings or Structures).

- (d) Except as specifically provided for by 2007 California Building Code, Chapter 34, alterations performed solely to achieve compliance with the requirements of 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 through A114 of the 2007 California Existing Building Code, including all tables and figures.
- (f) The technical provisions established by Section 145.3705(e) shall not apply to the strengthening of buildings or structures classified as Hazardous Facilities in Occupancy Category III when assigned to Seismic Design Category C, D, or E or buildings or structures classified as classified as Essential Facilities in Occupancy Category IV in accordance with Table 1604.5 of the 2007 California Building Code. 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

2007 California Building Code and the 2007 California Existing Building Code, 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 Hazardous Facilities**

- (a) The following buildings or structures shall be strengthened to meet the requirements of the 2007 California Building Code for new buildings in the same occupancy category or other such criteria that have been established by this jurisdiction.
  - (1) Buildings containing hazardous materials in Occupancy Category III when assigned to Seismic Design Category C, D, or E in accordance with Table 1604.5 of the 2007 California Building Code; or
  - (2) Essential facilities in Occupancy Category IV in accordance with Table 1604.5 of the 2007 California Building Code.
- (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 2007 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.
- (f) The owner shall either demolish or strengthen the building to meet the technical provisions of the Retrofit Guideline Document within 5 years from the date of service of the order.

**§ 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 condition:
  - (1) 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;
  - (B) The value of the remodel is the value of work requiring a permit that is obtained by using the building valuation schedule administered by the Building Official for tenant improvements, additions, or alterations in effect at the time of permit issuance, or other evidence satisfactory to the Building Official, whichever is less.
  - (C) If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.
- (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 2007 California Building Code 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.
- (f) The time schedule shall specify completion dates for each phase of the seismic retrofit with the final date for completion of all items listed in the Structural Survey and Engineering Report to be a maximum of 10 years from the date of permit issuance for the portion of remodeling or renovation whose cost exceeds 100 percent of the value of the building.

**§ 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:
  - (1) 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 building's hazard category will still be considered unchanged and the following regulations do not apply.

- (c) A Board of Appeals application must be completed and a notice recorded with the Office of the San Diego County Recorder to ensure that subsequent owners adhere to the required base load.
- (d) The Building Official may serve an order to comply with this division in accordance with Sections 145.3713, 145.3714, and 145.3715.
- (e) 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.
- (f) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 2007 California Building Code for new buildings of the same occupancy category, no further action is required.
- (g) 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.
- (h) The time schedule shall specify completion dates for each phase of the seismic retrofit with the final date for completion of all items listed in the Structural Survey and Engineering Report to be a maximum of 10 years from the date of change of use or occupancy to a higher hazard category.



**§ 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 2007 California Building Code 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 Wall Anchorage and Parapet Bracing**

- (a) The regulations of this section apply to buildings that are within the scope of this division and are not Essential or Hazardous Facilities subject to the use limits of Section 145.3705(f) 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:

- (1) **Critical Placement.** Where the parapets, exterior wall, roof appendages, or any other external objects have the potential to give way internally or onto lower adjacent buildings (with a minimum height differential of 6 feet) or property, or onto an adjacent exit or public way; and
  - (2) **Relative Height.** Where the parapets and other External Hazards or exterior wall or roof appendages that extend above the lower of either the level of the closest adjacent roof-to-wall anchors or the roof sheathing do not meet the requirements of Sections A113.1 and A113.6 of the 2007 California Existing Building Code.
- (b) Examples include nonstructural exterior wall panels such as masonry infill or decorative precast concrete, parapets, masonry chimneys, tile roofing, fire escapes or balconies, tanks and masonry or stone wall veneers and wall ornamentation.
- (c) The owner of a building regulated by this section shall, within 5 years after the Date of Service of an order to comply, provide partial seismic mitigation in the form of the removal, stabilization, or bracing of all the building elements that meet both of the criteria of Section 145.3710(a) (1) and (2).

- (d) The removal, stabilization, and bracing process shall include the provision of roof-to-wall anchors around the perimeter of the entire building.

Existing roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A113.1 of the 2007 California Existing Building Code, or new anchors meeting the minimum requirements of Section A113.1 shall be installed.

- (e) If the building is an Historical Building, this construction shall comply with the State Historical Building Code and parapet removal may not be used as a method to mitigate External Hazards.
- (f) No further action is required by the owner of a building covered by this section, unless one of the actions covered by Sections 145.3707, 145.3708, 145.3709, or 145.3710 occurs.

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

- (a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:
  - (1) The buildings or structures are not Essential or Hazardous Facilities subject to the use limits of Section 145.3705 (f); and
  - (2) The Cumulative Value of Remodel or Renovation accumulated since January 1, 2001, excluding the cost of seismic retrofit, or the removal, stabilization, or bracing of External Hazards, exceeds 50

percent of the value of the building within any 5-year period after January 1, 2001.

- (A) The 50 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.
  - (B) The value of the remodel is the valuation of work requiring a permit that is obtained by using the building valuation schedule administered by the building official for tenant improvements, additions, or alterations in effect at the time of permit issuance, or other evidence satisfactory to the Building Official, whichever is less.
  - (C) If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.
- (b) The owner of a building regulated by this section shall, within 5 years after the Date of Service of an order to comply, provide floor-to-wall and roof-to-wall anchors around the perimeter of the entire building. Existing floor-to-wall and roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A113.1 of the 2007 California

Existing Building Code, or new anchors meeting those requirements shall be installed.

- (c) If the building is an Historical Building, the installation shall comply with the State Historical Building Code.
- (d) The owner may have a Structural Survey and Engineering Report prepared. Installation will not be required if the owner establishes to the satisfaction of the Building Official, through a Structural Survey and Engineering Report, that the existing anchoring system meets those requirements.

**§ 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 State Historical Building Code for the seismic strengthening of Historical Buildings may be used to comply with this division.
- (b) Strength Values for existing materials are given in Table A1-D and for new materials in Table A1-E of the 2007 California Existing Building Code. Strength Values for new materials not specified in the 2007 California Building Code or Table No. A1-E of the 2007 California Existing Building Code may be based on substantiating research data or engineering judgment, subject to the approval of the Building Official.

- (c) Alternative materials, design, or methods of construction may be approved by the Building Official in accordance with the provisions of Section 129.0109. In addition, when a request for an alternative proposed design, material, or method of construction is being considered, the Building Official may file a written request for review to the State Historical Building Safety Board for its consideration, advice, or findings in accordance with the State Historical Building Code.
- (d) Demolition of Historical Buildings may not be allowed unless the demolition complies with Chapter 14, Article 3, Division 2 (Historical Resources Regulations) and any other provisions of the Land Development Code relating to historic preservation and the State Historical Building Code, California Health and Safety Code sections 18950 through 18961.

**§ 145.3713 Authority to Issue an Order to Comply with this Division**

The Building Official may prepare and serve an order to comply with the procedures and regulations of this division to the owner of each building that is within the scope of this division.

**§ 145.3714 Service of the Order to Comply**

- (a) The order shall be in writing and shall be served upon the owner of the building as shown on the last equalized property tax assessment roll of the San Diego County Assessor. The order may also be served upon the person in apparent charge or control of the building. The order shall be

served in person or by certified mail, postage prepaid and return receipt requested.

- (b) The Building Official may at the written request of the owner, order that the building comply with this division before the normal service date for the building.

**§ 145.3715 Contents of Order to Comply**

The order shall reference this division which references Sections A102 through A114 of the 2007 California Existing Building 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 Hazardous Facility requiring compliance with Section 145.3706;
- (b) The owner is required to provide partial seismic mitigation in the form of External Hazard removal and stabilization or bracing within 5 years after the Date of Service in accordance with Section 145.3710;
- (c) The building is within the scope of this division due to the occurrence of the condition listed in Section 145.3711 that requires the owner to provide partial seismic mitigation in the form of floor-to-wall and roof-to-wall anchors within a 5-year period after the Date of Service;

- (d) The building is within the scope of this division due to occurrence of one of the conditions listed in Sections 145.3707, 145.3708, and 145.3709 that requires the owner to submit a complete Structural Survey and Engineering Report to the Building Official within 120 calendar days and, if applicable, a Retrofit Guideline Document within 240 calendar days after the Date of Service.

**§ 145.3716 Appeal from Order to Comply**

- (a) The owner or person in charge or control of the building may appeal the Building Official's initial determination that the building is within the scope of this division or request an extension of time to a Hearing Officer appointed by the City Manager pursuant to administrative hearing regulations promulgated by the City Manager.
- (b) Any appeal in accordance with this section shall be filed with the Building Official within 90 calendar days after the Date of Service of the Order to Comply. The appeal shall be made in writing upon appropriate forms provided by the Building Official and the grounds for the appeal shall be stated clearly and concisely.
- (c) Any appeal in accordance with this section shall be decided by the Hearing Officer no later than 60 calendar days after the date that the appeal is filed unless extended for good cause and, in that case, as soon as reasonably possible thereafter. If the appeal is decided adversely to the owner, the owner shall then comply with the Building Official's order,



either as provided for in the Hearing Officer's order or as specified in the original order with due allowance for the time the appeal was processed.

- (d) Other appeals or requests for determination of alternate equivalency to, minor deviations from, or interpretations of the provisions of this division shall be made in accordance with the procedures established in Section 129.0104.

**§ 145.3717 Enforcement of an Order to Comply**

If the owner or other person in charge or control of the subject building fails to comply with any order issued by the Building Official pursuant to this division within any of the time limits of this section, or following an appeal pursuant to Section 145.3716, the Building Official may pursue any administrative or judicial remedies provided for in Municipal Code Chapters 1 or 12. This may include an order that the entire building be vacated and remain vacated until the order has been complied with. If compliance with the order has not been accomplished within 90 calendar days after the date the building has been ordered vacated or such additional time as may have otherwise been granted, the Building Official may order its demolition in accordance with the provisions of Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous or Substandard Structures), or by court order pursuant to the provisions of Municipal Code Chapter 1.

**§ 145.3718 Preparation and Content of a Structural Survey and Engineering Report**

- (a) The purpose of a Structural Survey and Engineering Report is to investigate and evaluate, in a thorough and unambiguous fashion, a building's structural systems that resist the forces imposed by earthquakes and to determine if any individual portion or combination of these systems is inadequate to prevent a structural failure (collapse or partial collapse).
- (b) When required, a Structural Survey and Engineering Report shall be submitted to the Building Official within 120 calendar days after the Date of Service.
- (c) The Structural Survey and Engineering Report shall investigate and analyze buildings within the scope of this division as individual cases without comparison to similar type or age buildings. Generalities or stereotypes are to be avoided in the evaluation process by focusing on the specifics of the structural system of the building in question and the local geology of the land on which the building is constructed.
- (d) If the building is an Historical Building, all items listed in the Structural Survey and Engineering Report requiring mitigation shall be thoroughly addressed under the provisions of the State Historical Building Code.

**§ 145.3719 Level of Investigation**

Some buildings will require extensive testing and field investigation to uncover potential structural deficiencies, while others will allow the same level of overall evaluation by a less complicated process due to simplicity of design or the

availability of original or subsequent alteration design and construction documents. The level of investigation must be sufficient to produce a report that is complete and can serve as a sound basis for a conclusion on the collapse or partial collapse hazard a building may present.

**§ 145.3720 Format of Report**

The report shall contain, at a minimum, the following information:

- (a) General Information. A description of the building including:
  - (1) Street address.
  - (2) Character of use or occupancy with plans indicating the square footage of each use.
  - (3) Plans and elevations showing the location, type, and extent of lateral force-resisting elements in the building, both horizontal and vertical.
  - (4) A description of the construction materials used in the structural elements and information regarding their present condition.
  - (5) The date of original construction, if known, and the date of any subsequent additions or substantial structural alterations, if known.
  - (6) The name and address of the original designer and contractor, if known, and the name and address of the designer and contractor for any subsequent additions or structural alterations, if known.

- (b) Investigation and Evaluation of Structural Systems. All items to be investigated and the methods of investigation for each type of building under consideration.
- (c) Test Reports. All field and laboratory test results. Evaluation of the significance of these test results shall be made with regard to each structural system or typical connection being evaluated. This evaluation may be limited to a statement of the adequacy or inadequacy of the system or connection based on the lateral load demand it would be required to resist by calculation. If tests reveal inadequacy, a conceptual solution must be included in the report.
- (d) Conclusions. Based on the demand/capacity ratio and the specific evaluation items, a statement shall be provided explaining the overall significance of the deficiencies found to exist in the building's lateral force-resisting system regarding potential collapse or partial collapse.
- (e) Recommendations. An appropriate solution that could be used to strengthen the structure to alleviate any collapse or partial collapse threat shall be specified.

**§ 145.3721 Exceptions and Alternatives to Content of Report**

Exceptions to the specific items required to be included in the Structural Survey and Engineering Report may be granted by the Building Official upon review of a written request from the engineer or architect preparing the report. The request shall provide evidence that adequate information concerning the required items

can be determined by alternate means or that a conclusion can be made about the item without following the solution called for in this division. The purpose of granting exceptions shall be to reduce the costs of disruption that would result from taking required actions when it can be shown that they are unnecessary to provide information available by equivalent means. In no case will an exception be granted that would result in an item not being completely evaluated.

**§ 145.3722 Review and Availability of Structural Survey and Engineering Report**

- (a) The Building Official will review the submitted Structural Survey and Engineering Report for compliance with the requirements of this division.
- (b) The cost of this review shall be covered by a fee assessed from the building owner based on the time required for review. This amount shall be credited to the plan checking fee collected for any future mitigation of structural inadequacies specified in the Structural Survey and Engineering Report.
- (c) Copies of the Structural Survey and Engineering Report shall be made available to the public for a standard fee or may be reviewed at the Development Services Department.

**§ 145.3723 Retrofit Guideline Document**

When a Retrofit Guideline Document is required, it shall be submitted within 240 calendar days after the Date of Service of the Order to Comply.

**§ 145.3724 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 shall conform to the following:

- (1) Walls of unreinforced unburned clay, adobe, or stone masonry shall not exceed the height or length-to-thickness ratio specified in Table No. A1-G of the 2007 California Existing Building Code. 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. 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. Bond beams shall be provided at the roof and second floor levels.

- (2) Foundations shall be reinforced concrete under newly 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 2007 California Building Code. 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 9 pounds per square inch for shear 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.
- (5) Strength values for existing and new materials as specified in the 2007 California Existing Building Code. Strength values for existing materials are provided in Table A1-D and for new materials in Table A1-E of the 2007 California Existing Building Code. Strength values for new materials not specified in the 2007

California Building Code or Table No. A1-E of the 2007

California Existing Building Code shall be based on substantiating research data or engineering judgment, with the approval of the Building Official.

**§ 145.3725 Alternate Materials, Designs, and Methods of Construction**

- (a) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the 2007 California Building Code, except as modified by this division.
- (b) 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.
- (c) The proposed materials, designs, or methods of construction must comply with the purposes of this division and be, for the use intended, at least the equivalent of that prescribed in this division in suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation.
- (d) The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of an alternate.



§ 145.3726 Table of Hazard Categories and Classifications

Table 145-26A

Hazard Categories and Classifications

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

Section 22. That Chapter 14, Article 5, is amended by renumbering current Chapter 14, Article 5, Division 5, Sections 145.0501, 145.0502, 145.0503, 145.0504, and 145.0505 to Division 38, Sections 145.3801, 145.3802, 145.3803, 145.3804 and 145.3805, respectively, to read as follows:

## **Article 5: Building Regulations**

### **Division 38: Additional Building Standards for Buildings Located Adjacent to Hazardous Areas of Native or Naturalized Vegetation.**

#### **§ 145.3801 Purpose**

The purpose of this division is to promote public safety and welfare by reducing the impact of fire hazards to *structures* located in areas adjacent to flammable vegetation. Certain areas of native or naturalized vegetation are determined hazardous by the Fire Chief and pose a fire risk to adjacent *structures*. The building standards contained in this division are intended to prevent the ignition of or otherwise reduce the spread of fire on developed properties by controlling the use of materials and methods of construction. The building standards in this division impose requirements additional to any other applicable building and fire regulations, including brush management regulations.

#### **§ 145.3802 When this Division Applies**

Unless otherwise specified, the regulations of this division apply to all new construction within 300 feet, in any direction, of the boundary between brush management Zones 1 and 2 as defined in Section 142.0412.

#### **§ 145.3803 Exemptions**

The regulations of this division do not apply to the following:

- (a) *Accessory buildings* such as detached garages, storage buildings or sheds, and similar buildings not exceeding 120 square feet in floor area.
- (b) Agricultural buildings at least 50 feet from *structures* containing habitable spaces.
- (c) Modifications or alterations to the interior or exterior of a building that do not increase the existing *gross floor area* by more than 50 percent.
- (d) *Accessory structures* such as fences, playhouses, decks, attached or detached patio covers and solariums, gazebos, and palapas located outside of brush management zones.
- (e) Newly constructed buildings where only the attached *accessory structures* fall within the 300 feet distance described in Section 145.3802.

**§ 145.3804 General Regulations and Building Standards**

- (a) Roofs. For roof coverings where the profile allows a space between the roof covering and *roof decking*, the space shall be solidly blocked with non-combustible or fire-retardant materials. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.
- (b) Exterior Wall Construction.
  - (1) Exterior walls of *structures* shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated

construction on the exterior side or constructed with approved non-combustible materials.

Exception: Wood exterior wall coverings of at least 3/8-inch plywood or 3/4-inch drop siding with an underlayment of 1/2-inch fire-rated gypsum sheathing, that is tightly butted or taped and mudded.

- (2) Fire resistive wall construction shall extend from the top of the foundation to the underside of the protected eave or to the underside of roof sheathing when heavy timber construction is used at eaves.

Exception: Fire resistive wall construction may terminate at the top plate if solid blocking (a minimum of two 2-inch nominal solid blocks) are between framing members and if all joints between the blocking and adjacent combustible roof elements are protected with approved fire-rated or intumescent caulking materials.

- (c) Glazing Materials. Exterior windows, window walls, glazed doors, and windows within exterior doors shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes. 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.

(d) Eave Construction.

- (1) Eaves constructed with constructive materials shall be protected. Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistive construction.
- (2) Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch nominal dimension lumber.
- (3) In lieu of fire resistive protection, eaves complying with the construction requirements of the adopted building code may be constructed of Type IV heavy timber construction subject to the following:
  - (A) Roof framing members shall have a minimum depth of 5 ½ inches and a minimum width of 3 ½ inches. The required depth may be reduced to 2 1/2 inches to accommodate architectural notching when located within the exterior 12 inches of the span.
  - (B) Facia boards shall not be permitted unless they are partial depth and non-combustible, or have a 2-inch nominal thickness.

- (C) Exposed roof sheathing under eaves shall be of planks, splined or tongue and groove, of not less than 2-inch nominal thickness, or 1 1/8-inch tongue-and-groove wood structural panels with exterior glue, or of a double thickness of 1-inch boards with tongue-and-groove joints.
  
- (e) Ventilation Openings.
  - (1) Individual ventilation openings shall not exceed 144 square inches.
  - (2) All ventilation openings shall be covered with non-combustible corrosion-resistant mesh. Mesh openings shall be 1/4-inch.
  - (3) Ventilation openings on structures located immediately adjacent to brush management Zone 1 shall not be directed toward hazardous areas of native or naturalized vegetation.
  - (4) Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/4-inch, noncombustible, corrosion-resistant metal mesh, or other approved material that offers equivalent protection. Turbine attic vents shall be equipped to allow, one-way direction rotation only; they shall not free spin in both directions.
  - (5) Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.

- (f) Spark Arrester. All *structures* having any chimney, flue, or stovepipe attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment and devices, shall be equipped with an approved spark arrester.
- (g) Skylights. Glazing materials used in skylights, roofs, and sloped walls shall be tempered glass or multilayered glass.
- (h) Roof Gutters and Downspouts. All roof gutters and downspouts shall be constructed of non-combustible material.
- (i) Garage Doors. Garage doors shall be constructed of non-combustible materials or shall be constructed of wood members not less than 1 1/2 inches nominal thickness.

**§ 145.3805 Alternate Materials, Designs, and Methods of Construction.**

- (a) Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with Section 129.0109.
- (b) The proposed materials, designs, or methods of construction must comply with the purposes of this division and be, for the use intended, at least the equivalent of that prescribed in this division in suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation.

- (c) The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of an alternate.
- (d) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the most current edition of the California Building Code, as adopted by the City, except as modified by this division.

Section 23. All of the provisions of the San Diego Municipal Code adopted by the City of San Diego that are in conflict with the provisions of this ordinance are hereby repealed.

Section 24. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 25. All of the provisions of the San Diego Municipal Code adopted by the City of San Diego that are in conflict with the provisions of this ordinance are hereby repealed.



Section 26. This ordinance shall take effect and be in force on the thirtieth day from  
and after its final passage.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By \_\_\_\_\_  
Rachel Lipsky  
Deputy City Attorney

RL:pev  
02/07/08  
02/11/08 COR.COPY  
Or.Dept:DSD  
O-2008-96  
MMS #5831

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San  
Diego, at this meeting of \_\_\_\_\_.

ELIZABETH S. MALAND  
City Clerk

By \_\_\_\_\_  
Deputy City Clerk

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor