



The City of San Diego
Development Services Department

**Proposed Local Amendments
2025 California Building Standards Code**

Thursday August 28, 2025 (revised 12-09-2025)

The 2025 edition of the California Building Standards Code (CBSC), Title 24 California Code of Regulations, has been adopted by the State of California and will be effective on a statewide basis on January 1, 2026. The City of San Diego proposes to adopt by reference certain parts of the CBSC as follows to publish and adopt local amendments to those parts.

Note: Text shown in red double underline or ~~double strikethrough~~ reflect corrections since the first edition of this report.

Administrative: The City of San Diego does not adopt Chapter 1 Division 2 of the various parts of the California Building Standards Code and instead publishes administrative rules for permits in Chapters 9, 11 and 12 of the Municipal Code. The local regulations support local processes and rules and are consistent with those published in Chapter 1 Division 2 of the California Building Code, California Residential Code, California Mechanical Code and the California Plumbing Code.

Building Regulations: The 2025 California Building Code is Part 2 Title 24 in the California Code of Regulations is Based on the 2024 International Building Code. Local amendments to portions not including Chapter 1 are published in the Building Regulations, Chapter 14 Article 5, of the Municipal Code.

Electrical Regulations: The 2025 California Electrical Code is Part 3 Title 24 in the California Code of Regulations is Based on the 2023 National Electrical Code. Local amendments are published in the Electrical Regulations, Chapter 14 Article 6, of the Municipal Code. The CEC does not include administrative amendments, however Article 89 published by the State is adopted with no changes.

Plumbing Regulations: The 2025 California Plumbing Code is Part 5 Title 24 in the California Code of Regulations is Based on the 2024 Uniform Plumbing Code. Local amendments to portions not including Chapter 1 are published in the Plumbing Regulations, Chapter 14 Article 7, of the Municipal Code.

Mechanical Regulations: The 2025 California Mechanical Code is Part 4 Title 24 in the California Code of Regulations is Based on the 2024 Uniform Mechanical Code. Local amendments to portions not including Chapter 1 are published in the Mechanical Regulations, Chapter 14 Article 8, of the Municipal Code.

Residential Building Regulations: The 2025 California Residential Code is Part 2.5, and Title 24 in the California Code of Regulations is Based on the 2024 International Residential Code. Local amendments to portions not including Chapter 1 are published in the Residential Building Regulations, Chapter 14, Article 9, of the Municipal Code.

Green Building Regulations: The 2025 Green Building Standards Code (Calgreen) is Part 11 Title 24 in the California Code of Regulations. Local amendments are published in the Green Building Regulations, Chapter 14 Article 10 of the Municipal Code.

Existing Building Regulations: The 2025 California Existing Building Code is Part 10, Title 24 in the California Code of Regulations, based on the 2024 International Existing Building Code. Local amendments to portions not including Chapter 1 are published in the Plumbing Regulations, Chapter 14, Article 11, of the Municipal Code. The existing building regulations are used in conjunction with the building regulations and the residential building regulations when determining requirements for repairs, alterations, additions, changes in occupancy, and the moving of buildings.

Wildland Urban Interface Regulations: The 2025 California Wildland Urban Interface Code is Part 7 Title 24 in the California Code of Regulations. Local amendments are published in the San Diego Wildland Urban Interface Code, Chapter 5, Article 12, of the Municipal Code. Sections in the Building Regulations amending CBC Ch 7A and the Residential Building Regulations amending Sect R337 will be relocated to Chapter 5, Article 12, Div 5 and Div 6 to amend the CWUI code Chapters 5 and 6. The CWUIC will be adopted by reference by the Fire Rescue Department concurrently with the adoption of the Fire Code amendments.

The proposed local amendments are due to the following reasons:

- To comply with enacted State legislation.
- To adhere to the California Building Standards Code.
- To amend the California Building Standards Code due to local climatic, topographical, or geological conditions, as authorized by H&S Sections 17958.5 and 18941.5(b).
- To repeal existing local regulations that have become redundant due to their adoption into the model code or CBSC.

Compliance with recently enacted restrictions on the adoption of more restrictive local building standards, approved after October 1, 2025, and prior to the code adoption moratorium on June 1, 203, as a result of the passage AB 130 and adoption of its rules into H&S Section 17958.7(c), will be flagged where applicable, including the relevant subsection.

The local review process will include the following considerations:

1. Review by the Technical Advisory Committee scheduled for October 2025.
2. Review by affected industry stakeholder groups in November-December 2025 via the DSD web site and direct outreach.
3. Review by the Land Use and Housing Committee in January of 2026.
4. Review and approval by the City Council expected February or March of 2026. The effective date of the local amendments shall be effective after final passage and filing with the California Building Standards Commission.

For questions or comments regarding the proposed amendments please contact Ali Fattah, Assistant Deputy Director, at 619-446-5092 and via e-mail at afattah@sanidiego.gov.

Administrative/Process Regulations

The City of San Diego does not adopt the administrative regulations published in Chapter 1 Division II of all parts of the California Building Standards Code; it adopts administrative rules published in the Municipal Code. Building addressing rules can be found in Chapter 9. Municipal Code Chapter 11 includes rules for the Board of Building Appeals and Advisors.

Chapter 12 Article 9 Division 1 through 9. Local permit application rules, permit rules etc. are published within 8 Divisions. Chapter 12 Article 1 Division 4 includes rules for unsafe and dangerous buildings.

1. Update Rules for Determining that a Building is Dangerous

§121.0403 Criteria for Determining That a Structure Is Dangerous

The City Manager or designated official may determine that a structure is dangerous if either of the following conditions exists and threatens life, health, safety, or property of its occupants or the public:

- (a) The structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground; or
- (b) There is a significant risk of collapse, detachment, or dislodgement of any portion, member, appurtenance, or ornamentation of the structure under service loads. under permanent, routine, or frequent loads; under actual loads already in effect; or under wind, rain, flood, earthquake aftershock, or other environmental loads when such loads are imminent.

Reason: This amendment is necessary to update the SDMC threshold used to determine whether a building or structure is dangerous. Chapter 2 of the California Building Code and California Existing Building Code were revised to be more specific on the applicable loads since the term

service load used in editions prior to the 2025 Code was not defined and incorrectly applied. Modify the SDMC to clarify that structural instability due to earthquake loads is caused by earthquake aftershocks.

Necessary due to local topographic and geological conditions
AB 130 Section 17958.7 (c) subsection 1

2. Updating Building Permit Exemptions

§129.0203 Exemptions from a Building Permit

- (a) A Building Permit is not required for the following structures and activities, except when the development would involve alterations, repairs, or improvements to a historical resource as described in Section 143.0220; when development on a premises containing environmentally sensitive lands requires a development permit in accordance with Section 143.0110; or when a building is constructed with unreinforced masonry bearing walls or exterior wall parapets:
 - (1) One-story detached accessory buildings supported on ground and used as tool and storage sheds, playhouses, or similar uses provided the projected roof area is 120 square feet or less and the structure will not be utilized for any separately regulated use subject to Land Development Code Chapter 14, Article 1.
 - (2) Fences, other than swimming pool barriers, that are 7 feet in height or less.

(3) through ~~(24)~~ (22) [No change in text.]

~~(23) Specific structures as determined by the Building Official for a particular and justifiable reason. Any portable metal hanger less than 2,000 square feet in size, located on a City-owned airport used only for parking aircraft and bearing evidence of approval by the California Department of Motor Vehicles for movement on any highway. This structure shall, as an integral part of the basic construction, be equipped with a hitch or coupling device for towing. It shall accommodate, without further major structural change, wheel and axle assemblies which will provide this structure with a safe means of transport. No water or sanitary facilities installations shall be allowed in this structure, and it shall be equipped with permanent ventilation as required for any Group S-2 occupancy.~~

Item # 24 no Change

(25) Specific structures as determined by the Building Official for a particular and justifiable reason.

Subsection (b) and (c) no change

Reason: This amendment is necessary to update the Municipal Code to be consistent with the California Building Code and California Residential Code. Swimming pool barriers incorporating site fences are swimming pool drowning prevention features that need to be inspected.

The proposed change will result in a change in regulatory effect.

The accessory building exception one is being updated to make clear that that the exempted structure needs to be supported on grade and not on an elevated support.

The portable aircraft hanger exemption is proposed to accommodate a need by the Airports Division. Hangers are used by owners of small pleasure aircraft and are designed to simply house the aircraft on City owned airports. The regulations were adapted from similar ones adopted by the county of San Diego and the County of Los Angeles.

The local exemptions permits electrical installation to allow for indoor lighting.

3. Supplemental Permit Application Fees and Permit Fees for Unpermitted Work.

§129.0106 Fees for Construction Permits

- (a) A fee for each construction permit application shall be paid at the time of application. The full construction permit fees shall be based on the reasonable cost of application, plan review, inspections, and other services required for permit approval. The fees shall be paid in accordance with the schedule of fees established by resolution of the City Council and filed in the office of the City Clerk
- (b) If work requiring a construction permit under the Municipal Code is started or completed before obtaining the permit, a supplemental fee, as established by the City Council and filed with the City Clerk, will be added to the full construction permit fee.
 - (1) Payment of the supplemental fee does not exempt any person from fully complying with the Municipal Code requirements or from ~~other~~ penalties prescribed elsewhere in the Municipal Code.
 - ~~(2) The supplemental fee does not apply to work deemed urgently necessary by the Building Official, where obtaining a permit beforehand was impractical. In such emergency cases, a permit must be obtained as soon as practical. If~~

~~there is a delay beyond 14 calendar days in
obtaining the permit, the penalty or fee as
provided in Section §129.0106 (b) will apply.~~

Reason: When work is performed without a permit, additional costs are incurred during the review and inspection process to determine the scope of work being retroactively permitted, whether based on the prevailing code, or for unpermitted Accessory Dwelling Units, the code under which the unpermitted work was performed. Additionally, during the inspection process, inspection staff spend a considerable amount of time requiring work to be exposed and to facilitate implementation of the inspection rules in Section §129.0111, differentiating between an investigation fee and a supplemental review and inspection fee.

A similar fee was temporarily suspended in 1985, O-18138 N.S., and repealed upon adoption of the Land Development Code rewrite in 2000.

4. Update the Sign Regulations

§142.1210 General Sign Regulations

This section is divided into subsections for copy regulations, locational regulations, structural regulations, and *sign* maintenance regulations.

Subsection (a), (b) no change.

(c) Structural Regulations

Subsection (1) through (3) no change.

- (4) When installed on the exterior walls of high-rise buildings as defined in Chapter 4 of the California Building Code, exterior wall signs greater than 100 square feet in area or greater

than 10 feet in either dimension shall comply with Section ~~705.12~~ 705.13 of the ~~2022~~ 2025 California Building Code and Section ~~705.1~~ of the ~~2022~~ California Fire Code.

Subsection (d) no change

Reason: This amendment updates the code edition. The California State Fire Marshal first added this building standard to the 2013 edition of the California Fire Code. The City of San Diego does not allow temporary signs; however, such signs are not prohibited during certain special events and within the jurisdiction of the San Diego Unified Port District and within the jurisdiction of the Metropolitan Transit Authority. These neighboring agencies abide by City of San Diego health and safety regulations.

Building Regulations (2025 California Building Code Amendments)

The 2025 California Building Code is Part 2 of Title 24 in the California Code of Regulations and is Based on the 2024 International Building Code. Local amendments to portions not including Chapter 1 are published in the Building Regulations, Chapter 14 Article 5 of the Municipal Code.

5. Update CBC Chapter 1

§145.0101 Purpose of the Building Regulations

- (a) The purpose of the Building Regulations is to establish minimum standards to safeguard health and safety, property, and public welfare, and to satisfy the purpose of the ~~2022~~ 2025 California Building Code as provided in Section 1.1.2 of the ~~2022~~ 2025 California Building Code.

Remainder of Section no change.

§145.0103 Adoption of the California Building Code

- (a) The ~~2022~~ 2025 California Building Code, published by the California Building Standards Commission (BSC), and 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 California Department of Health Care Access and Information (OSHPD3); and the State Fire Marshal (SFM), is adopted by reference, except as otherwise provided in Chapter 14, Article 5 of the Land Development Code, Divisions 2 through 38. ~~A copy of the 2022 California Building Code is on file in the office of the City Clerk as~~

~~Document No. OO-21181-1.~~

- (b) When reference is made to the California Building Code, it shall be the ~~2022~~ 2025 California Building Code, California Code of Regulations Title 24, Part 2, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the ~~2022~~ 2025 California Building Code is made a part of Chapter 14, Article 5 as if fully set forth in this Article, except as otherwise provided in Divisions 2 through 38.
- (d) Numbering of Sections in Divisions 2 through 38 of this Article is cross referenced to Sections in the ~~2022~~ 2025 California Building Code.
- (e) The adoption of the ~~2022~~ 2025 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.

Subsection (f) no change.

Reason: These amendments update the Code edition.

The last sentence in Section 145.0103 (a) is proposed to be deleted, recognizing that access to the State of California Building Standards Code is now available free of charge through the California Building Standards Commission. Previously, the Development Services Department (DSD) provided a copy to the City Clerk in compliance with H&S Code Section 18942, which requires local jurisdictions to obtain and maintain at least one current copy of the State Building Standards Code with all revisions until the 2025 code cycle.

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

The following portions of the ~~2022~~ 2025 California Building Code are not adopted by the City of San Diego:

- (a) Chapter 1, Division II "Scope and Administration," ~~all portions with the exception of Section 104.11.~~

Subsection (b) through (c) no change.

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

The following Sections or Subsections of the ~~2022~~ 2025 California Building Code are modified by the City of San Diego:

- ~~(a)~~ Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, Section 705A.4, Roof Gutters.

- ~~(b)~~(a) Chapter 12, Interior Environment, Section 1206, Sound Transmission, Section 1208.4, Efficiency Dwelling Units.

- ~~(c)~~(b) Chapter 15, Roof Assemblies and Rooftop Structures, Section 1505.1, General; ~~Section 1505, Fire Classification;~~ Section 1505.8, Building- integrated photovoltaic products; Section 1505.9, Rooftop mounted photovoltaic panel systems; ~~Section 1510.7.1, Fire classification,~~ Section 1507.8, Wood Shingles; Section 1507.9, Wood Shakes; and Section 1512.1, General.

- ~~(d)~~(c) Chapter 16, Structural Design, Section 1607.7.2, Fire Truck and Emergency Vehicles; Section 1612.3, Establishment of Flood Hazard Areas.

- ~~(e)~~(d) Chapter 18, Soils and Foundations, Section 1803.2, 1803.5 and 1803.6.

- ~~(f)(e)~~ Appendix J, Grading, Sections J101.2 and Section J104.4.
- (f) Appendix L, Earthquake Recording Instrumentation
excluding amendments by OSHPD.
- (g) Appendix ~~P Q~~, Emergency Housing Section ~~P Q~~103.2.1
Exception 1, ~~P Q~~103.6 Lighting, Ventilation, and Heating, ~~P~~
~~Q~~106.1 General, Section ~~P~~106.1.1 Tents, and Section
~~P~~106.1.2 Membrane Structures.

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

The following Sections and Subsections are added to the ~~2022~~
2025 California Building Code by the City of San Diego:

Subsection (a) no change.

- ~~(b)~~ Chapter 7A, Materials and Construction Methods for Exterior
Wildfire Exposure, Section 702A, Definitions, Section 703A.6.1,
Alternative Materials, Designs or Methods, Section 703A.6.2,
Modifications, Section 705A.4, Roof Gutters, Section 705A4.1, Drip
Edge Flashing, Section 708A.2.1.1, Vinyl Window Reinforcing, and
Section 711A.1, Spark Arrestors.
- ~~(c)(b)~~ Chapter 12, Sound Transmission, Section 1206.6.
- ~~(d)(c)~~ Chapter 15, Roof Assemblies and Rooftop Structures, Subsections
1505.1.5 and 1505.1.6, Section 1507.1.3 and Subsections 1512.1.1
through 1512.1.5.
- ~~(e)(d)~~ Chapter 16, Structural Design, Section 1607.8.2, Fire Trucks and
Emergency Vehicle Live Load and 1612.3, Flood Loads.
- ~~(f)(e)~~ Chapter 17, Structural Tests and Special Inspections, Section
1704.3.1 item 6.

~~(g)(f)~~ Chapter 18, Soils and Foundations, Section 1803 Geotechnical Investigations, Subsection 1803.2 exceptions 2 through 4 6 ; Sections 1803.2.1, 1803.2.2, 1803.2.3, 1803.5.11.1, 1803.5.11.2, 1803.5.13, ~~1803.5.13.1, 1803.5.13.2~~ 1803.6.1 and Table 145.1803.

~~(h)(g)~~ Chapter 31, California swimming pool safety act (statewide), Section 3109.2, Subsections 115922 (b) (4), 115923 (f) and (g).

(h) Chapter 32, Encroachments into the Public Right-of-Way, Section 3203 Entrance Canopies, Subsections 3203.1 through 3203.6.

(i) Chapter 33, Safeguards During Construction, Section 3315, Demolition and Removal Regulations.

(j) Appendix ~~P~~ Q, Emergency Housing, Subsection ~~P~~ Q103.2.1 Exception 2, Subsections ~~P~~ Q106.2 through ~~P~~ Q106.7, Section ~~P~~ Q111 Emergency Housing Lighting and Ventilation Requirements, Subsections ~~P~~ Q111.1 and ~~P~~ Q111.2, Section ~~P~~ Q112 Emergency Housing Fire and Life Safety Requirements, Subsections ~~P~~ Q112.1 through ~~P~~ Q112.13, and Section ~~P~~ Q113 Emergency Housing Alternatives and Modifications, Subsection ~~P~~ Q113.1.

§145.0107 Adoption of Appendices to the California Building Code

The following Appendix Chapters of the ~~2022~~ 2025 California Building Code are adopted by the City of San Diego:

Subsection (a) through (e) no change.

(f) Appendix P, ~~Emergency Housing, Sleeping Lofts.~~

(g) Appendix Q, Emergency Housing.

Reason: This amendment updates the code edition and reflects the adoption of Appendix P, Sleeping Loft.

6. Update CBC Chapter 4

§145.0406 Local Modifications and Additions to Section 406 “Motor Vehicle Related Occupancies”

Section 406.2.1, “Automatic garage door ~~openers~~ operators and vehicular gates,” is adopted with additions pursuant to Section 145.0106. Section 406.2.1.1, “Backup Power for Automatic Garage Door ~~openers~~ operators,” is added as follows: 406.2.1.1 Backup Power for Automatic Garage Door ~~openers~~ operators. When private parking garages that serve an individual dwelling are equipped with automatic garage door openers, the automatic garage door ~~openers~~ operators shall include battery backup functions that are designed to operate in a manner so that the automatic garage door ~~openers~~ operators are operational without interruption during an electrical outage.

Reason: This amendment reflects the change in wording from 'Opener' to 'Operator' in the 2025 CBC.

7. Update CBC Chapter 7

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

~~(a) Chapter 7 of the California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.~~

(b) ~~Chapter 7A of the California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.~~

Chapter 7 of the California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

Editor's Note: Provisions for materials and construction methods for exterior wildfire exposure are now located in Part 7, California Wild- land-Urban Interface (WUI) Code. Amendments related to WUI construction that were previously found in Division 3 have been relocated to Chapter 5, Article 12, Divisions 5 and 6.

~~§145.0703 — Local Additions and Modifications to Section 702A “Definitions” and Section 703A “Standards of Quality” of the California Building Code~~

(a) ~~Section 702A “Definitions” is adopted by reference with modifications pursuant to Section 145.0105 of the Land Development Code as follows:~~

(1) ~~Accessory building and structure shall mean accessory structure as defined in Section 113.0103 of the San Diego Municipal Code.~~

(2) ~~Local Agency Very High Fire Hazard Severity Zone shall mean the Very High Fire Hazard Severity~~

~~Zones as designated on the "Very High Fire Hazard Severity Zone Map – Local Responsibility Areas" adopted pursuant to Section 511.4904(a) of the San Diego Municipal Code.~~

~~(b) Section 703A.6 is adopted by reference with additions pursuant to Section 145.0106 of the Land Development Code as follows:~~

~~(1) 703A.6.1. The Building Official may approve the use of alternative materials, designs or methods of construction pursuant to Section 129.0109 of the San Diego Municipal Code.~~

~~(2) 703A.6.2. The Building Official may modify the provisions of Chapter 7A of the California Building Code for site-specific conditions in accordance with Section 129.0104(a)(6) of the San Diego Municipal Code. When required by the Building Official, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 49.~~

~~§145.0705 Local Additions and Modifications to Section 705A "Roofing" of the California Building Code~~

~~Section 705A.4 is adopted by reference with modifications and Subsection 705A.4.1 has been added pursuant to Sections 145.0105 and 145.0106 of the San Diego Municipal Code.~~

~~(a) 705A.4. Roof gutters shall be provided with the means to~~

prevent the accumulation of leaves and debris in the gutter.
All roof gutters and downspouts shall be constructed of
non-combustible materials.

(b) ~~705A.4.1 When drip edge flashing is used at the free edges
of roofing materials, it shall be non-combustible.~~

**~~§145.0708 — Local Additions and Modifications to Section 708A “Exterior
Windows and Doors” of the California Building Code~~**

~~Subsection 708A.2.1.1 is added pursuant to Section 145.0106 of the
San Diego Municipal Code. 708A.2.1.1 Vinyl window reinforcing.
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.~~

**~~§145.0711 — Local Additions to Section 711A “Additional Building Standards
for Buildings Located in the Local Agency Very High Fire Hazard
Severity Zone” of Chapter 7A of the California Building Code~~**

~~Section 711A.1 is added as follows to Chapter 7A pursuant to Section
145.0106 of the Land Development Code.~~

~~711A.1 Spark arrester. All structures having any chimney, flue, or
stovepipe shall be equipped with an approved spark arrester if the
chimney, flue, or stovepipe is attached to any fireplace, stove,
barbecue, or other solid or liquid fuel burning equipment or device.~~

Reason: CBC Chapter 7A requirements moved to 2025 California Wildland Urban Interface (CWUI) Code. The amendments to the 2025 CWUI Code will be in Chapter 5, Article 12, Division 5 and 6 of the San Diego Municipal Code.

8. Update CBC Chapter 12

~~§145.1208~~ **Local Additions and Modifications to Section 1208
“Interior Space Dimensions” of the California Building
Code**

- (a) ~~Section 1208.4 of the California Building Code is adopted with modifications pursuant to Section 145.0105 of the Land Development Code.~~
- (b) ~~Section 1208.4 item 1 is modified as follows: 1. The dwelling unit shall have a living room of not less than 150 square feet (13.93 m²) of floor area.~~

Reason: Section 1208.3 of the 2025 CBC includes a general provision for dwelling unit size, stating: *'Dwelling units shall have a minimum of 190 square feet (17.7 m²) of habitable space.'* Section 1208.5, which addresses efficiency dwelling units, refers back to Section 1208.3 to specify the minimum required size. As a result, the previously stated minimum of 150 square feet for living area is no longer necessary.

9. Update CBC Chapter 15

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

Subsection (a) no change.

- (b) ~~Sections 1501 through 1504 and Sections 1506, 1508, 1509, and 1510 are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.~~
- (c) ~~Sections 1505.1, 1505.8, 1505.9, 1507.1, 1507.8, 1507.9,~~

~~and 1510.7.1, 1511, and 1512 are adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.~~

Reason: Sections 149.0501 (b) and (c) are redundant and removed to be consistent with other chapters of the SDMC. These sections are specified in Section 145.0105 and 145.0106.

§145.1512 Local Additions and Modifications to Section 1512 “Reroofing” of the California Building Code

Subsection (a) no change.

(b) Sections 1512.1.1 ~~through and~~ 1512.1.2 are added pursuant to Section 145.0106 of the Land Development Code:

(1) 1512.1.1 All replacements, alterations, or repairs shall be a Class “A” roof assembly.

Subsection (2) no change.

(c) Sections 1512.1.3 ~~through 1512.1.5 and 1512.1.4~~ are added pursuant to Section 145.0106 of the Land Development Code:

Subsection (1) and (2) no change.

~~(3) 1512.1.5. No roof covering shall be applied over any existing wood shakes or wood shingles.~~

Reason: This amendment proposes to remove 145.1512 (c) (3) since the 2025 CBC (Section 1512.3.1) now addresses the roof recovering over wood shingles or shakes. *Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum panel products, mineral fiber, glass fiber or other approved materials securely fastened in place.'*

10. Update CBC Chapter 17 (added to inadvertent omission)

§145.1704 Local Additions and Modifications to Section 1704 "Statement of Special Inspections" of the California Building Code

Subsection (a) no change

(b) Subsection ~~6~~ 7 is added to Section 1704.3.1 as follows: Where structural observation is required by Section 1704.6 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 the structural observation, and shall describe the stages of construction at which structural observation is to occur.

Reason: The added subsection has been updated from 6 to 7 due to the current use of subsection 6 in the 2025 CBC.

11. Update CBC Chapter 18

Updates to local requirements for geotechnical investigations and reports

Text as it would appear in the CBC:

1803.2 Investigations required.

Geotechnical investigations shall be conducted in accordance with Sections 1803.3 through 1803.5.

Exceptions:

1. The Building Official ~~shall be permitted to~~ may waive the requirement for a geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in California Building Code Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11.
2. The Building Official may waive the requirement for a geotechnical investigation for additions and/or alterations to existing residential and non-residential buildings when all the following conditions are met:
 - 2.1. The site is not located within Geologic Hazard Category 21, as specified in Table 145.1803 of the San Diego Municipal Code.
 - 2.2. For non-residential buildings, the site is not located within Geologic Hazard Categories 11, 12, 13, or 31, and the existing building's foundation has not been specifically designed for any earthquake-induced ground failure.
 - 2.3. The total value of the work is less than 50 percent of the replacement value of the existing building.
 - 2.4. The added floor area is less than 50 percent of the floor area of the existing building.
3. The Building Official may waive the requirement for a geotechnical investigation for ~~stand-alone dwellings residential buildings~~ not located within the Alquist-Priolo Earthquake Fault Zone (Geologic Hazard Category 11), Geologic Hazard Categories 21 or 31, where all the following conditions are met:
 - 3.1. The dwelling complies with the California Residential Code

- or complies with the California Building Code and is classified a Group R-3 occupancy.
- 3.2. The dwelling is not more than 3 stories in height, or not more than two stories in height plus one story below grade plane story (basement).
- 3.3. The dwelling is not a part of a development with four or more dwellings.
4. The Building Official may waive the requirement for a geotechnical investigation for remodels and non-structural tenant improvements to existing structures where there is no increase in the Risk Category.
5. The Building Official may waive the requirement for a geotechnical investigation for structures assigned to occupancy Group U, including swimming pools and spas with a depth of less than 6 feet, and decks or any other structure of a similar nature.
6. The Building Official may waive the requirement for a geotechnical investigation for ~~commercial-non-residential~~ buildings and structures used for human occupancy and located within the Alquist-Priolo Earthquake Fault Zone when specifically exempted in accordance with Section 2621.7 California Public Resource Code.

1803.2.1.

A geotechnical investigation shall be conducted when required by Section 1803.2 of the California Building Code, and Section 145.1803(d) of the San Diego Municipal Code, or the Building Official for all new structures, additions to existing structures not exempted by San Diego Municipal Code Section 145.1803(b), or whenever the occupancy classification of a building changes to a higher Risk Category pursuant to Table 1604.5 of the California Building Code as a result of the proposed work.

1803.2.2. A geotechnical investigation shall be submitted to the Building Official unless specifically exempted by one of the waivers in Section 145.1803(b) of the San Diego Municipal Code. The report shall contain appropriate recommendations for mitigation of the hazards or conditions identified in accordance with Table 145.1803 of the San Diego Municipal Code and Section 1803.5 of the California Building Code, respectively. These recommendations shall be incorporated into the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geotechnical investigation report 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 by the City that the site does not contain geological hazards or that construction is safe.

1803.2.3.

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 is not provided or when a geologic investigation cannot conclusively establish that buildings or structures located on the site would either be safe or unsafe. The form of the "NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS" shall be as provided by the Building Official. When required by the Building Official, the "NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS" shall be executed by the property owner and recorded with the San Diego County Recorder and filed with the City of San Diego.

1803.5 Investigated conditions.

Geotechnical investigations shall be conducted as indicated in California Building Code Sections 1803.5.1 through 1803.5.12.

Text as it would appear in the SDMC

§145.1803 Local Additions and Modifications to Section 1803 "Geotechnical Investigations" of the California Building Code

- (a) Section 1803.2 is adopted with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.
 - (1) 1803.2.1. A geotechnical investigation shall be conducted when required by Section 1803.2 of the California Building Code, and Section 145.1803(d) of the SDMC-San Diego Municipal Code, or the Building

Official for all new structures, additions to existing structures not exempted by San Diego Municipal Code Section 145.1803(b), or whenever the occupancy classification of a building changes to a higher Risk Category pursuant to Table 1604.5 of the California Building Code as a result of the proposed work.

- (2) 1803.2.2. ~~When required, a~~ A geotechnical investigation report shall be submitted to the Building Official unless specifically exempted by one of the waivers in Section 145.1803(b) of the San Diego Municipal Code. ~~When geologic hazards are identified the~~ The report shall contain appropriate recommendations for mitigation of the hazards or conditions identified in accordance with Table 145.1803 of the San Diego Municipal Code and Section 1803.5 of the California Building Code, respectively. ~~and these~~ These recommendations shall be incorporated into the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geotechnical investigation report 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 by the City that the site does not contain geological hazards or that construction is safe.
- (3) 1803.2.3. 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 is not provided or when a geologic investigation cannot conclusively establish that buildings or structures located on the site would either be safe or unsafe. The form of the "NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS" shall be as provided by the Building Official. When required by the Building Official, the "NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS" shall be executed by the property owner and recorded with the San Diego County Recorder and filed with the City of San Diego.

(b) Section 1803.2 is modified, and exceptions are added pursuant to Sections 145.0105 and 145.0106 of the San Diego Municipal Code.

- (1) The Building Official may waive the requirement for geotechnical investigation where satisfactory data from adjacent areas is available that demonstrates an investigation is not necessary for any of the conditions in California Building Code Sections 1803.5.1 through 1803.5.6 and Sections 1803.5.10 and 1803.5.11.
- (2) The Building Official may waive the requirement for a geotechnical investigation for additions to ~~detached one and two family dwellings~~, except when the site is located within Geologic Hazard Category 11 or 21 in Table 145.1803 of the San Diego Municipal Code, or when required by a discretionary review, and/or

alterations to existing residential and non-residential buildings when all of the following conditions are met:

- (A) The site is not located within Geologic Hazard Category 21, as specified in Table 145.1803 of the San Diego Municipal Code.
 - (B) For non-residential buildings, the site is not located within Geologic Hazard Categories 11, 12, 13, or 31, and the existing building's foundation has not been specifically designed for any earthquake-induced ground failure.
 - (C) The total value of the work is less than 50 percent of the replacement value of the existing building.
 - (D) The added floor area is less than 50 percent of the floor area of the existing building.
- (3) The Building Official may waive the requirement for a geotechnical investigation for ~~additions where the total floor area of all additions to the same structure is less than 500 square feet of floor area in any 12-month period.~~ standalone dwellings residential buildings not located within the Alquist-Priolo Earthquake Fault Zone (Geologic Hazard Category 11), Geologic Hazard Categories 21 or 31, where all the following conditions are met:
- (A) The dwelling complies with the California Residential Code or complies with the California Building Code and is classified as a Group R-3 occupancy.

- (B) The dwelling is not more than 3 stories in height, or not more than two stories in height plus one story below grade plane story (basement).
- (C) The dwelling is not a part of a development with four or more dwellings.
- (4) The Building Official may waive the requirement for a geotechnical investigation for remodels and non-structural tenant improvements to existing structures where there is no increase in the Risk Category.
- (5) The Building Official may waive the requirement for a geotechnical investigation for structures assigned to occupancy Group U, including swimming pools and spas with a depth of less than 6 feet, and decks or any other structure of a similar nature.
- (6) The Building Official may waive the requirement for a geotechnical investigation for ~~commercial-non-residential~~ buildings and structures used for human occupancy and located within the Alquist-Priolo Earthquake Fault Zone when specifically exempted in accordance with Section 2621.7 California Public Resource Code.
- (c) Section 1803.5 is modified pursuant to Section 145.0106 of the San Diego Municipal Code. 1803.5 (Investigated conditions) Geotechnical investigations shall be conducted as indicated in California Building Code Sections 1803.5.1 through ~~1803.5.13~~ 1803.5.12.

Subsections (d) through (g) no change

Table 145.1803 ⁽¹⁾		
Required Geotechnical Investigation		
Type of Hazard	Geologic Hazard Category	Building, Structure, and Facility Class

Remainder of Table no change.

Reason: Local regulations establish when a geotechnical investigation is required and when geotechnical hazards at the location of a building need to be addressed in a Geotechnical Report prepared in accordance with the City's [Guidelines for Geotechnical Reports](#). The regulations adopted in the SDMC §145.1803 were developed in the early 1980s and first adopted as amendments to the 1982 Uniform Building Code in 1984 and were last updated through reformatting during the adoption of the 2010 and 2019 California Building Code. The substance of the regulations has not been updated since inception.

The proposed updates are proposed to be adopted as amendments to the 2025 CBC intend to achieve the following goals.

1. Address changes in the proposed project types submitted for a Building Permit including dwellings used as accessory dwelling unit (ADU).
2. Address revisions to the Alquist-Priolo Earthquake Fault Zoning Act and address the act in the SDMC.
3. Adopt regulations similar to those implemented by the City of Los Angeles.
 - A. Section 145.1803 (a) (2) is updated to make clear that exemptions, or waivers per the CBC, are exemptions from performing investigations for a particular hazard and not requiring that an otherwise required Geotechnical Report address the geological hazard. As presently worded, the exceptions waive the submittal of a report. There are many reasons why a Geotechnical Report needs to be provided, and not requiring a report to address a particular hazard should

not be an exception from preparing a report that includes for example foundation design recommendations.

- B. Section 145.1803 (b) (2) is revised in its entirety for additions and alterations and based on the Los Angeles Department of Building and Safety (LADBS) Information Bulletin [P/BC 2023-044](#) (IB) exemption 3 and revisions in [AB 1406](#) to Alquist-Priolo Earthquake Fault Zoning Act and codified in Section 2621.7 (b) of the California Public Resource Code. The exemption is for structures located in all fault zones. Sites assigned to Hazard 21 “Confirmed, known, or highly suspected” landslide or slope instability potential, are no longer included in this exemption.
- C. Section 145.1803 (b) (3) is revised in its entirety and revised and adapted based on exemption 1 the LADBS IB. The provision has been generalized to all hazard categories Table 145.1803 of the SDMC and applies to new dwellings.
A dwelling is a single dwelling unit or two attached dwelling units as defined in the CBC and CRC.
- D. Section 145.1803 (b) (4) is updated to clarify that the exemption for tenant improvements does not include an increase in the Risk Category to III. CBC Ch 16 requires the Building Official to assign certain uses to a Risk Category based on the nature, density and condition of occupants. As an example, assembly areas with a high concentration, such as a theater, may be assigned to Risk Category III.
- E. Section 145.1803 (b) (5) is updated per the LADBS IB to include swimming pools and decks in the exemption.
- F. Section 145.1803 (b) (6) is added to address other exemptions in the Public Resources Code and acts as a pointer.

Local Finding : Geological
AB 130 Section 17958.7 (c) subsection 1

12. Update CBC Chapter 31

Text as it would appear in the CBC

115922.

- (a) Except as provided in Section 115925, subject to subdivision (b), and consistent with Section 1596.814, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with at least two of the following seven drowning prevention safety features:*
- (1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.*
 - (2) Removable mesh fencing that meets the ASTM International F2286 standard in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.*
 - (3) A manually operated or power-operated safety pool cover that is accompanied by a label verifying that the cover meets the specifications of the ASTM International F1346-23 standard.*
 - (4) Exit alarms on the private single-family home's doors and windows that provide direct access to the swimming pool or spa without any intervening enclosure. Whenever any door or window is opened or left ajar, exit alarms shall make either an audible, continuous alarm sound or a repeating verbal warning, such as a notification that "the door to the pool is open." An exit alarm may be battery operated or connected to the electrical wiring of the building.*
 - (5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.*
 - (6) An alarm in good repair and operable as designed that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM International F2208 standard that includes surface motion, pressure, sonar, laser and infrared type alarms. A swimming protection alarm feature designed for individual use, including an*

alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by ASTM International, the American Society of Mechanical Engineers, or another nationally recognized standards development organization, and the feature is accompanied by a label verifying that the protection meets those standards.

(b) The requirements of (a) are not satisfied by any of the following:

(1) An exit alarm and a self-closing, self-latching device on the same door.

(2) An exit alarm and a door latch on separate doors

(3) A safety pool cover and an alarm described in paragraph 115922 (6) (a).

(4) An exit alarm described in paragraph (4) of subdivision (a) and an alarm described in paragraph (6) of subdivision (a).

(c) Before the issuance of a final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention features required by this section and, if no violations are found, shall give final approval.

115923. *An enclosure shall have all of the following characteristics:*

(a) Any access gates through the enclosure open away from the swimming pool and are self-closing with a self-latching device placed no lower than 60 inches above the ground.

(b) A minimum height of 60 inches.

(c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.

(d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.

(e) An outside surface free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

(f) The enclosure shall completely isolate the swimming pool or spa from the

private single-family home and from neighboring properties.

(g) The enclosure shall not incorporate the exterior wall of the house.

Text as it would appear in the SDMC

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

Chapter 31 of the California Building Code is adopted by reference without change pursuant to Section 145.0103 of the Land Development Code, with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

§145.3102 Local Modifications and Additions to Section 3109.2

(a) Section 3109.2 is adopted with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(b) Subsection 115922 (b) (4) is added as follows: (4) An exit alarm described in paragraph (4) of subdivision (a) and an alarm described in paragraph (6) of subdivision (a).

(c) Subsection 115923 (f) is added as follows: (f) The enclosure shall completely isolate the swimming pool or spa from the private single-family home and from neighboring properties.

(d) Subsection 115923 (g) is added as follows: (g) The enclosure shall not incorporate the exterior wall of the house.

Reason: Subsections 115922 (b) (4), 115923 (f) and (g) were added to support the Bill’s goal of requiring two drowning prevention measures that a child would have to defeat before unsupervised access into a swimming pool. The legislative updates intend for a physical barrier like a locking pool cover, removable mesh fencing or an enclosure to be

provided after doors equipped with alarms. This measure ensures safety in cases where the alarm may fail to sound—such as when the battery is removed, or other malfunctions occur—by preventing unsupervised children in the home or neighboring properties from drowning.

San Diego's climate significantly encourages private pool ownership, which in turn makes pool safety features like enclosures even more critical due to their widespread presence.

1. Mild, Warm Weather Year-Round
 - San Diego experiences over 260 sunny days per year.
 - Average high temperatures range from 65°F in winter to 80°F in summer.
 - This extended swimming season makes owning a pool more practical and enjoyable year-round.
2. Low Rainfall
 - The city receives about 10–12 inches of rain annually, which is well below the national average.
 - Less rain means lower maintenance for outdoor pools and fewer interruptions to pool use.
3. Low Humidity and Comfortable Evenings
 - The dry Mediterranean climate (semi-arid) makes outdoor pool environments more pleasant, especially compared to humid regions.
4. Lifestyle and Outdoor Living Culture
 - San Diego has a strong culture of outdoor recreation, entertaining, and backyard upgrades, making pools a desirable feature.
 - Pools are also considered a status symbol and a luxury feature that aligns with the region's lifestyle.

- [Every Number Is a Name: Understanding San Diego's Drowning Crisis | Prevent Drowning Foundation of San Diego](#)
- [Drowning remains a leading cause of accidental death among young children in the United States](#). Each year, approximately 800 to 900 children under the age of 5 drown, with many incidents occurring in residential pools.
- A [study](#) published in the National Library of Medicine found that fencing which completely encloses all sides of a swimming pool and isolates it from the home is effective in preventing drowning of young children.
- The [CDC](#) recommends constructing and use a four-sided fence that is at least

four feet in height and fully encloses the pool. The fence should separate the pool from the house, with self-closing and self-latching gates.

- The U.S. Consumer Product Safety Commission (CPSC) recommends installing a four-sided fence at least four feet high that fully encloses the pool and separates it from the house. The fence should have a self-closing and self-latching gate to prevent unauthorized access. [link](#)
- City of La Cañada Flintridge https://lcf.ca.gov/wp-content/uploads/2020/02/Required_Submittals_Pools-Spas-HotTubs_Enclosures_Safety_Devices.pdf
- County of San Diego
<https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/pds379.pdf>

Local climatic conditions
AB 130; HSC Section 17958.7 (c) (1), (6)

13. Update CBC Chapter 36

§145.3602 Local Modifications to Section J 101 “General” of the California Building Code

Subsection (a) no change.

- (b) Section J101.2 is modified as follows: J101.2 Flood hazard areas. Unless the *applicant* has submitted an engineering analysis, prepared in accordance with standard engineering practice by a Civil Engineer, that demonstrates the proposed work will not result in any increase to the level of the *base flood elevation* of the *floodway*, grading, excavation and earthwork construction, including fills and embankments, the proposed work shall not be permitted in *special flood hazard* areas established in Section 145.1612 or Section

~~149.0322~~ 149.0306 of the Land Development Code, or in *special flood hazard* areas where *base flood elevations* are specified, but *floodways* have not been designated.

Reason: Section 149.0322 is renumbered to 149.0306 because of the renumbering in the 2025 California Residential Code.

14. Add exceptions to Earthquake Recording Instrumentation revisions to Appendix L

Text as it would appear in the CBC

L101.1 General.

Every structure located where the 1-second spectral response acceleration, S_1 , determined in accordance with Chapter 11 of ASCE 7, is greater than 0.40 and either exceeds six stories in height with an aggregate floor area of 60,000 square feet (5574 m²) or more, or exceeds 10 stories in height regardless of floor area, shall be equipped with not fewer than three approved recording accelerographs. The accelerographs shall be interconnected for a common start and common timing.

Exceptions:

1. A building selected by the State of California as part of its Strong Motion Instrumentation Program (California Public Resources Code Section 2700 et seq.) need not comply with this section until it ceases to be part of the program.
2. All new buildings designed using the nonlinear response history procedure of "Seismic Response History Procedures" of Chapter 16 of ASCE 7 shall be equipped with a structural monitoring system in as determined by the Building Official.
3. A building designed using a two-stage analysis procedure per Section 12.2.3.2 of ASCE 7 having a flexible upper portion above a rigid lower portion and a total building height not exceeding 85 feet (25.9 m) above the grade plane.

Text as it would appear in the SDMC

Article 5: Building Regulations
Division 37: ~~Additional Building Regulations~~
~~for Archaic Materials and Methods of~~
~~Construction~~ Additions and Modifications to
Appendix L of the California Building Code

~~[Editor's Note: The Additional Building Regulations for Archaic Materials and Methods of Construction have been repealed. Refer to the Existing Building Regulations in Chapter 14, Article 11 of the Land Development Code.]~~

~~§145.3704~~ 145.3701 Local Modifications and Additions to Appendix Chapter L

"Earthquake Recording Instrumentation" of the California Building Code

~~(a)~~ Appendix L of the California Building Code is adopted by reference with additions and modifications pursuant to Sections 145.0105 and 145.0106 of the Land Development Code

§145.3702 Local Modifications and Additions to Section L101 "General" of the California Building Code

~~(b-a)~~ Section L101.1 is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

~~(c b)~~ Section L101.1. Every structure located where the 1-second spectral response acceleration, S_1 , determined in accordance with Chapter 11 of ASCE 7, is greater than 0.40 and either exceeds six stories in height with an aggregate floor area of 60,000 square feet (5574 m²) or more, or exceeds 10 stories in height regardless of floor area, shall be equipped with not fewer than three approved recording accelerographs. The

accelerographs shall be interconnected for a common start and common timing.

(d c) Add exceptions 1 through 3 to Section L101.1 as follows

Earthquake Recording Instrumentation is not required when one of the following apply.

- (1) The building is selected by the State of California as part of its Strong Motion Instrumentation Program (California Public Resources Code Section 2700 et seq.) need not comply with this section until it ceases to be part of the program.
- (2) All new buildings designed using the nonlinear response history procedure of "Seismic Response History Procedures" of Chapter 16 of ASCE 7 shall be equipped with a structural monitoring system in as determined by the Building Official.
- (3) A building designed using a two-stage analysis procedure per Section 12.2.3.2 of ASCE 7 having a flexible upper portion above a rigid lower portion and a total building height not exceeding 85 feet (25.9 m) above the grade plane.

Reason: The proposed local amendment to the CBC adds three exceptions to Section L101.1 to exempt certain projects from installing Earthquake Recording Instrumentation. Appendix L was first adopted in 2016 when amendments to the 2013 code were processed.

In 2016, the reason statement stated, "Will increase the number of seismically instrumented buildings which will aid in improving ground motion data to assist in the design of multi-story buildings performing dynamic analysis. Currently, two buildings are instrumented in the City of San Diego."

Since initial adoption DSD staff were made aware of exceptions adopted by the City of Los Angeles that DSD also proposes to adopt.

Three exceptions are proposed as follows.

Exception 1 is adopted since buildings installed by the State's Strong Motion tend to be more extensive and exceed the minimums in Appendix L.

Exception 2 is adopted since buildings, such as tall buildings that exceed a height of 240 ft, that are designed using the nonlinear response history procedure of "Seismic Response History Procedures" tend to have a more complex instrumentation installation. The Tall Building Design Guidelines, for example, require a minimum of 29 sensors distributed through the height of tall buildings, whereas Appendix L limits the installations to not less than 3 instruments, one at the base, top and mid-height of the building.

Exception 3 is adopted to address a building configuration, such as for wood-framed residential buildings on a concrete podium. The ASCE 7 standard referenced in the CBC allows the use of a 2-stage analysis since the lower podium building tends to be much stiffer than the upper portion when seismically induced forces are considered.

San Diego has matured as a City and is approving state-of-the-art designs that utilize sophisticated structural simulations when designing the seismic force-resisting system. These simulations require input from actual earthquake records. Due to the limited number of local ground motion records it is necessary to select ground motions representative of local conditions from earthquakes that occurred as far away as Chile. By having more local ground motion records, it is possible for designs to be more accurate. Additionally, post-earthquake recovery can be facilitated if a building owner can provide records that show that a slight earthquake-damaged building may have experienced ground motions less severe than the building was designed to withstand, a sort of Black box for the building.

Necessary due to local geological conditions
AB 130 Section 17958.7 (c) subsection 1

15. Update CBC Chapter 38 (Appendix Q)

**Division 38: Additions and Modifications to Appendix ~~Q~~ Q of the
California Building Code**

§ 145.3801 Local Modifications and Additions to Appendix ~~P~~ Q

“Emergency Housing” of the California Building Code

- (a) Appendix ~~P~~ Q of the California Building Code is adopted by reference with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) The Emergency Housing regulations adopted in this Division are adopted pursuant to the authority in California Government Code Section 8698.4 and shall remain in effect until January 1, ~~2026~~ 2036, at which time this Division shall be automatically repealed.
- (c) The regulations in this Division and in Appendix ~~P~~ Q shall be applicable to emergency housing established pursuant to the declaration of a shelter crisis under California Government Code Section 8698.4 and located in new or existing buildings or structures owned, operated, or constructed by, for, or on behalf of, the City.
- (d) The regulations in this Division and in Appendix ~~P~~ Q shall apply to emergency housing operated during a declaration of a shelter crisis. Other than the requirements in Appendix ~~P~~ Q, as adopted with

modifications and additions by this Division, the emergency housing need not comply with the requirements of the California Building Code for Group R occupancies.

Reason: This amendment reflects the re-lettering of Appendix P to Q, per 2025 CBC. In addition, Section 145.3801(b) has been amended to reflect the extension of California Government Code Section 8698.4, as amended by *Stats. 2024, Chapter 297, Section 1 (SB 1395), effective January 1, 2025.*

§ 145.3802 Local Modifications and Additions to Section ~~P~~ Q103 “Emergency Housing” of the California Building Code

- (a) Section ~~P~~Q103 is adopted with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) The existing exception in Section ~~P~~Q103.2.1 is numbered as Exception 1. Exception 2 is added to Section ~~P~~Q103.2.1 as follows:
 - 2. Change in occupancy shall not mandate conformance with new construction requirements set forth in the California Building Standards Code, provided such change in occupancy meets the minimum fire and life safety requirements set forth in Section 145.3805 of the Land Development Code.
- (c) Section ~~P~~Q103.6 Heating is modified as follows:

~~P~~Q103.6 Lighting, Ventilation, and Heating. All sleeping areas shall be provided with adequate lighting, ventilation, and heating as determined by the Building Official. When required,

lighting and ventilation shall comply with Section 145.3804.

§ 145.3803 Local Modifications and Additions to Section PQ106 “Tents and Membrane Structures” of the California Building Code

(a) Section PQ106 is adopted with modifications and additions pursuant to Sections 145.0105 and 145.0106 of the Land Development Code.

(b) Section PQ106.1 General is modified as follows:

(1) Section PQ106.1.1 Tents is ~~modified~~ added as follows:

PQ106.1.1 Tents. Tents shall not be used to house occupants for more than 7 consecutive days unless such tents are maintained with tight wooden floors raised at least 4 inches (101.6 mm) above the ground level and are equipped with baseboards on all sides to a height of at least 6 inches (152.4 mm). Tents may be maintained with concrete slabs with the finished surface at least 4 inches (101.6 mm) above grade and equipped with curbs on all sides at least 6 inches (152.4 mm) high. A tent shall not be considered a suitable sleeping place when it is found necessary to provide heating facilities in order to maintain a minimum temperature of 50 degrees Fahrenheit (10 degrees Celsius) within such tent during the period of occupancy.

(2) Section PQ106.1.2 Membrane Structures is added with modification as follows:

PQ106.1.2 Membrane Structures. Membrane

structures installed and/or assembled in accordance with Chapter 31 of the California Building Code and the California Fire Code may be permitted to be used as emergency housing and emergency housing facilities.

- (c) Section ~~P~~Q106.2 Membrane Structures In Use for More than 180 Days is added as follows:

~~P~~Q106.2 Membrane Structures In Use for More Than 180 Days. Membrane structures in use for a period of more than 180 calendar days shall comply with the California Fire Code and with the following:

Subsection (1) no change.

- (2) The Fire Code Official shall inspect the membrane structure ~~at least once every month from the date of final inspection~~ prior to initial occupancy and at least once every 90 days thereafter to verify compliance with the approved operations plan and the conditions of approval in effect at the time of final inspection and prior to initial occupancy.

- (d) Section ~~P~~Q106.3 Means of Egress is added as follows:

~~P~~Q106.3 Means of Egress. Means of egress for membrane structures used as emergency housing shall be determined based on the occupant load specified in Section ~~P~~ Q103.3.

- (e) Section ~~P~~Q106.4 Storage of Flammable Materials Within Tents or Membrane Structures is added as follows:

~~P~~Q106.4 Storage of Flammable Materials Within Tents or

Membrane Structures. Flammable materials, including the possessions of occupants and users stored in tents and membrane structures shall not obstruct required aisle widths between beds or other furnishings. The quantity of stored flammable materials within a membrane structure not protected with an automatic fire sprinkler system, or within tents, shall be subject to the approval of the Fire Code Official.

- (f) Section ~~P~~Q106.5 Flammable or Combustible Liquids is added as follows:

~~P~~Q106.5 Flammable or Combustible Liquids. The possession or storage of any flammable or combustible liquids or gases shall not be permitted inside a tent or membrane structure except for intact cigarette lighters. The use of any type of open flame inside a tent or membrane structure is prohibited unless each separate use is approved by the Fire Code Official.

- (g) Section ~~P~~Q106.6 Fire Department Access is added as follows:

~~P~~Q106.6 Fire Department Access. Fire Department access to tents or membrane structures used for emergency housing shall be in compliance with Section 503, Section 504, and Appendix D of the California Fire Code as adopted with modifications in Section 511.8201(f) of the San Diego Municipal Code and approved by the Fire Code Official.

- (h) Section ~~P~~Q106.7 Water Supply is added as follows:

~~P~~Q106.7 Water Supply. An approved fire protection water supply complying with Section 507 of the California Fire Code,

or as approved by the Fire Code Official, shall be provided for each tent or membrane structure, group of structures, or *premises* used for emergency housing.

§ 145.3804 Local Addition of Section ~~P~~Q111 “Emergency Housing Lighting and Ventilation Requirements” to the California Building Code

(a) Section ~~P~~Q111 Emergency Housing Lighting and Ventilation Requirements is added pursuant to Section 145.0106 of the Land Development Code.

(b) Section ~~P~~Q111.1 Emergency Housing Lighting Requirements is added as follows:

~~P~~Q111.1 Emergency Housing Lighting Requirements. Buildings or structures used for emergency housing shall either be provided with natural light by means of exterior glazed openings in accordance with Section ~~4205.2~~ 1204.2 of the California Building Code or shall be provided with artificial light in accordance with Section ~~4205.3~~ 1204.3 of the California Building Code.

(c) Section ~~P~~Q111.2 Ventilation is added as follows:

~~P~~Q111.2 Ventilation. Buildings or structures used for emergency housing shall either be provided with natural ventilation in accordance with Section ~~4203.5~~ 1202.5 of the California Building Code or mechanical ventilation in accordance with the California Mechanical Code.

§ 145.3805 Local Addition of Section PQ112 “Emergency Housing Fire and Life Safety Requirements” to the California Building Code

- (a) Section PQ112 Emergency Housing Fire and Life Safety Requirements is added pursuant to Section 145.0106 of the Land Development Code.
- (b) Section PQ112.1 Fire Separation Distance is added as follows:

PQ112.1 Fire Separation Distance. Buildings or structures used for emergency housing, including sleeping cabins, shall be constructed and located on a lot in compliance with the regulations in Chapters 6 and 7 of the California Building Code, based on their fire separation distance. During a declared shelter crisis, the fire separation distances are permitted to be measured to the existing buildings on the adjacent parcels rather than to the interior lot lines, provided the open spaces within the fire separation distance remain clear and unobstructed for the duration of the declared shelter crisis.
- (c) Section PQ112.2 Fire Separation Distance, Buildings on the Same Lot is added as follows:

PQ112.2 Fire Separation Distance, Buildings on the Same Lot. Buildings or structures used for emergency housing, including sleeping cabins, shall be separated from each other and from other buildings on the same lot as set forth in Section 705.3 of the California Building Code.
- (d) Section PQ112.3 Means of Egress is added as follows:

PQ112.3 Means of egress. Buildings or structures used for emergency housing shall be provided with means of egress in compliance with Chapter 10 of the California Building Code.

- (e) Section ~~P~~Q112.4 Emergency Escape and Rescue is added as follows:

~~P~~Q112.4 Emergency Escape and Rescue. Each area of a building or structure used for sleeping accommodations in emergency housing shall contain an emergency escape and rescue opening in accordance with Section ~~4030~~ 1031 of the California Building Code.

- (f) Section ~~P~~Q112.5 Smoke Alarms is added as follows:

~~P~~Q112.5 Smoke Alarms. Buildings or structures with sleeping accommodations used for emergency housing shall be equipped with single station smoke alarms installed in accordance with the requirements of Section 907.2.11 and Section 1103.8.3 of the California Fire Code.

- (g) Section ~~P~~Q112.6 Carbon Monoxide Alarms is added as follows:

~~P~~Q112.6 Carbon Monoxide Alarms. Buildings or structures with sleeping accommodations used for emergency housing and equipped with fuel-burning appliances shall be provided with carbon monoxide detection in accordance with Section 915 of the California Fire Code and the California Building Code.

- (h) Section ~~P~~Q112.7 Fire Alarm is added as follows:

~~P~~Q112.7 Fire Alarm. A manual fire alarm system capable of arousing sleeping occupants designed and constructed in compliance with Section ~~907.2.10.1~~ 907.2.8 of the California Fire Code and the California Building Code shall be installed in buildings, structures, or groups of buildings or structures, used for emergency housing and having a *gross floor area* of more

than 2,500 square feet or having the capacity for more than 49 sleeping occupants.

Exception: Individual buildings or structures in a group of buildings or structures with sufficient separation distances to allow each building or structure to function independently in case of a fire shall have their own individual fire alarm systems, as approved by the Fire Code Official.

- (i) Section ~~P~~Q112.8 Automatic Fire Sprinklers is added as follows:

~~P~~Q112.8 Automatic Fire Sprinklers. Fire sprinklers shall be provided for new and existing buildings or structures used for emergency housing that provide sleeping accommodations, as required by Section 903.3 of the California Fire Code and the California Building Code.

- (j) Section ~~P~~Q112.9 Fire Extinguishers is added as follows:

~~P~~Q112.9 Fire Extinguishers. Portable fire extinguishers shall be provided in accordance with Section 906.1 of the California Fire Code and the California Building Code.

- (k) Section ~~P~~Q112.10 Flammable or Combustible Liquids is added as follows:

~~P~~Q112.10 Flammable or Combustible Liquids. The possession or storage of any flammable or combustible liquids or gases shall not be permitted except for intact cigarette lighters. The use of any type of open flame indoors is prohibited unless each separate use is approved by the Fire Code Official.

- (l) Section ~~P~~Q112.11 Storage is added as follows:

~~P~~Q112.11 Storage. Flammable materials, including the

possessions of occupants, users, and staff, shall not obstruct required aisle widths between beds or other furnishings and shall not be stored in attics, under-floor spaces, or within other concealed spaces of buildings or structures with sleeping accommodations used for emergency housing.

- (m) Section ~~P~~Q112.12 Fire Department Access is added as follows:

~~P~~Q112.12 Fire Department Access. Fire Department access to buildings and *premises* used for emergency housing shall be in compliance with Section 503, Section 504, and Appendix D of the California Fire Code as adopted with modifications in Section 511.8201(f) of the San Diego Municipal Code and approved by the Fire Code Official.

- (n) Section ~~P~~Q112.13 Water Supply is added as follows:

~~P~~Q112.13 Water Supply. An approved fire protection water supply complying with Section 507 of the California Fire Code, or as approved by the Fire Code Official, shall be provided for each building or structure.

§ 145.3806 Local Addition of Section ~~P~~Q113 “Emergency Housing Alternatives and Modifications” to the California Building Code

- (a) Section ~~P~~Q113 Emergency Housing Alternatives and Modifications is added pursuant to Section 145.0106 of the Land Development Code.

- (b) Section ~~P~~Q113.1 Alternatives and Modifications is added as follows:

~~P~~Q113.1 Alternatives and Modifications. Alternatives and/or modifications that are reasonably equivalent to the

requirements in Appendix ~~Q~~ Q and this Division may be granted by the Building Official and Fire Code Official for individual buildings or structures used for emergency housing.

Reason: This amendment reflects the re-lettering of Appendix P to Q, per 2025 CBC.

The amendment to Section 145.3803(c)(2) is proposed because the Fire Marshal responsible for inspections has determined that a 90-day inspection interval is sufficient. After several years of consistent operation, facility personnel have become well-versed in the applicable requirements, and monthly inspections have revealed very few issues. The revised language establishes a maximum inspection interval of 90 days, allowing more frequent inspections if necessary. This change is consistent with Assembly Bill 130 and Health and Safety Code Section 17958.7(c)(6)(D), which supports reducing the internal operational costs of local agencies.

AB 130 Section 17958.7 (c) subsection 1

Electrical Regulations
(California Electrical Code Amendments)

The 2025 California Electrical Code is Part 3 Title 24 in the California Code of Regulations is based on the 2023 National Electrical Code. Local amendments to portions not including Chapter 1 are published in the Electrical Regulations, Chapter 14 Article 6, of the Municipal Code.

16. Update the Electrical Regulations

§146.0103 Interpretation of the Electrical Regulations

- (a) The language used in this Article and in the ~~2022~~ 2025 California Electrical Code which is made a part of this Article by reference, is intended to convey the common and accepted meaning familiar to the electrical industry.

§146.0104 Adoption of the California Electrical Code

- (a) The ~~2022~~ 2025 California Electrical Code published by the California Building Standards Commission (BSC), as amended by the California Department of Housing and Community Development (HCD); the Division of the State Architect-Access Compliance (DSA/AC); California Department of Health Care Access and Information HCAI (OSHDP3); and the State Fire Marshal (SFM), is adopted by reference and made a part of this Article as if fully set forth, except as otherwise provided in this Article. The regulations so referenced are the standard for electrical installations regulated by this Article. ~~A copy of the 2022 California Electrical Code is on file in the office of the City Clerk as Document No. OO-21181-2.~~

- (b) When reference is made to the California Electrical Code, it shall be the ~~2022~~ 2025 California Electrical Code, California Code of Regulations Title 24, Part 3, as published by the California Building Standards Commission.

Remainder of Section no change

§146.0105 Portions of the California Electrical Code Not Adopted

The following Sections or Subsections of the ~~2022~~ 2025 California Electrical Code are not adopted by the City of San Diego:

- (a) Article 230, Services, Section 230.43, Wiring Methods for 1000 Volts, Nominal or Less, numbers (1) "Open Wiring on Insulators" and (7) "~~Service entrance Cables~~" are is not adopted.
- (b) Article 230, Services, Section 230.50, Protection ~~of Open Conductors and Cables~~ Against Physical Damage ~~—Above Ground~~; Section 230.51, Mounting Supports; and Section 230.52, Individual Conductors Entering Building or Other Structures; relating to protection and mounting of open wiring on insulators and service-entrance conductors are not adopted.

§146.0106 Portions of the California Electrical Code Adopted with Modifications

The following Sections of the ~~2022~~ 2025 California Electrical Code are adopted by the City of San Diego with modifications:

The California Electrical Code is adopted with no modifications.

§146.0107 Portions of the California Electrical Code Adopted with Additions

The following Sections of the ~~2022~~ 2025 California Electrical Code are adopted by the City of San Diego with additions:

The California Electrical Code is adopted with no additions.

Reason: Revise the electrical regulations to reference the 2025 code.

Article 230 Section 230.43 and 230.50 will continue not to be adopted due to conflicts with SDG&E utility service standards.

The last sentence in Section 146.0104 (a) is proposed to be deleted, recognizing that access to the State of California Building Standards Code is now available free of charge through the California Building Standards Commission. Previously, the Development Services Department (DSD) provided a copy to the City Clerk in compliance with H&S Code Section 18942, which requires local jurisdictions to obtain and maintain at least one current copy of the State Building Standards Code with all revisions until the 2025 code cycle.

The proposed edit to Section §146.0105 (a) adopts item 7 since “Service-entrance cables” connecting the electrical meter on a building, the service, may be used to connect to an additional building beyond. DSD staff do not inspect the line side wiring addressed in item 7 and inspect wiring on site not originating directly from the power line located in the public right of way since SDG&E a public utility owns that line.

The proposed edit to Section §146.0105 (b) adds section numbers in advertently omitted in past code updates. There is no change in regulatory effect intended.

Administrative No Local Finding
AB 130 Section 17958.7 (c) subsection 1

Plumbing Regulations (California Plumbing Code Amendments)

The 2025 California Plumbing Code is Part 5 Title 24 in the California Code of Regulations is Based on the 2024 Uniform Plumbing Code. Local amendments to portions not including Chapter 1 are published in the Plumbing Regulations, Chapter 14 Article 7, of the Municipal Code.

17. Plumbing Regulation Updates

147.0103 Adoption of the California Plumbing Code

- (a) Except as provided in Sections 147.0104 through 147.0108, the 2022-2025 California Plumbing Code, published by the California Building Standards Commission (BSC), and as amended by the California Department of Housing and Community Development (HCD); the Division of the State Architect-Access Compliance (DSA/AC); California Department of Health Care Access and Information (OSHPD3); and the State Fire Marshal (SFM); ~~a copy of which is on file in the office of the City Clerk as Document OO-21181-3, is adopted by reference.~~
- (b) When reference is made to the California Plumbing Code, it shall be the 2022-2025 California Plumbing Code, California Code of Regulations Title 24, Part 5 as published by the California Building Standards Commission.

Remainder of Section no change

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

The following Sections of the 2022-2025 California Plumbing Code are modified by the City of San Diego:

- (a) Chapter 4, Plumbing Fixtures and Fittings, Section 422.2.1
Single User Toilet Facility Identification.
- (b) Chapter 11, Storm Drainage, Section 1101.2 Where Required,
Section 1101.6.1 Discharge.
- (c) ~~Chapter 12, Section 1208.7.2 Gas Pressure Regulators,
Location.~~

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

The following Sections or Subsections of the ~~2022-2025~~ California Plumbing Code are added by the City of San Diego:

- (a) Chapter 6, 609.3.1 Exception, Installation of Piping "Under Concrete Slab."
- (b) ~~Chapter 12, Section 1208.8.2.1 Gas Pressure Regulators,
Location.~~

§147.0106 Adoption of Appendices to California Plumbing Code

The following Appendix Chapters of the ~~2022-2025~~ California Plumbing Code not adopted by a State agency as identified in Land Development Code Section 147.0103 and in the adoption matrices of the ~~2022-2025~~ California Plumbing Code are not adopted by the City of San Diego:

- (1) Appendix B - Explanatory Notes on Combination Waste
And Vent Systems
- (2) Appendix C – Alternate Plumbing Systems
- (3) Appendix E – Manufactured/Mobilehome Parks and
Recreational Vehicle Parks
- (4) Appendix F – Fire Fighter Breathing Air Replenishment
Systems
- (5) Appendix G – Sizing of Venting Systems

- (6) Appendix K – Potable Rainwater Catchment Systems
- (7) Appendix L – Sustainable Practices
- (8) Appendix M - Peak Water Demand Calculator

Reason: The existing local amendment to add Section 422.2.1 is necessary since neither 2025 California Building Code Ch 12 nor the California Plumbing Code Ch 4 addresses signage for all gender toilet rooms. This amendment is being carried forward and is meant to provide more ready access to the State regulations.

The CPC includes a section regarding the location of gas pressure regulators, so this section is being modified and no longer added to the code.

The last sentence in Section 147.0103 (a) is proposed to be deleted, recognizing that access to the State of California Building Standards Code is now available free of charge through the California Building Standards Commission. Previously, the Development Services Department (DSD) provided a copy to the City Clerk in compliance with H&S Code Section 18942, which requires local jurisdictions to obtain and maintain at least one current copy of the State Building Standards Code with all revisions until the 2025 code cycle.

18. Continued adoption of signage for all gender toilet rooms

§147.0203 Local Modifications to Section 422.2 “Separate Facilities” of the California Plumbing Code

- (a) Section 422.2 of the California Plumbing Code is adopted with modifications pursuant to Section 147.0104 of the Land Development Code.

- (b) Section 422.2.1 of the California Plumbing Code is modified as follows: 422.2.1 Single-user Toilet Facilities Identification. Family or assisted use toilet facilities shall be identified with signage indicating use by either sex. All single-user toilet facilities in any business establishment, place of public accommodation, or state or local government agency shall be identified as ~~all-gender~~ all-gender toilet facilities by signage that complies with Section 11B-703.7.2.6 of the California Building Code and designated for use by no more than one occupant at a time or for family or assisted use. For the purposes of Section 422.2.1, "single-user toilet facility" means a toilet facility with no more than one water closet and one urinal with a locking mechanism controlled by the user.

- Reason:** The existing local amendment to add Section 422.2.1 is necessary since neither 2025 California Building Code Ch 12 nor the California Plumbing Code Ch 4 addresses signage for all gender toilet rooms. This amendment is being carried forward and is meant to provide more ready access to the State regulations.
- Assembly Bill 1732, enacted as [Health and Safety Code section 118600](#), requires the following: "All single-user toilet facilities in any business establishment, place of public accommodation, or state or local government agency shall be identified as all-gender toilet facilities by signage that complies with Title 24 of the California Code of Regulations, and designated for use by no more than one occupant at a time or for family or assisted use." For the purposes of section 118600, "single-user toilet facility" means a toilet facility with no more than one water closet (or flush toilet) and one urinal with a locking mechanism controlled by the user.
 - The Division of the State Architect issued an uncodified [bulletin](#). This local amendment adopts local regulations that address the regulatory gap caused by non-codification by the State into the California Building Standards Code.

19. Location for gas pressure regulators

§147.0212 Local ~~additions~~ modifications to Section ~~1208.8~~ 1208.7 "Gas Pressure Regulators" of the California Plumbing Code

- (a) Section 1208.7 of the California Plumbing Code is adopted with modifications pursuant to Section §147.0104 of the Municipal Code.
- (b) Section ~~1208.8.2.1~~ 1208.7.2 of the California Plumbing Code is modified ~~added~~ as follows: 1208.8.2.1. 1208.7.2 Approved gas pressure regulators shall be installed and used in locations approved by the Building Official. The gas pressure regulator shall be accessible for servicing.

Reason: This code change carries forward an existing amendment since the 2025 California Plumbing Code does not address permissible locations for pressure regulators.

This amendment is necessary due to local topographical reasons, including a scarcity of buildable land, that require multi-story multi-family construction. This code change is necessary to address the safety hazards of the placement of pressure regulators in enclosed stairways and corridors.

When first adopted as an amendment to 2010 California Plumbing Code, the code at the time was silent regarding installation location.

Local Climatic and Topographic
AB 130 Section 17958.7 (c) subsection 1

**Mechanical Regulations
(California Mechanical Code Amendments)**

The 2025 California Mechanical Code is Part 4 Title 24 in the California Code of Regulations is Based on the 2024 Uniform Mechanical Code. Local amendments to portions not including Chapter 1 are published in the Mechanical Regulations, Chapter 14 Article 8, of the Municipal Code.

20. California Mechanical Code Updates

§148.0103 Adoption of the California Mechanical Code

- (a) Except as provided in Land Development Code Section 148.0104, the ~~2022~~ 2025 California Mechanical Code, published by the California Building Standards Commission (BSC); and as amended by the California Department of Housing and Community Development (HCD); the Division of the State Architect-Access Compliance (DSA/AC); California Department of Health Care Access and Information (OSHPD3); and the State Fire Marshal (SFM); ~~a copy of which is on file in the office of the City Clerk as Document No. OO-21181-4, is adopted by reference.~~
- (b) When reference is made to the California Mechanical Code, it shall be the ~~2022~~ 2025 California Mechanical Code, California Code of Regulations Title 24, Part 4 as published by the California Building Standards Commission.

Remainder of Section no change

§148.0104 Portions of the California Mechanical Code Not Adopted

The following portions of the ~~2022~~ 2025 California Mechanical Code are not adopted: Chapter 1 - Division II, Administration.

§148.0105 Modifications to the California Mechanical Code Adopted by the City of San Diego

The ~~2022-2025~~ California Mechanical Code is adopted with no modifications.

§148.0106 Additions to the California Mechanical Code Adopted by the City of San Diego

The ~~2022~~ 2025 California Mechanical Code is adopted with no additions.

§148.0107 Adoption of Appendices to California Mechanical Code

Appendix Chapters of the ~~2022~~ 2025 California Mechanical Code are not adopted.

Reason: The 2025 California Mechanical Code continues to be adopted without local amendments. The revisions simply adopt the 2025 Code and revise the edition.

The last sentence in Section 148.0103 (a) is proposed to be deleted, recognizing that access to the State of California Building Standards Code is now available free of charge through the California Building Standards Commission. Previously, the Development Services Department (DSD) provided a copy to the City Clerk in compliance with H&S Code Section 18942, which requires local jurisdictions to obtain and maintain at least one current copy of the State Building Standards Code with all revisions until the 2025 code cycle.

Residential Building Regulations
(California Residential Code Amendments)

The 2025 California Residential Code (CRC) is Part 2.5 Title 24 in the California Code of Regulations is Based on the 2024 International Residential Code. The CRC is applicable to dwellings, Townhouses and their accessory structures that are limited to 3 stories in height with independent means of egress for each dwelling unit or townhouse unit.

21. Update Municipal Code for consistency with the 2025 CRC.

§149.0103 Adoption of the California Residential Code

- (a) The ~~2022~~ 2025 California Residential Code, published by the California Building Standards Commission (BSC), and as amended by the State Department of Housing and Community Development (HCD 1, HCD 1/AC) and the State Fire Marshal (SFM), is adopted by reference, except as otherwise provided in this Article of the Land Development Code, Divisions 2 through 45. ~~A copy of the 2022 California Residential Code is on file in the office of the City Clerk as Document No. OO-21181-5.~~
- (b) When reference is made to the California Residential Code, it shall be the ~~2022~~ 2025 California Residential Code, California Code of Regulations Title 24, Part 2.5, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and

terms of the ~~2022~~ 2025 California Residential Code is made a part of this Article as if fully set forth in this Article except as otherwise provided in Divisions 2 through ~~45~~ 46.

- (d) Numbering of Sections and Subsections in Divisions 2 through ~~45~~ 46 of this Article is cross referenced to Sections in the ~~2022~~ 2025 California Residential Code.
- (e) The adoption of the ~~2022~~ 2025 California Residential Code shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.

Remainder of Section no change.

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

The following Sections or Subsections of the ~~2022~~ 2025 California Residential Code have not been adopted by the City of San Diego:

Subsection (a) and (b) no change.

- (c) Figure R305.4 "Termite Infestation Probability Map".

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

The following Sections or Subsections of the ~~2022~~ 2025 California Residential Code are modified by the City of San Diego:

- (a) Chapter 3, Section R301.2, Climatic and Geographic Design Criteria; Section ~~R319.1~~ R308.1, Address Identification; ~~R322~~ R306, Flood Resistant Construction; Section ~~R324.4.2~~ R329.4.2, Fire Classification; Section ~~R324.5.2~~ R329.5.1.1, Fire Classification; ~~Section R337.2, Definitions; Section R337.5.4, Roof Gutters and Downspouts; Section R337.8, Exterior Windows and Doors.~~
(1) Note: CRC R337 amendments relocated to Chapter 5, Article 12, Divisions 5 and 6.
- (b) Chapter 9, Section ~~R902.1.4~~, Roof Covering Materials; Section ~~R902.2.1~~, Wood Shingles; Section ~~R902.2.2~~, Wood Shakes; Section R902.3, Building-integrated photovoltaic (BIPV) systems; Section R902.4, Rooftop- mounted Photovoltaic (PV) Panel Systems; ~~Section R905.1.3, Roof Covering attachment; R907.2, Fire Classification. Section R908.1.1, Replacement Roof Covering, Class A; Section R908.1.2, Replacement Roof Covering, Class A, Additions; Section R908.1.3, Wood Shake, Shingles Reroof; Section R908.1.4, Wood Shake, Shingles, Historical Buildings; Section R908.1.5, Reroofing Over Wood Roofs.~~

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

The following Sections and Subsections are added to the ~~2022~~ 2025 California Residential Code by the City of San Diego:

- (a) Chapter 3, Section ~~R309.4.1~~ R317.4.1 Backup Power for Automatic Garage Door Openers; Section ~~R320.2~~ R322.2 Voluntary Accessibility program; Section ~~R331~~ R334, Structural Tests and Special Inspections; Section ~~R332~~ R335, Encroachments into the Public Right-of-Way; Section ~~R333~~, Safeguards During Construction; ~~Section R337.2, Local Very High Fire Hazard Severity Zone; Section R337.3.6.1, Alternative Materials, Designs or Methods of Construction; Section R337.3.6.2, Modifications; Section R337.5.4, Roof Gutters and Downspouts; Section R337.5.5, Drip Edge Flashing; Section R337.8.2.1.1, Vinyl Windows; Section R337.11, Spark Arrester; Section R341, Sound Transmission Control.~~

(1) Note: CRC R337 amendments relocated to Chapter 5, Article 12, Divisions 5 and 6.

Subsection (b) no change.

- (c) Chapter 9, Section R902.1.4, Roof assemblies; Section R902.2.1, Wood Shingles; Section R902.2.2, Wood Shakes; Section R905.1.3, Roof Covering attachment; Section R908.1.1, Replacement Roof Covering, Class A; Section R908.1.2, Replacement Roof Covering, Class A, Additions;

Section R908.1.3, Wood Shake, Shingles Reroof; Section
R908.1.4, Wood Shake, Shingles, Historical Buildings;
Section R908.1.5, Reroofing Over Wood Roofs.

(d) Chapter 45, Residential Grading Regulations.

§149.0107 Adoption of Appendices to the California Residential Code

The following Appendix Chapters of the ~~2022~~ 2025 California Residential Code are adopted by the City of San Diego:

- (a) Appendix Chapter ~~H~~ BE, Patio Covers.
- (b) Appendix Chapter ~~Q~~ BB, Tiny Houses.
- (c) Appendix Chapter ~~S~~ BJ, Straw Bale Construction.

§149.0108 Applicability of the California Building Code to Existing Buildings and Structures Regulated by the California Residential Code

- (a) The legal occupancy of any building or structure existing on the date of adoption of the ~~2022~~ 2025 California Residential Code shall be permitted to continue without change, except as is specifically regulated by Chapters 3, 4, and 5 of the ~~2022~~ 2025 California Existing Building Code, the California Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

Subsection (b) no change.

- (c) Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the ~~2022~~ 2025 California Building Code shall be maintained in conformance with the

code edition under which installed. The owner shall be responsible for the maintenance of buildings and structures. To determine compliance with this Subsection, the Building Official shall have the authority to require a building or structure to be re-inspected. The requirements of the Building Regulations shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing buildings or structures.

Reason: These amendments update the Code edition.

The last sentence in Section 149.0103 (a) is proposed to be deleted, recognizing that access to the State of California Building Standards Code is now available free of charge through the California Building Standards Commission. Previously, the Development Services Department (DSD) provided a copy to the City Clerk in compliance with H&S Code Section 18942, which requires local jurisdictions to obtain and maintain at least one current copy of the State Building Standards Code with all revisions until the 2025 code cycle.

22. Update CRC Chapter 3

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

Subsection (a) no change.

~~(b) — Sections R302 through R308, R310 through R318, R321, R323, R325 through R336, R338 and R340 are adopted by reference without change pursuant to Section 149.0103 of the Land Development Code.~~

**§149.0302 Local Modifications and Additions to Section R301.2
“Climatic and Geographic Design Criteria”**

Subsection (a) and (b) no change.

- (c) Table R301.2(1) “Climate and Geographic Design Criteria” of the California Residential Code is not adopted pursuant to Section 149.0104 of the Land Development Code.

Table 149.0302				
Wind Design		Seismic Design Category	Termite	Flood Hazards
Speed (Mph)	Topographic Effects			
95	B	D2	Severe per Fig R301.2(3) Very Heavy	Section §143.0145

~~§149.0309~~ 149.0317 Local Additions to Section ~~R309~~ R317 “Garages and Carports”

- (a) Section ~~R309.3~~ R317.3 Flood Hazard areas is adopted with additions and modifications pursuant to Section 149.0105 and Section 149.0106 of the Land Development Code.
Section ~~R309.3~~ R317.3 is amended as follows: ~~R309.3~~

R317.3 Flood Hazard Areas. Garages and carports located in flood hazard areas established by Table 149.0302 shall be constructed in accordance with Section 143.0145.

- (b) Section ~~R309.4~~ R317.4 is adopted with additions and modifications pursuant to Sections 149.0105 and 149.0106 of the Land Development Code. Section ~~R309.4.1~~ R317.4.1 is added as follows: ~~R309.4.1~~ R317.4.1, Backup power for automatic garage door openers. Where residential garages are equipped with automatic garage door openers, the residential automatic garage door opener shall include a battery backup function that is designed to operate in a manner so that the automatic garage door opener is operational without interruption during an electrical outage.

~~§149.0319~~ 149.0308 Local Modifications to Section ~~R319.1~~ R308.1 “Address Identification” of the California Residential Code

Section ~~R319.1~~ R308.1 of the California Residential Code is adopted as amended in San Diego Municipal Code Section 95.0209 for building addressing requirements for the City of San Diego.

~~§149.0320~~ 149.0322 Local Additions to Section ~~R320~~ R322 “Accessibility” of the California Residential Code

Section ~~R320~~ R322 of the California Residential Code is adopted with additions pursuant to Section 149.0106 of the

San Diego Municipal Code. Section ~~R320.2~~ R322.2 is added as follows: ~~R320.2~~ R322.2 Projects seeking incentives under the ~~Voluntary Housing~~ Accessibility Program shall comply with the building standards in Chapter 14 Article 5 Division 40 of the San Diego Municipal Code as applicable.

~~§149.0322~~ 149.0306 Local Modifications and Additions to Section ~~R322~~ R306
“Flood Resistant Construction” of the California Residential Code

Section ~~R322.1~~ R306.1 is modified as follows pursuant to Section 149.0105 of the Land Development Code: ~~R322.1~~ R306.1 General. Structures constructed in whole or in part in flood hazard areas (including A or V Zones) as established in Table Section 149.0302 shall be designed and constructed in accordance with the provisions contained in this section. Structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE24. For additional regulations for construction in special flood hazard areas see Sections 143.0145 and 143.0146 of the Land Development Code.

~~§149.0324~~ 149.0329 Local Modifications and Additions to Section ~~R324~~ R329
“Solar Energy Systems” of the California Residential Code

(a) Section ~~R324.4.2~~ R329.4.2 is modified as follows

pursuant to Section 149.0105 of the Land Development Code: ~~R324.4.2~~ R329.4.2, Fire classification. Rooftop-mounted photovoltaic panel systems shall have the same fire classification required in Section 149.0902(a).

- (b) Section ~~R324.5.2~~ R329.5.1.1 is modified as follows pursuant to Section 149.0105 of the Land Development Code: ~~R324.5.2~~ R329.5.1.1, Fire classification. Building-integrated photovoltaic systems shall have the same fire classification required in Section 149.0902(a).

~~§149.0331~~ 149.0334 Local Addition of Section ~~R331~~ R334 “Structural Tests and Special Inspections” to the California Residential Code

Section ~~R331~~ R334 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the San Diego Municipal Code as follows: ~~R331~~ R334 Structural Tests and Special Inspections. When structural tests and special inspections are required due to the methods of construction, the tests and inspections shall be performed and documented as is required in Chapter 17 of the California Building Code.

~~§149.0332~~ 149.0335 Local Addition of Section ~~R332~~ R335 “Encroachments Into The Public Right-Of- Way” to the California Residential Code

Section ~~R332~~ R335 is added to the California Residential Code pursuant to Section 149.0106 of the Land

Development Code as follows: ~~R332~~ R335 Encroachments into the Public Right-Of-Way. Encroachments into the Public Right-of-Way shall comply with the standards in Chapter 32 of the California Building Code as adopted and amended Section 145.3203 of the Land Development Code. The City Engineer may require a Right-Of-Way Permit for the construction of an encroachment in accordance with the authority granted in Section 129.0702 of the Land Development Code.

§149.0337 Local Additions and Modifications to Section R337 “Materials and Methods for Exterior Wildfire Exposure” of the California Residential Code

- ~~(a) — Section R337 of the California Residential Code is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.~~
- ~~(b) — Section R337.2 is adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code as follows: High Fire Hazard Severity Zones shall mean the Very High Fire Hazard Severity Zones as designated on the Very High Fire Hazard Severity Zone Map — Local Responsibility Areas adopted pursuant to Section 511.4904(a) of the Land Development Code.~~
- ~~(c) — Section R337.3.6 is adopted with additions pursuant to~~

~~Section 149.0106 of the Land Development Code. Sections R337.6.1 and R337.3.6.2 are added as follows:~~

~~(1) — R337.3.6.1, Alternative Materials, Designs or Methods of Construction. The Building Official may approve the use of alternative materials, designs or methods of construction pursuant to Section 129.0109 of the Land Development Code.~~

~~(2) — R337.3.6.2, Modifications. The Building Official may modify the provisions of Section R337 of the California Residential Code for site specific conditions in accordance with Section 129.0104(a)(5) of the Land Development Code. When required by the Building Official, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 49.~~

~~(d) — Section R337.5 is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code:~~

~~(1) — Section R337.5.4 is modified as follows: R337.5.4, Roof Gutters and Downspouts. Roof gutters shall be constructed to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of noncombustible materials.~~

~~(2) — Section R337.5.5 is added as follows: R337.5.5, Drip Edge Flashing. When drip edge flashing is~~

~~used at the free edges of roofing materials, it
shall be non-combustible.~~

~~(e) — Section R337.8 is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code. Section R337.8.2.1.1 is added as follows: R337.8.2.1.1, Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/ NWWDA 101/I.S.2 structural requirements.~~

~~(f) — Section R337.11 is added pursuant to Section 149.0106 of the Land Development Code as follows: R337.11, Spark Arrestor. All structures having any chimney, flue, or stovepipe shall be equipped with an approved spark arrester if the chimney, flue, or stovepipe is attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment or device.~~

Editor's Note: Provisions for materials and construction methods for exterior wildfire exposure are now located in Part 7, California Wild-land-Urban Interface (WUI) Code. Amendments related to WUI construction that were previously found in Division 3 have been relocated to Chapter 5, Article 12, Divisions 5 and 6.

Reason: Renumber SDMC Code section for consistency with renumbering in the CRC.

1. The terminology used in Table R301.2(1) of the CRC for termite infestation hazard areas has been changed; areas previously labeled as 'Severe' are now referred to as 'Very Heavy'.

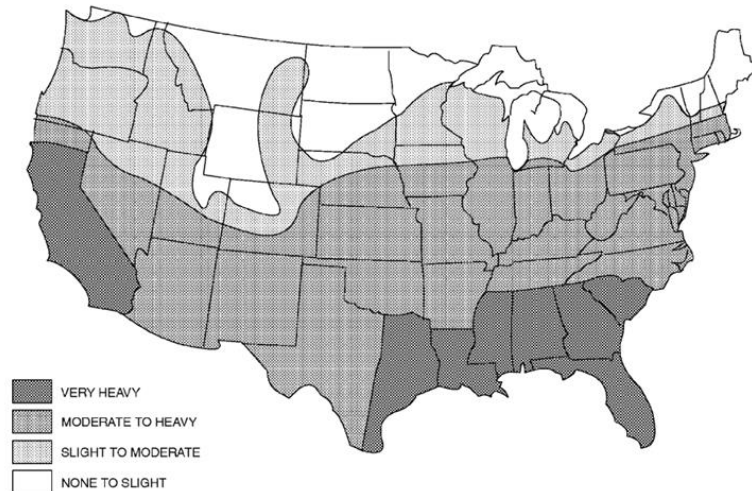
Figure R305.4 of the 2025 California Residential Code (CRC) incorrectly places San Diego in the "Negligible" category. The correct classification is shown in the [2024 International Residential Code \(IRC\) Errata](#), dated September 13, 2024 (see below). Since the errata will be released after the 2025 local amendments take effect, and those amendments cannot be revised post-adoption, it would be more appropriate not to adopt the incorrect map.

Errata IRC Chapter 3 Building Planning

Code/Standard: International Residential Code
Applies to following Printings: 1st Printing
Section/Table/Figure Number: Figure R305.4
Posted: September 13, 2024

Correction:

Replace Figure with the following:



2. The amendments in Section 149.0322 update the renumbered sections in the CRC. 'Voluntary Accessibility Program' has been renamed to '[Housing Accessibility Program](#)' and it is renamed according in the renumbered Section.
3. The requirement in CRC Section R337 are repealed and have been relocated to the new Part 7 in the California Code of Regulations and published as the 2025 California Wildland Urban Interface (CWUI) Code. The amendments to the 2025 CWUI Code will be in Chapter 5, Article 12, Division 5 and 6 of

the San Diego Municipal Code.

23. Update CRC Chapter 4

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

Subsection (a) no change.

~~(b) — Sections R402 through R408 have been adopted by
reference without change pursuant to Section
145.0103 of the San Diego Municipal Code.~~

Reason: Section 149.0401 (b) is redundant and removed to be consistent with other chapters of the SDMC. These sections are specified in Section 149.0105 and 149.0106.

24. Update CRC Chapter 9

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

Subsection (a) no change.

~~(b) — Sections R901.1, R902.2 through R905.6, and
R905.9 through R906 are adopted by
reference without change pursuant to Section
149.0103 of the Land Development Code.~~

~~(c) — Sections R902, R905.1, R905.7, R905.8, R907, and R908 are
adopted by reference with modifications and additions
pursuant to Sections 149.0105 and 149.0106 of the Land~~

~~Development Code.~~

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

(a) Section R902.1 is adopted by reference and modified by adding Section R902.1.4 as follows:

- (1) R902.1.4 ~~Roof Covering Materials~~ assemblies. All newly constructed roofs shall be covered with a fire-retardant roof covering that is at least Class “A” and the roof classification shall be demonstrated based on the requirements in the California Residential Code.

Subsection (2) no change.

Subsection (b) no change.

(c) Section R902.3 is adopted by reference and modified as follows: R902.3 Building integrated solar photovoltaic (BIPV) systems, Integrated solar photovoltaic (BIPV) systems that serve as the roof covering shall be listed and labeled for fire classification in accordance with UL 7103 for the fire classification determined in accordance with Section 149.0902(a) of the Land Development Code.

(d) Section R902.4 is adopted by reference and modified as follows: R902.4 Rooftop mounted solar photovoltaic ~~panels and modules~~ panel systems. Rooftop mounted photovoltaic ~~panels and modules~~ panel systems installed

on or above the roof covering shall be tested, listed and identified with a fire classification in accordance with UL 2703, for installation over class A roof assembly. ~~Class A, B or C photovoltaic panel systems and modules shall be installed in areas designated by Section R902 of the California Residential Code, in jurisdictions designated by law as requiring their use or where the edge of the roof is less than 3 feet (914 mm) from a lot line.~~ When located in the Very High Fire Hazard Severity Zone Map – Local Responsibility Areas adopted pursuant to Section 511.0301(a) of the San Diego Municipal Code, roof-top mounted photovoltaic ~~panels and modules~~ panel systems shall have a minimum fire classification rating of Class A.

§149.0908 Local Additions and Modifications to Section R908 “Reroofing” of the California Residential Code

Subsection (a), (b) no change.

- (c) Sections R908.1.3 through R908.1.5 and R908.1.4 are added as follows:

Subsection (1), (2) no change.

- ~~(3) — R908.1.5, No roof covering shall be applied over any existing wood shakes or wood shingles.~~

Reason: This amendment updates the terminology to be consistent with the 2025 California Residential Code.

This amendment also proposes to delete Section 149.0908 (c) (3) since

the 2025 CRC (Section R908.4.1) now addresses the roof recovering over wood shingles or shakes. *'Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.'*

Article 9: Residential Building Regulations

Division 46: Additions and Modifications to Appendix CI of the California Residential Code

§149.4601 Local Modifications and Additions to Appendix CI "Swimming Pool Safety Act" of the California Residential Code

Appendix CI of the California Residential Code is adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.

§149.4602 Local Modifications and Additions to Section 115922

(a) Section 115922 (c) is added pursuant to Sections 149.0106 of the Land Development Code.

(b) Section 115922 (c) is added as follows: (c) The requirements of CRC Appendix CI, Section 115922 (a) are not satisfied by any of the following:

(1) An exit alarm and a self-closing, self-latching device on the same door.

(2) An exit alarm and a door latch on separate doors

(3) A safety pool cover and an alarm described in paragraph 115922 (6) (a).

Green Building Regulations (California Green Building Standards Code Amendments)

The 2025 California Green Building Standards Code (CGBSC) is Part 11 Title 24 in the California Code of Regulations. Local amendments to portions not including Chapter 1 are published in the Green Building Regulations, Chapter 14 Article 10, of the Municipal Code.

The 2025 California Residential Code is Part 11 Title 24 in the California Code of Regulations. Local amendments to portions not including Chapter 1 are published in the Green Building Regulations, Chapter 14 Article 10, of the Municipal Code.

25. Updates to the California Green Building Standards Code

§1410.0103 Adoption of the California Green Building Standards Code

- (a) The ~~2022-2025~~ California Green Building Standards Code, published by the California Building Standards Commission (BSC), and as amended by the State Department of Housing and Community Development (HCD), is adopted by reference except as otherwise provided in this Article. ~~A copy of the 2022 California Green Building Standards Code is on file in the office of the City Clerk as Document No. OO-21181-6.~~
- (b) When reference is made to the California Green Building Standards Code, it shall be the ~~2022-2025~~ California Green Building Standards Code, California Code of Regulations Title 24, Part 11, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the ~~2022-2025~~ California Green Building Standards Code is made a part of this Article as if fully set forth in this Article.
- (d) Numbering of Sections and Subsections in this Article is cross referenced to Sections in the ~~2022-2025~~ California Green Building Standards Code.

- (e) The adoption of the ~~2022-2025~~ California Green Building Standards 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.

Remainder of Section no change.

**§1410.0105 Modifications to the California Green Building Standards Code
Adopted by the City of San Diego**

Sub-section (a) through (c) no change.

- (d) ~~Section 5.106.5.2 Designated parking.~~ Section 5.106.11
Reduction of heat island effect.

**§1410.0106 Additions to the California Green Building Standards Code
Adopted by the City of San Diego**

- (a) Section 4.106.8 Light pollution reduction residential buildings.
- (b) Section 4.201.1.2 Central Water Heating in Residential Buildings.
- (c) Section 4.201.2.1 Performance Approach.
- (d) Section 4.201.1.2.2 Prescriptive Approach.
- (e) Section 4.201.2.2.1 Domestic hot water systems.
- (f) Section 5.106.11.2. Cool Roof.
- (g) Section 5.106.11.2.1 Solar Reflectance.

§1410.0107 Adoption of Appendices to the California Green Building Standards Code

Appendix Chapters to the ~~2022~~ 2025 California Green Building Standards Code are adopted as follows: The Residential Voluntary measures of the California Green Building Standards Code, Appendix Chapter A4, Residential Voluntary Measures, Section A4.305.1 "Graywater."

Reason: The State amendments adopted into the 2025 California Green Building Standards Code (Cal Green) do not impact local amendments adopted for the 2022 code edition and that are proposed to be moved forward.

The last sentence in Section 1410.0103 (a) is proposed to be deleted, recognizing that access to the State of California Building Standards Code is now available free of charge through the California Building Standards Commission. Previously, the Development Services Department (DSD) provided a copy to the City Clerk in compliance with H&S Code Section 18942, which requires local jurisdictions to obtain and maintain at least one current copy of the State Building Standards Code with all revisions until the 2025 code cycle.

The local modification to Section 5.106.5.2 is proposed to be repealed since the amended section is no longer adopted into Calgreen.

26. Adopt A Residential Mandatory Measure for Central Water Heating.

Text as it would appear in Calgreen

DIVISION 4.2 – ENERGY EFFICIENCY

SECTION 4.201— GENERAL

4.201.1 Scope.

For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

4.201.1.2 Central Water Heating in Residential High Rise Residential Buildings.

~~For high-rise High-rise residential buildings with a proposed central water-heating systems serving multiple dwelling units, the water-heating system proposed building design shall have an Energy Budget that is no greater than 95 percent of the Title 24, Part 6, Energy Budget for the Standard Design Building as calculated by compliance software certified by the Energy Commission shall comply with the additional requirements outlined below for either the performance approach or the prescriptive approach for the climate zone in which the building is located. Climate zones are designated in the reference to the 2025 California Energy Code, Title 24, Part 6 (Energy Code) reference titled "Joint Appendix JA2—Weather/Climate Data".~~

4.201.2.1 Performance Approach.

~~A Multifamily building complying with the performance approach is deemed to comply with Section 4.201.1.2 if the proposed building design has an Energy Budget that is not greater than 95 percent of the "Energy Budget" for the Standard Design Building as calculated utilizing compliance software certified by the California Energy Commission.~~

4.201.2.2 Prescriptive Approach.

~~A Multifamily building that complies with the prescriptive standards shall be designed, constructed, and equipped to meet the following additional requirement:~~

4.201.2.2.1 Domestic hot water systems.

~~When a gas or propane fired central water heating system serving multiple dwelling units is provided, the water-heating system shall also include a solar water-heating system meeting the installation criteria specified in the Energy Code reference titled "Residential Appendix RA4" and shall provide a minimum solar savings fraction of 0.35 in Climate Zone 7, or a minimum solar savings fraction of 0.50 in Climate Zone 10.~~

Text as it would appear in Municipal Code

§1410.0402 Central Water Heating in Residential Buildings

(a) Section 4.201.1.2 is added to the California Green Building Standards Code pursuant to Section 1410.0106 of the San Diego Municipal Code in accordance with Section 1410.0402

(b).

(b) 4.201.2 Central Water Heating in High Rise Residential Buildings. For high-rise residential buildings with central water heating systems serving multiple dwelling units, the water heating system shall have an Energy Budget that is no greater than 95 percent of the Title 24, Part 6, Energy Budget for the Standard Design Building as calculated by compliance software certified by the Energy Commission. 4.201.1.2 Central Water Heating in Residential Buildings. For high-rise residential buildings with a proposed central water-heating systems serving multiple dwelling units, the proposed building design shall comply with the additional requirements outlined below for either the performance approach or the prescriptive approach for the climate zone in which the building is located. Climate zones are designated in the reference to the 2025 California Energy Code, Title 24, Part 6 (Energy Code) reference titled "Joint Appendix JA2—Weather/Climate Data".

(1) 4.201.2.1 Performance Approach. A Multifamily building complying with the performance approach is deemed to comply with Section 4.201.1.2 if the proposed building design has an Energy Budget that is not greater than 95 percent of the "Energy Budget"

for the Standard Design Building as calculated
utilizing compliance software certified by the
California Energy Commission.

(2) 4.201.2.2 Prescriptive Approach. A Multifamily
building that complies with the prescriptive
standards shall be designed, constructed, and
equipped to meet the following additional
requirement:

(A) 4.201.2.2.1 Domestic hot water systems.
When a gas or propane fired central water
heating system serving multiple dwelling
units is provided, the water-heating system
shall also include a solar water-heating
system meeting the installation criteria
specified in the Energy Code, reference titled
"Residential Appendix RA4" and shall provide
a minimum solar savings fraction of 0.35 in
Climate Zone 7, or a minimum solar savings
fraction of 0.50 in Climate Zone 10.

Reason: High-efficiency central water heating systems, including heat pump water heaters (HPWH) and solar thermal systems, significantly reduce building energy use and GHG emissions. The 2022 Multifamily New Construction Cost-Effectiveness Study shows that central HPWH and solar thermal packages are cost-effective across California climate zones, with incremental costs offset by bill savings and lifecycle B/C ratios of 3.1 for Climate Zone 7 and 6.5 for Climate Zone 10. The City's General Plan calls for improved building energy efficiency, and the City's Climate Action Plan includes Measure 1.2 to decarbonize new building development.

Local Climatic Conditions

27. Continued adoption of Green Building Standards Code

§1410.0403 Local Modifications Section A4.305 “Water Reuse Systems” of the California Green Building Standards Code

(a) [No change in text.]

Section A4.305.1 is adopted with the following modifications.

All new residential buildings that are within the scope of the California Residential Code shall be constructed to include waste piping to discharge gray water from clothes washers to a place where it may be used for outdoor irrigation, in compliance with Section 1503.1.1 of the California Plumbing Code.

Reason: The local amendment to Section A4.305.1 continues to be adopted due to local climatic conditions that have caused periods of drought, which necessitate water reuse efforts.

The local amendment is adopted without change. The editorial update to the Section reference in the California Plumbing Code is to aid the user to focus on a particular Section 1503.1.1 Clothes Washer System adopted by HCD-1.

Local Climatic Conditions
AB130 HSC Section 17958 (b) 1, 5

28. Adopt a Non-residential Mandatory Measure for the Solar Reflectance of Cool Roof Coverings.

Text as it would appear in Calgreen

5.106.11 ~~Reserved.~~ Reduction of heat island effect.

5.106.11.1 ~~Reserved.~~

5.106.11.2 Cool roof

~~When~~ Where more than 50 percent of the roof area, or more than 2,000 square feet of low sloped roofs are altered, whichever is less, ~~roofs with more than 50 percent of the roof area or more than 2,000 square feet of roof, whichever is less, is altered,~~ the roof shall comply with the additional requirements of Section 5.106.11.2.1. Low sloped roof shall mean a roof having a slope less than 2:12.

Exceptions:

1. Roof construction that has a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot.
2. Roof area covered by building integrated solar photovoltaic and building integrated solar thermal panels.

5.106.11.2.1 Solar Reflectance

For low-sloped roofs the roofing material shall have a minimum aged solar reflectance index (SRI) of 0.70 and a minimum thermal emittance of 0.75, or a minimum SRI of 75. Solar reflectance may be certified by other supervisory entities approved by the Energy Commission pursuant to Title 24, Part 1, California Administrative Code or by the Cool Roof Rating Council (CRRRC).

Text as it would appear in Municipal Code

§1410.0506 Solar Reflectance for Cool Roof Coverings in Non-residential Buildings

(a) Section 5.106.11 is modified with additions in the California Green Building Standards Code pursuant to Sections 1410.0105 and 1410.0105 of the San Diego Municipal Code in accordance with Section 1410.0506 (b), (c) and (d).

(b) 5.106.11.1 Reserved.

(c) 5.106.11.2. Cool Roof. ~~Where more than 50 percent of the roof area, or more than 2,000 square feet of low sloped roofs are altered, whichever is less, roofs with more than 50 percent of the roof area or more than 2,000 square feet of roof, whichever is less, is altered,~~ the roof shall comply with the additional requirements of Section 5.106.11.2.1. Low sloped roof shall mean a roof having a slope less than 2:12.

(1) Exception 1: Roof construction that has a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot.

(2) Exception 2: Roof area covered by building integrated solar photovoltaic and building integrated solar thermal panels.

(d) 5.106.11.2.1 Solar Reflectance. For low-sloped roofs the roofing material shall have a minimum aged solar reflectance ~~index (SRI)~~ of 0.70 and a minimum thermal emittance of 0.75, or a minimum SRI of 75. Solar reflectance may be certified by other supervisory entities approved by the Energy Commission pursuant to Title 24, Part 1, California Administrative Code or by the Cool Roof Rating Council (CRRC).

Reason: Cool roof requirements lower cooling loads, reduce peak demand, and extend roof life. According to the 2025 Nonresidential Alterations Cost-Effectiveness Study, cool roofs are cost-effective in both Climate Zones 7 and 10 for both small office and medium retail prototypes,

with reduced HVAC demand leading to significant energy bill savings. The study found lifecycle NPVs to be positive, confirming cost-effectiveness. The City's General Plan calls for improved building energy efficiency, and the City's Climate Action Plan includes Measure 1.1 to decarbonize existing buildings.

Local Climatic Conditions
AB130 HSC Section 17958 (b) 5

29. Repeal of local modification for designated clean energy vehicle spaces.

~~§1410.0510 Designated Parking Spaces for Carpool Vehicles and Zero Emissions Vehicles for Non-Residential Uses~~

- ~~(a) Section 5.106.5.2 of the California Green Building Standards Code is adopted as modified pursuant to Section 1410.0105 of the Land Development Code in accordance with Section 1410.0510(b).~~
- ~~(b) Section 5.106.5.2 Designated parking. Non-residential development shall comply with Section 142.0530(d), which will result in more designated parking spaces for low-emitting, fuel-efficient and carpool/vanpool vehicles than otherwise required.~~

Reason: The local modification to Section 5.106.5.2 is repealed since deletion of Section 5.106.5.2 Designated parking in Calgreen makes the local modification moot. The cross-reference to Section 142.0530 (d) of the Land Development Code is not necessary, as the parking regulations in the zoning regulations are considered stand-alone.

Existing Building Regulations (California Existing Building Code Amendments)

The 2025 California Existing Building Code (CEBC) is Part 10 Title 24 in the California Code of Regulations is Based on the 2024 International Existing Building Code. The CEBC applies to repairs, additions, alterations and changes of occupancy and include both a prescriptive compliance method and the work area compliance method. The performance method is not adopted in California.

30. Update Municipal Code for consistency with the 2025 CEBC.

§1411.0103 Adoption of the California Existing Building Code

- (a) The ~~2022~~ 2025 California Existing Building Code, published by the California Building Standards Commission (BSC), as amended by the State Department of Housing and Community Development (HCD 1, HCD 1/AC) and the State Fire Marshal (SFM), is adopted by reference, except as otherwise provided in this Article of the Land Development Code, Divisions 2 through 5 and Divisions 17 and ~~18~~ 20. ~~A copy of the 2022 California Existing Building Code is on file in the office of the City Clerk as Document No. OO-21181-7.~~
- (b) When reference is made to the California Existing Building Code, it shall be the ~~2022~~ 2025 California Existing Building Code, California Code of Regulations Title 24, Part 10, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the ~~2022~~ 2025 California Existing 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 5 and Divisions 17

and ~~48~~ 20.

- (c) The numbering of Sections and Subsections in Divisions 2 through 5 and Divisions 17 and ~~48~~ 20 of this Article is cross-referenced to Sections in the ~~2022~~ 2025 California Existing Building Code.
- (d) The adoption of the ~~2022~~ 2025 California Existing 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.
- (e) The Building Official is only authorized to enforce amendments to the ~~2022~~ 2025 California Existing Building Code made by the following State agencies:
 - (1) The Department of Housing and Community Development for accessibility in privately funded housing and all housing (HCD 1 and HCD 1/AC).
 - (2) Office of the State Fire Marshal (SFM).
 - (3) Building Standards Commission (BSC), Appendix Ch. A1 only.

§1411.0104 Portions of the California Existing Building Code Not Adopted by the City of San Diego

The following Sections or Subsections of the ~~2022~~ 2025 California

Existing Building Code have not been adopted by the City of San Diego:

- (a) Chapter 1, Division II "Scope and Administration."
- (b) Chapter 3, ~~Section 301.3.2 Work Area. Compliance Method;~~
Section 301.3.3 Performance Compliance Method.
- (c) ~~Chapters 6 through 12,~~ 13 and Chapter 15.

§1411.0105 Modifications to the California Existing Building Code Adopted by the City of San Diego

The following Sections or Subsections of the ~~2022~~ 2025 California Existing Building Code are modified by the City of San Diego:

Subsection (a) no change.

- (b) Chapter 3, ~~Section 301.1, General; Section 301.3, Alteration, Addition or Change of Occupancy, including the exception;~~
Section 302.4, Existing Materials.
- (c) Chapter 4, Section 401.3, Repairs, Flood Hazard Areas; Section 405.2.6, Flood hazard areas.
- (d) Chapter 5, Section 502.3, Flood Hazard Areas; Section 503.2, Flood Hazard Areas.; ~~Section 405.2.5, Flood Hazard Areas.~~
- (e) ~~Appendix, Chapter A1, Section A102.1, Scope, General. Chapter 7, Section 701.3, Flood Hazard Areas.~~
- (f) Chapter 11, Section 1103.3, Flood Hazard Areas.
- (g) Appendix, Chapter A1, Section A102.1, Scope, General.

(h) Appendix, Chapter A4, Section A401.2, Scope, General.

§1411.0106 Additions to the California Existing Building Code Adopted by the City of San Diego

The following Sections and Subsections are added to the ~~2022~~ 2025 California Existing Building Code by the City of San Diego:

- (a) Chapter 2, Section 202, Definitions; ~~Code Official; Dangerous;~~
Date of Service; External Hazards; ~~Unsafe.~~
- (b) Chapter 3, Section ~~302.7~~ 302.6, Maintenance; Section ~~302.8~~
302.7, Mandatory regulations for wall anchorage and parapet
bracing for unreinforced masonry bearing wall buildings;
Section ~~302.8.1~~ 302.7.1, Applicability; Section ~~302.8.2~~ 302.7.2,
Compliance Period; Section ~~302.8.2.1~~ 302.7.2.1, Removal,
Stabilization and Bracing Process; Section ~~302.8.2.2~~ 302.7.2.2,
Historical Buildings.

§1411.0107 Adoption of Appendices to the California Existing Building Code

The following Appendix Chapters of the ~~2022~~ 2025 California Existing Building Code are adopted by the City of San Diego:

Subsection (a) and (b) no change.

- (c) Chapter A4, Earthquake Risk Reduction in Wood-Frame
Residential Buildings with Soft, Weak or Open Front Walls.

Reason: This amendment generally updates the code edition to the 2025 edition.

1. The last sentence in Section 1411.0103 (a) is proposed for deletion, acknowledging that access to the State of California Building Standards Code is now freely available through the California Building Standards Commission. Previously, the Development Services Department (DSD) provided a copy to the City Clerk in compliance with H&S Code Section 18942, which mandates local jurisdictions to obtain and maintain at least one current copy of the State Building Standards Code with all revisions until the 2025 code cycle.
2. SFM and HCD have adopted Section 301.3.2 and chapters 6 through 11. Chapter 15 is not adopted as it duplicates Chapter 14 Art 05 Div 33, which includes additions and modifications to Chapter 33 of the California Building Code.
3. Section 1411.0105 is amended to reflect the adoption of local modifications to Chapters 7, 11, and A4. References to the amended sections have been added.
4. Section 1411.0106 is amended to correctly reflect that the existing definitions of 'Code Official' and 'Dangerous and Unsafe' are modified definitions and are not added to Section 202.
5. Section 1411.0107 revision reflects the adoption of Appendix Chapter A4.

31. Update the definitions in CEBC Chapter 2

§1411.0201 Local Modifications and Additions to Chapter 2 Definitions of the California Existing Building Code

Chapter 2 of the California Existing Building Code is adopted by reference with modifications and additions pursuant to Section 1411.0105 and 1411.0106 of the Land Development Code.

Remainder of Section no change

Reason: Editorial changes to reference additions per 1411.0106.

32. Update CEBC Repairs Chapter 4 reference to flood regulations

§1411.0401 Local Modifications to Chapter 4 “Repairs” of the California Existing Building Code

Subsection (a) no change.

- (b) Section 401.3 is modified pursuant to Section 1411.0105 of the Land Development Code as follows: 401.3, Flood hazard areas. In flood hazard areas, repairs that constitute substantial improvement shall comply with Section 145.1612 or Section ~~149.0322~~ 149.0306 of the Land Development Code, as applicable.

§1411.0405 Local Modifications to Section 405 “Structural” of the California Existing Building Code

Subsection (a) no change.

- (b) Section 405.2.6, Repair, is adopted with modifications as follows: 405.2.6, Flood hazard areas. In flood hazard areas, buildings that have sustained substantial damage shall be brought into compliance with Section 145.1612 or Section ~~149.0322~~ 149.0306 of the Land Development Code, as applicable.

**Local Finding : Climatic, Topographic
AB 130; HSC Section 17958.7(c)(1).**

33. Update CEBC Chapter 5 to reference flood regulations

§1411.0502 Local Modifications to Section 502 “Additions” of the California Existing Building Code

- (a) Section 502 of the California Existing Building Code is adopted ~~by reference~~ by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.
- (b) Section 502.32 is modified as follows: 502.32, Flood Hazard Areas. For buildings and structures in flood hazard areas established in Section 145.1612 or Section ~~149.0322~~ 149.0306 of the Land Development Code, as applicable, any addition that constitutes substantial improvement of the existing *structure* shall comply with the flood design requirements for new construction, and all aspects of the existing *structure* shall be brought into compliance with the requirements for new construction for flood design. For new foundations, foundations raised or extended upward, and replacement foundations, the foundations shall be in compliance with the requirements for new construction for flood design. For buildings and *structures* in flood hazard areas established in Section 145.1612 or Section ~~149.0322~~ 149.0306 of the Land Development Code, as applicable, any additions that do not constitute substantial improvement of the existing *structure* are not required to comply with the flood design requirements for new construction, provided that both

of the following apply:

- (1) The addition shall not create or extend a nonconformity of the existing building or structure with the flood-resistant construction requirements.
- (2) The lowest floor of the addition shall be at or above the lower of the lowest floor of the existing building or structure or the lowest floor elevation required in Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.

§1411.0503 Local Modifications to Section 503 “Alterations” of the California Existing Building Code

- (a) Section 503 of the California Existing Building Code is adopted ~~by reference~~ by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.
- (b) Section 503.2 is modified as follows: 503.2 Flood hazard areas. For buildings and structures in flood hazard areas established in Section 145.1612 or Section ~~149.0322~~ 149.0306 of the Land Development Code, as applicable, any alteration that constitutes substantial improvement of the existing structure shall comply with the flood design requirements for new construction, and all aspects of the existing structure shall be brought into compliance with the requirements for new

construction for flood design. For buildings and structures in flood hazard areas established in Section 145.1612 or Section ~~149.0322~~ 149.0306 of the Land Development Code, as applicable, any alterations that do not constitute substantial improvement of the existing structure are not required to comply with the flood design requirements for new construction.

**Local Finding : Climatic, Topographic
AB 130; HSC Section 17958.7(c)(1).**

34. Update CEBC Chapter 7 to reference flood regulations

Text as it would appear in the CEBC:

701.3 Flood hazard areas.

In flood hazard areas, alterations that constitute substantial improvement shall require that the building comply with ~~Section 1612 of the California Building Code, or Section R306 of the California Residential Code~~ Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.

Text as it would appear in the SDMC

Article 11: Existing Building Regulations

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

**§1411.0701 Local Modifications to Chapter 7 “Alterations—Level 1” of the
California Existing Building Code**

~~(a)~~ Chapter 7 of the California Existing Building Code is adopted by
reference with modifications pursuant to Section 1411.0105 of the

Land Development Code.

§1411.0702 Local Modifications to Section 701 “General” of the California Existing Building Code

(a) Section 701 of the California Existing Building Code is adopted by reference with modifications pursuant to Section 1411.0105 of the Land Development Code.

(b) Section 701.3 is modified pursuant to Section 1411.0105 of the Land Development Code as follows: 701.3, In flood hazard areas, alterations that constitute substantial improvement shall require that the building comply with Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.

35. Update Flood Hazard Requirements in CEBC Chapter 11

Text as it would appear in the CEBC:

1103.3 Flood hazard areas.

Additions and foundations in flood hazard areas shall comply with the following requirements:

1. For horizontal additions that are structurally interconnected to the existing building:
 - 1.1. If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with ~~Section 1612 of the California Building Code, or Section R306 of the California Residential Code~~ Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.
 - 1.2. If the addition constitutes substantial improvement, the

- existing building and the addition shall comply with ~~Section 1612 of the California Building Code, or Section R306 of the California Residential Code~~ Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.
- 1.3. If the addition does not constitute substantial improvement, the addition is not required to comply with the flood design requirements for new construction, provided that both of the following apply:
 - 1.3.1. The addition shall not create or extend any nonconformity of the existing building with the flood-resistant construction requirements.
 - 1.3.2. The lowest floor of the addition shall be at or above the lower of the lowest floor of the existing building or the lowest floor elevation required in ~~Section 1612 of the California Building Code, or Section R306 of the California Residential Code~~ Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.
 2. For horizontal additions that are not structurally interconnected to the existing building:
 - 2.1. The addition shall comply with ~~Section 1612 of the California Building Code, or Section R306 of the California Residential Code~~ Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.
 - 2.2. If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with ~~Section 1612 of the California Building Code, or Section R306 of the California Residential Code~~ Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.
 3. For vertical additions and all other proposed work that, when combined, constitute substantial improvement, the existing building shall comply with ~~Section 1612 of the California Building Code, or Section R306 of the California Residential Code~~ Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.
 4. For a new foundation, replacement foundation or a foundation raised or extended upward, the foundation shall comply with ~~Section 1612 of the California Building Code, or Section R306 of the California Residential Code~~ Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.

Text as it would appear in the SDMC

Article 11: Existing Building Regulations

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

**§1411.1103~~1~~ Local Modifications to Chapter 11 “Additions” of the California
Existing Building Code**

Chapter 11 of the California Existing Building Code is
adopted by reference with modifications pursuant to
Section 1411.0105 of the Land Development Code.

**§1411.1103 Local Modifications to Section 1103 “Structural” of the California
Existing Building Code**

(a) Section 1103~~.3~~ of the California Existing Building Code is adopted
by reference with modifications pursuant to Section 1411.0105
of the Land Development Code.

(b) Section 1103.3 is modified as follows: 1103.3, Flood Hazard
Areas. Additions and foundations in flood hazard areas shall
comply with the following requirements:

(1) For horizontal additions that are structurally
interconnected to the existing building:

(A) If the addition and all other proposed work, when
combined, constitute substantial improvement,
the existing building and the addition shall
comply with Section 145.1612 or Section 149.0306
of the Land Development Code, as applicable.

(B) If the addition constitutes substantial improvement, the existing building and the addition shall comply with Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.

(C) If the addition does not constitute substantial improvement, the addition is not required to comply with the flood design requirements for new construction, provided that both of the following apply:

(i) The addition shall not create or extend any nonconformity of the existing building with the flood-resistant construction requirements.

(ii) The lowest floor of the addition shall be at or above the lower of the lowest floor of the existing building or the lowest floor elevation required in Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.

(2) For horizontal additions that are not structurally interconnected to the existing building:

(A) The addition shall comply with Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.

(B) If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with Section 145.1612 or

Section 149.0306 of the Land Development Code, as applicable.

- (3) For vertical additions and all other proposed work that, when combined, constitute substantial improvement, the existing building shall comply with Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.
- (4) For a new foundation, replacement foundation or a foundation raised or extended upward, the foundation shall comply with Section 145.1612 or Section 149.0306 of the Land Development Code, as applicable.

Reason: These amendments update the references from Section 1612 of the California Building Code and Section R306 of the California Residential Code to SDMC Sections 145.1612 and 149.0306. The state adopted the work area during the intervening code cycles and published Ch 11 of the CEBC.

**Local Finding : Climatic, Topographic
AB 130; HSC Section 17958.7(c)(1).**

36. Adopt CEBC Chapter A4 for voluntary soft story retrofits

Text as it would appear in the CEBC:

A401.2 Scope.

The provisions of this chapter Appendix Chapter A4 in the California Existing Building Code shall apply to existing buildings of wood construction that contain residential occupancies and are assigned to Risk Category II, and where the structure has a soft, weak or open-front wall line, and there exists one or more stories above that are constructed of wood-framed construction, where all of the following are applicable:

1. The structure has a soft or weak story or open-front wall line, and one or more stories exist above it.

2. The existing building was constructed or was under construction prior to September 12, 1979.
3. The existing building shall contain residential occupancies classified as R-2 or R-1.
4. The existing building shall be assigned Risk Category II in accordance with Section 1604.5 of the California Building Code.

Text as it would appear in the Municipal Code

Article 11: Existing Building Regulations

Division 20: Additions and Modifications to Chapter A4 of the California Existing Building Code

§1411.2001 Local Modifications and Additions to Appendix Chapter A4 “Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak or Open Front Walls” of the California Existing Building Code

Appendix Chapter A4 of the California Existing Building Code is
adopted by reference with modifications and additions pursuant to
Sections 1411.0105 and 1411.0106 of the Land Development Code.

§1411.2002 Local Modifications and Additions to Section A401 “Scope” of the California Existing Building Code

- (a) Section A401 is adopted by reference with modifications and
additions pursuant to Sections ~~145.0105~~ 1411.0105 and
~~145.0106~~ 1411.0106 of the Land Development Code.
- (b) Section A401.2 is adopted with modifications as follows: A401.2

Scope. The provisions of Appendix Chapter A4 in the California Existing Building Code shall apply to existing buildings that are constructed of wood-framed construction, where all of the following are applicable:

- (1) The structure has a soft or weak story or open-front wall line, and one or more stories exist above it.
- (2) The existing building was constructed or was under construction prior to September 12, 1979.
- (3) The existing building shall contain residential occupancies classified as R-2 or R-1.
- (4) The existing building shall be assigned Risk Category II in accordance with Section 1604.5 of the California Building Code.

Reason: The City of San Diego received a grant from the Federal Emergency Management Agency (FEMA) in collaboration with the California Office of Emergency Services to survey the city and develop mandatory standards for earthquake risk reduction. However, FEMA terminated the funding in early 2025, leading to the suspension of the City of San Diego Wood Soft Story program before any work began. The Development Services Department now proposes adopting Appendix A4 as a voluntary standard. This aims to provide a consistent method to strengthen soft-story buildings, which are known to be vulnerable. Lenders and insurers are already requiring the strengthening of such properties. By adopting these voluntary standards, San Diego hopes to align itself with the mandatory standards already adopted by Los Angeles and San Francisco, pending the completion of a thorough building survey

Section A401.2 of the CEBC references the applicable date of construction based on when the 1976 Uniform Building Code became effective at the local level in San Diego pursuant to Ordinance O-

150001 N.S. on September 12, 1979. The 1976 UBC significantly modified the seismic design requirements following damage caused by the 1971 San Fernando earthquake, also known as the 1971 Sylmar earthquake.

Local Geological Conditions

**Voluntary measure that does not contradict
AB 130; HSC Section 17958.7(c)(6).**