

ORDINANCE NUMBER O- 22080 (NEW SERIES)

DATE OF FINAL PASSAGE MAR 23 2026

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 121.0403; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 2 BY AMENDING SECTION 129.0203; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 12 BY AMENDING SECTION 142.1210; AMENDING CHAPTER 14 ARTICLE 5, DIVISION 1 BY AMENDING SECTIONS 145.0101, 145.0103, 145.0104, 145.0105, 145.0106, AND 145.0107; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 4 BY AMENDING SECTION 145.0406; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 7 BY AMENDING SECTION 145.0701 AND REPEALING SECTIONS 145.0703, 145.0705, 145.0708, AND 145.0711; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 12 BY REPEALING SECTION 145.1208; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 15 BY AMENDING SECTIONS 145.1501 AND 145.1512; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 17 BY AMENDING SECTION 145.1704; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 18 BY AMENDING SECTION 145.1803; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 31 BY AMENDING SECTION 145.3101 AND ADDING SECTION 145.3102; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 36 BY AMENDING SECTION 145.3602; AMENDING CHAPTER 14, ARTICLE 5 BY RETITLING DIVISION 37 AND ADDING SECTIONS 145.3701 AND 145.3702; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 38 BY RETITLING AND AMENDING SECTIONS 145.3801, 145.3802, 145.3803, 145.3804, 145.3805, AND 145.3806; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 1 BY AMENDING SECTIONS 146.0103, 146.0104, 146.0105, 146.0106, AND 146.0107; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 1 BY AMENDING SECTIONS 147.0103, 147.0104, 147.0105, AND 147.0106; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 2 BY RETITLING AND AMENDING SECTION 147.0212; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 1 BY AMENDING SECTIONS 148.0103, 148.0104, 148.0105, 148.0106, AND 148.0107; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 1 BY AMENDING SECTIONS 149.0103, 149.0104, 149.0105, 149.0106, 149.0107, AND 149.0108; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 3 BY AMENDING SECTIONS 149.0301 AND 149.0302, RENUMBERING, RETITLING, AND

AMENDING SECTION 149.0309 TO SECTION 149.0317, SECTION 149.0319 TO SECTION 149.0308, SECTION 149.0320 TO NEW SECTION 149.0322, FORMER SECTION 149.0322 TO SECTION 149.0306, SECTION 149.0324 TO SECTION 149.0329, SECTION 149.0331 TO SECTION 149.0334, SECTION 149.0332 TO SECTION 149.0335, AND AMENDING SECTION 149.0337; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 4 BY AMENDING SECTION 149.0401; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 9 BY AMENDING SECTIONS 149.0901, 149.0902, AND 149.0908; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 1 BY AMENDING SECTIONS 1410.0103, 1410.0105, 1410.0106, AND 1410.0107; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 4 BY ADDING SECTION 1410.0402 AND AMENDING SECTION 1410.0403; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 5 BY ADDING SECTION 1410.0506 AND REPEALING SECTION 1410.0510; AMENDING CHAPTER 14, ARTICLE 11, DIVISION 1 BY AMENDING SECTIONS 1411.0103, 1411.0104, 1411.0105, 1411.0106, AND 1411.0107; AMENDING CHAPTER 14, ARTICLE 11, DIVISION 2 BY AMENDING SECTION 1411.0201; AMENDING CHAPTER 14, ARTICLE 11, DIVISION 4 BY AMENDING SECTIONS 1411.0401 AND 1411.0405; AMENDING CHAPTER 14, ARTICLE 11, DIVISION 5 BY AMENDING SECTIONS 1411.0502 AND 1411.0503; AMENDING CHAPTER 14, ARTICLE 11 BY ADDING DIVISION 7 AND SECTIONS 1411.0701 AND 1411.0702; AMENDING CHAPTER 14, ARTICLE 11 BY ADDING DIVISION 11 AND SECTIONS 1411.1101 AND 1411.1103; AMENDING CHAPTER 14, ARTICLE 11 BY ADDING DIVISION 20 AND SECTIONS 1411.2001 AND 1411.2002, ALL RELATING TO THE ADOPTION OF THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODES AND ITS LOCAL AMENDMENTS.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

- A. On a triennial basis, the City of San Diego adopts into the San Diego Municipal Code (Municipal Code) the latest editions of the California Building Standards Codes (CBSC). The CBSC includes the: California Fire Code (CFC), California Building Code (CBC), California Electrical Code (CEC), California Plumbing Code (CPC), California Mechanical

Code (CMC), California Residential Code (CRC), California Green Building Standards Code (CGBSC), and the Existing Building Code (EBC). This adoption is done in coordination with the State of California's adoption of these codes. State law allows local agencies to make local amendments to the CBSC consistent with state law.

B. The proposed local amendments in this Ordinance were developed by City staff after a review of the 2025 CBSC as well as the model codes that were used as the basis for development of the 2025 CBSC.

C. The proposed amendments implement the administrative regulations in the 2025 CBSC as well as recently enacted state legislation. The Municipal Code updates are also necessary for compatibility and consistency with the 2025 CBSC.

D. This Ordinance also adopts the findings below required to justify the necessity of more restrictive local amendments to the 2025 CSBC due to climatic, geological, and topographical conditions, as required by California Health and Safety Code (Health and Safety Code) sections 17958.5 and 18941.5(b). In addition to these local findings, the background materials also identify applicable local determinations for compliance with the recently enacted Assembly Bill 130 (2025-2026 Reg. Sess.), codified in Health and Safety Code section 17958.7.

E. In addition, Public Resources Code section 25402.1(h)(2) and sections 10-106 of the 2025 California Administrative Code establish a process which allows local adoption of energy standards that are more stringent than the statewide Standards provided that a determination that the standards are cost effective is adopted at a public meeting and subsequently filed with the California Energy Commission and the California Energy Commission finds that the standards will require buildings to be designed to consume no more energy than permitted by the 2025 California Energy Code.

F. The Office of the City Attorney prepared this Ordinance based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. That it finds and declares, in accordance with Health and Safety Code sections 17958.5 and 18941.5(b), that the following additions and deletions incorporate changes and modifications to the 2025 CBSC that are reasonably necessary because of the local climatic, geological, or topographical conditions set forth below:

1. Climatic Conditions

Each year, the City experiences periods of high temperatures, accompanied by low humidity and high winds. Years of drought in the City's semi-arid natural environment have increased the combustibility of vegetation. These conditions create an environment in which the Fire-Rescue Department commits large numbers of firefighting resources to control and extinguish wildland fires. The City experienced major wildfires in 2003 and 2007. Limited firefighting resources means that firefighters may have great difficulty controlling fires in structures.

The City is exposed to sunny or partially sunny days for more than half of the days in the year and, as a result, is a national leader in the implementation of solar photovoltaic systems. Streamlining the approval process through the adoption of standards for solar systems facilitates broader adoption and will help the City achieve the net zero energy consumption goals of the City's General Plan.

The City has a semi-arid natural environment, and as such, water conservation is an important goal. The City's Climate Action Plan has water efficient buildings as one of its goals. To achieve that goal, the City must adopt water conservation and efficient water use standards. In addition to requiring the use of water efficient plumbing fixtures, the City reduces water consumption through various water reuse programs. Reducing the quantity of water supplied to plumbing fixtures can also result in reduced water consumption.

The City is subject to flood hazards along the coastal neighborhoods to the west and in its valleys and, therefore, restricts construction in special flood hazard areas.

## 2. Geological Conditions

The City is situated near three major earthquake faults, each capable of generating earthquakes with magnitude of 7.0 or greater on the Richter scale: the Elsinore Fault, northeast of the City; the Rose Canyon Fault, which extends from La Jolla Cove through Rose Canyon and into downtown San Diego; and the Coronado Banks Fault, which extends in a northwest/southeast direction just off the coast under the Pacific Ocean. The most severe threat from earthquakes is damage to and collapse of buildings and other structures due to ground movement. Earthquakes can also cause fires by damaging gas and power lines and can make firefighting difficult or impossible by breaking water mains and damaging sprinkler systems.

The City is included in the Alquist-Priolo Special Fault Study Zone and the Rose Canyon Fault area, both with high mapped seismic accelerations that impact construction of high-rise buildings and subject the City to additional earthquake safety regulations.

## 3. Topographical Conditions

The City has over 900 linear miles of wildland urban interface, where backyards of homes meet the natural vegetation, including coastal sage scrub and chaparral. Access to this

natural vegetation for purposes of firefighting is made difficult by topographical features of the City that include hills, mountains, and canyons. These topographical features create significant difficulties for emergency personnel attempting to extinguish fires in these areas.

Due to the prevalence of canyons, preserved open space, the Pacific Ocean, and an international border, the City has constrained buildable space that requires vertical construction.

The City includes neighborhoods that are subject to flooding during periods of high rainfall due to the prevalence of canyons, steep slopes, the ocean to the west, as well as rivers passing through canyons and terminating in the ocean.

Section 2. The Council has determined the cost effectiveness studies prepared by the California Energy Codes & Standards Statewide Utility Program and associated study data, including the 2022 Cost Effectiveness Study: Multifamily New Construction (Revision 1.1, 06/20/2023) and the 2025 Nonresidential Alternations: Reach Code Study (Revision 1.0, 07/07/2025) are sufficient to illustrate that the standards contained in this Ordinance are cost effective and will require buildings to be designed to consume no more energy than permitted by the 2025 California Energy Code:

Section 3. Chapter 12, Article 1, Division 4 of the San Diego Municipal Code is amended by amending section 121.0403, to read as follows:

**§121.0403 Criteria for Determining That a Structure Is Dangerous**

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

- (a) [No change in text.]

- (b) There is a significant risk of collapse, detachment, or dislodgement of any portion, member, appurtenance, or ornamentation of the *structure* 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.

Section 4. Chapter 12, Article 9, Division 2 of the San Diego Municipal Code is amended by amending section 129.0203, to read as follows:

**§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 the 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 (14) [No change in text.]

(15) Decks accessory to buildings within the scope of the California Residential Code that do not exceed 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above *grade* at any point, that are not attached to a dwelling, and that do not serve the exit door required by the California Residential Code.

(16) through (22) [No change in text.]

(23) 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. Such *structures* shall, as an integral part of 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 the *structure*, and it shall be equipped with permanent ventilation as required for any Group S-2 occupancy.

(24) [No change in text.]

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

(b) through (c) [No change in text.]

Section 5. Chapter 14, Article 2, Division 12 of the San Diego Municipal Code is amended by amending section 142.1210 to read as follows:

**§142.1210 General Sign Regulations**

This Section is divided into Subsections for copy regulations, locational regulations, structural regulations, and *sign* maintenance regulations.

(a) through (b) [No change in text]

(c) Structural Regulations

(1) through (3) [No change in text.]

(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 705.13 of the 2025 California Building Code.

(d) [No change in text.]

Section 6. Chapter 14, Article 5, Division 1 of the San Diego Municipal Code is amended by amending sections 145.0101, 145.0103, 145.01042, 145.0105, 145.0106, and 145.0107 to read as follows:

**§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 2025 California Building Code as provided in Section 1.1.2 of the 2025 California Building Code.

(b) [No change in text.]

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

- (a) The 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.
- (b) When reference is made to the California Building Code, it shall be the 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 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 2025 California Building Code.
- (e) The adoption of the 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.
- (f) [No change in text.]

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

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

- (a) Chapter 1, Division II “Scope and Administration.”
- (b) through (c) [No change in text.]

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

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

- (a) Chapter 12, Interior Environment, Section 1206, Sound Transmission, Section 1208.4, Efficiency Dwelling Units.
- (b) Chapter 15, Roof Assemblies and Rooftop Structures, Section 1505.1, General, Section 1505.8, Building-integrated photovoltaic products, Section 1505.9, Rooftop mounted photovoltaic panel systems, Section 1507.8, Wood Shingles, Section 1507.9, Wood Shakes, and Section 1512.1, General.
- (c) Chapter 16, Structural Design, Section 1607.7.2, Fire Truck and Emergency Vehicles, Section 1612.3, Establishment of Flood Hazard Areas.
- (d) Chapter 18, Soils and Foundations, Sections 1803.2, 1803.5, and 1803.6.
- (e) Appendix J, Grading, Sections J101.2 and Section J104.4.
- (f) Appendix L, Earthquake Recording Instrumentation excluding amendments by the California Office of Statewide Health Planning and Development.

- (g) Appendix Q, Emergency Housing Section Q103.2.1 Exception 1, Q103.6 Lighting, Ventilation, and Heating, Q106. Tents and 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 2025 California Building Code by the City of San Diego:

- (a) [No change in text.]
- (b) Chapter 12, Sound Transmission, Section 1206.6.
- (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.
- (d) Chapter 16, Structural Design, Section 1607.8.2, Fire Trucks and Emergency Vehicle Live Load and 1612.3, Flood Loads.
- (e) Chapter 17, Structural Tests and Special Inspections, Section 1704.3.1 item 6.
- (f) Chapter 18, Soils and Foundations, Section 1803 Geotechnical Investigations, Subsection 1803.2 exceptions 2 through 4; Sections 1803.2.1, 1803.2.2, 1803.2.3, 1803.5.11.1, 1803.5.11.2, 1803.5.13, 1803.6.1 and Table 145.1803.
- (g) Chapter 31, California Swimming Pool Safety Act (statewide), Section 3109.2, and Subsection 115922 (b) (4).
- (h) through (i) [No change in text.]

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

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

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

- (a) Appendix chapters specifically amended by a State agency listed in Section 145.0103 and identified in the adoption matrices of the 2025 California Building Code.
- (b) through (e) [No change in text.]
- (f) Appendix P, Sleeping Lofts.
- (g) Appendix Q, Emergency Housing.

Section 7. Chapter 14, Article 5, Division 4 of the San Diego Municipal Code is amended by amending section 145.0406 to read as follows:

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

Section 406.2.1, “Automatic garage door operators and vehicular gates,” is adopted with additions under Section 145.0106. Section 406.2.1.1, “Backup Power for Automatic Garage Door Operators,” is added as follows: 406.2.1.1 Backup Power for Automatic Garage Door Operators. When private parking garages that serve an individual dwelling are equipped with automatic garage

door operators, the automatic garage door operators shall include battery backup functions that are designed to operate in a manner so that the automatic garage door operators are operational without interruption during an electrical outage.

Section 8. Chapter 14, Article 5, Division 7 of the San Diego Municipal Code is amended by amending section 145.0701 and repealing sections 145.0703, 145.0705, 145.0708, and 145.0711, to read as follows:

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

Chapter 7 of the California Building Code is adopted by reference without change under 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 Wildland-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.]

Section 9. Chapter 14, Article 5, Division 12 of the San Diego Municipal Code is amended by repealing section 145.1208.

Section 10. Chapter 14, Article 5, Division 15 of the San Diego Municipal Code is amended by amending sections 145.1501 and 145.1512, to read as follows:

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

Chapter 15 of the California Building Code is adopted by reference with modifications and additions under Sections 145.0105 and 145.0106 of the Land Development Code.

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

- (a) [No change in text.]
- (b) Sections 1512.1.1 and 1512.1.2 are added under Section 145.0106 of the Land Development Code:
  - (1) 1512.1.1. All replacements, alterations, or repairs shall be a Class “A” roof assembly.
  - (2) [No change in text.]
- (c) Sections 1512.1.3 and 1512.1.4 are added under Section 145.0106 of the Land Development Code:
  - (1) through (2) [No change in text.]

Section 11. Chapter 14, Article 5, Division 17 of the San Diego Municipal Code is amended by amending section 145.1704, to read as follows:

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

- (a) [No change in text.]
- (b) Subsection 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.

Section 12. Chapter 14, Article 5, Division 18 of the San Diego Municipal Code is amended by amending section 145.1803, to read as follows:

**§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 under 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 Land Development Code, or the Building Official for all new structures, additions to existing structures not exempted by Land Development Code Section 145.1803(b), or whenever the occupancy classification of a building changes to a higher Risk Category under Table 1604.5 of the California Building Code as a result of the proposed work.
- (2) 1803.2.2. 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 Land Development Code. The report shall contain appropriate recommendations for mitigation of the hazards or conditions identified in accordance with Table 145.1803 of the Land Development 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.

- (3) 1803.2.3. The Building Official may require that a “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” be executed by the *record 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 *record 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 under Sections 145.0105 and 145.0106 of the San Diego Municipal Code.
  - (1) [No change in text.]
  - (2) The Building Official may waive the requirement for a geotechnical investigation for additions and 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 Land Development 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 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; and
  - (D) The added *gross floor area* is less than 50 percent of the *gross floor area* of the existing building.
- (3) The Building Official may waive the requirement for a geotechnical investigation for 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 or Building Code and is classified as a Group R-3 occupancy;
  - (B) The dwelling is not more than three *stories* in height, or not more than two *stories* in height plus one *story* below *grade* plane story (basement); and

- (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 six feet, and decks or any other *structure* of a similar nature.
- (6) The Building Official may waive the requirement for a geotechnical investigation for 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 of the 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 1803.5.12.
- (d) through (g) [No change in text.]

<b>Table 145.1803 (1) Required Geotechnical Investigation</b>		
<b>Type of Hazard</b>	<b>Geologic Hazard Category</b>	<b>Building, Structure, and Facility Class</b>
Fault Zones/Ground Rupture through All Other Terrain [No change in text.]	[No change in text.]	[No change in text.]

## Footnotes:

- (1) See Land Development Code Section 145.1803 (f) and (g).

Section 13. Chapter 14, Article 5, Division 31 of the San Diego Municipal Code is amended by amending section 145.3101 and adding section 145.3102, to read as follows:

**§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 with modifications and additions under Sections 145.0105 and 145.0106 of the Land Development Code.

**§145.3102 Local Modifications and Additions to California Building Code Section 3109.2**

- (a) Section 3109.2 is adopted with additions and modifications under 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).

Section 14. Chapter 14, Article 5, Division 36 of the San Diego Municipal Code is amended by amending section 145.3602, to read as follows:

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

- (a) [No change in text.]
- (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 149.0306 of the Land Development Code, or in *special flood hazard* areas where *base flood elevations* are specified, but *floodways* have not been designated.

Section 15. Chapter 14, Article 5, Division 37 of the San Diego Municipal Code is amended by retitling the division and adding sections 145.3701 and 145.3702, to read as follows:

**Chapter 14, General Regulations**

**Article 5: Building Regulations**

**Division 37: Additions and Modifications to Appendix L of the California Building Code**

**§145.3701 Local Modification and Additions to Appendix Chapter L “Earthquake Recording Instrumentation” of the California Building Code**

Appendix L of the California Building Code is adopted by reference with additions and modifications under 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**

- (a) Section L101.1 of the California Building Code is adopted by reference with modifications and additions under Sections 145.0105 and 145.0106 of the Land Development Code.
- (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 and aggregate *gross floor* area of 60,000 square feet (5,574 square meters) or more, or exceeds ten *stories* in height regardless of *gross 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.
- (c) Add exceptions (1) through (3) to Section L101.1 of the California Building Code as follows: Earthquake Recording Instrumentation is not required when one of the following exceptions applies:
  - (1) A building selected by the State of California as part of its Strong Motion Instrumentation Program (California Public Resources Code Section 2700-2709.1) need not comply with Section L101.1 until the building ceases to be part of that 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 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 meters) above the *grade* plane.

Section 16. Chapter 14, Article 5, Division 38 of the San Diego Municipal Code is amended by amending sections 145.3801, 145.3802, 145.3803, 145.3804, 145.3805, and 145.3806, to read as follows:

**§145.3801 Local Modifications and Additions to Appendix Q “Emergency Housing” of the California Building Code**

- (a) Appendix Q of the California Building Code is adopted by reference with modifications and additions under Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) The Emergency Housing regulations adopted in this Division are adopted under the authority in California Government Code Section 8698.4 and shall remain in effect until January 1, 2036, at which time this Division shall be automatically repealed.
- (c) The regulations in this Division and in Appendix Q shall be applicable to emergency housing established under 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 Q shall apply to emergency housing operated during a declaration of a shelter crisis. Other than the requirements in Appendix 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.

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

- (a) Section Q103 is adopted with modifications and additions under Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) The existing exception in Section Q103.2.1 is numbered as Exception 1. Exception 2 is added to Section 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 Q103.6 Heating is modified as follows:

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 Q106 “Tents and Membrane Structures” of the California Building Code**

- (a) Section Q106 is adopted with modifications and additions under Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) Section Q106.1 General is added as follows:
  - (1) Section Q106.1.1 Tents is modified as follows:

Q106.1.1 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 Q106.1.2 Membrane Structures is added with modification as follows:

Q106.1.2 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 Q106.2 Membrane Structures In Use for More than 180 Days is added as follows:

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:

- (1) [No change in text.]
  - (2) The Fire Code Official shall inspect the membrane structure 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 Q106.3 Means of Egress is added as follows:
- 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 P103.3.
- (e) Section Q106.4 Storage of Flammable Materials Within Tents or Membrane Structures is added as follows:
- 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 Q106.5 Flammable or Combustible Liquids is added as follows:
- 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 Q106.6 Fire Department Access is added as follows:

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 Q106.7 Water Supply is added as follows:

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 Q111 “Emergency Housing Lighting and Ventilation Requirements” to the California Building Code**

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

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

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 1204.2 of the California Building Code or shall be provided with

artificial light in accordance with Section 1204.3 of the California Building Code.

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

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

**§145.3805 Local Addition of Section Q112 “Emergency Housing Fire and Life Safety Requirements” to the California Building Code**

- (a) Section Q112 Emergency Housing Fire and Life Safety Requirements is added pursuant to Section 145.0106 of the Land Development Code.

- (b) Section Q112.1 Fire Separation Distance is added as follows:

Q112.1 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 Q112.2 Fire Separation Distance, Buildings on the Same Lot is added as follows:

Q112.2 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 Q112.3 Means of Egress is added as follows:

Q112.3 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 Q112.4 Emergency Escape and Rescue is added as follows:

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 1031 of the California Building Code.

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

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 Q112.6 Carbon Monoxide Alarms is added as follows:

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 Q112.7 Fire Alarm is added as follows:

Q112.7 Fire Alarm. A manual fire alarm system capable of arousing sleeping occupants designed and constructed in compliance with Section 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 Q112.8 Automatic Fire Sprinklers is added as follows:

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 Q112.9 Fire Extinguishers is added as follows:

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 Q112.10 Flammable or Combustible Liquids is added as follows:  
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 Q112.11 Storage is added as follows:  
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 Q112.12 Fire Department Access is added as follows:  
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 Q112.13 Water Supply is added as follows:  
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 Q113 “Emergency Housing Alternatives and Modifications” to the California Building Code**

- (a) Section Q113 Emergency Housing Alternatives and Modifications is added pursuant to Section 145.0106 of the Land Development Code.
- (b) Section Q113.1 Alternatives and Modifications is added as follows:  
Q113.1 Alternatives and Modifications. Alternatives and/or modifications that are reasonably equivalent to the requirements in Appendix O and this Division may be granted by the Building Official and Fire Code Official for individual buildings or structures used for emergency housing.

Section 17. Chapter 14, Article 6, Division 1 of the San Diego Municipal Code is amended by amending sections 146.0103, 146.0104, 146.0105, 146.0106, and 146.0107, to read as follows:

**§146.0103 Interpretation of the Electrical Regulations**

- (a) The language used in this Article and in the 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.
- (b) [No change in text.]

**§146.0104 Adoption of the California Electrical Code**

- (a) The 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); the California Department of Health Care Access and Information (OSHPD3); 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 referenced are the standard for electrical installations regulated by this Article.

- (b) When reference is made to the California Electrical Code, it shall be the 2025 California Electrical Code, California Code of Regulations Title 24, Part 3, as published by the California Building Standards Commission.
- (c) [No change in text.]

**§146.0105 Portions of the California Electrical Code Not Adopted**

The following Sections or Subsections of the 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, number (1) “Open Wiring on Insulators” is not adopted.
- (b) Article 230, Services, Section 230.50, Protection Against Physical Damage; 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 2025 California Electrical Code are adopted by the City of San Diego with modifications:

The 2025 California Electrical Code is adopted without modifications.

**§146.0107 Portions of the California Electrical Code Adopted With Additions**

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

The 2025 California Electrical Code is adopted without additions.

Section 18. Chapter 14, Article 7, Division 1 of the San Diego Municipal Code is amended by amending sections 147.0103, 147.0104, 147.0105, and 147.0106, to read as follows:

**§147.0103 Adoption of the California Plumbing Code**

- (a) Except as provided in Sections 147.0104 through 147.0108, the 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); the California Department of Health Care Access and Information (OSHPD3); and the State Fire Marshal (SFM).
- (b) When reference is made to the California Plumbing Code, it shall be the 2025 California Plumbing Code, California Code of Regulations Title 24, Part 5 as published by the California Building Standards Commission.
- (c) [No change in text.]

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

The following Sections of the 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 2025 California Plumbing Code are added by the City of San Diego:

Chapter 6, 609.3.1 Exception, Installation of Piping “Under Concrete Slab.”

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

The following Appendix Chapters of the 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 2025 California Plumbing Code are not adopted by the City of San Diego:

- (a) Appendix B - Explanatory Notes On Combination Waste And Vent Systems
- (b) Appendix C – Alternate Plumbing Systems
- (c) Appendix E – Manufactured/Mobilehome Parks and Recreational Vehicle Parks
- (d) Appendix F – Fire Fighter Breathing Air Replenishment Systems
- (e) Appendix G – Sizing of Venting Systems
- (f) Appendix K – Potable Rainwater Catchment Systems
- (g) Appendix L – Sustainable Practices

Section 19. Chapter 14, Article 7, Division 2 of the San Diego Municipal Code is amended by retitling and amending section 147.0212, to read as follows:

**§147.0212 Local modifications to Section 1208.7 “Gas Pressure Regulators” of the California Plumbing Code**

- (a) Section 1208.7 of the California Plumbing Code is adopted with modifications under Section 147.0104 of the Land Development Code.
- (b) Section 1208.7.2 of the California Plumbing Code is modified as follows:  
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.

Section 20. Chapter 14, Article 8, Division 1 of the San Diego Municipal Code is amended by amending sections 148.0103, 148.0104, 148.0105, 148.0106, and 148.0107, to read as follows:

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

- (a) Except as provided in Land Development Code Section 148.0104, the 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); the California Department of Health Care Access and Information (OSHPD3); and the State Fire Marshal (SFM).
- (b) When reference is made to the California Mechanical Code, it shall be the 2025 California Mechanical Code, California Code of Regulations Title 24, Part 4 as published by the California Building Standards Commission.
- (c) [No change in text.]

**§148.0104 Portions of the California Mechanical Code Not Adopted**

The following portions of the 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 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 2025 California Mechanical Code is adopted with no additions.

**§148.0107 Adoption of Appendices to California Mechanical Code**

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

Section 21. Chapter 14, Article 9, Division 1 of the San Diego Municipal Code is amended by amending sections 149.0103, 149.0104, 149.0105, 149.0106, 149.0107, and 149.0108, to read as follows:

**§149.0103 Adoption of the California Residential Code**

- (a) The 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.
- (b) When reference is made to the California Residential Code, it shall be the 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 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 46.
- (d) Numbering of Sections and Subsections in Divisions 2 through 46 of this Article is cross referenced to Sections in the 2025 California Residential Code.
- (e) The adoption of the 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.
- (f) [No change in text.]

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

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

- (a) through (b) [No change in text.]
- (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 2025 California Residential Code are modified by the City of San Diego:

- (a) Chapter 3, Section R301.2, Climatic and Geographic Design Criteria; Section R308.1, Address Identification; R306, Flood Resistant

Construction; Section R329.4.2, Fire Classification; Section R329.5.1.1, Fire Classification.

Note: California Residential Code R337 amendments are relocated to Chapter 5, Article 12, Divisions 5 and 6 of the San Diego Municipal Code.

- (b) Chapter 9, Section R902.3, Building-Integrated Photovoltaic (BIPV) Systems; Section R902.4, Rooftop-mounted Photovoltaic (PV) Panel Systems; R907.2, Fire Classification.

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

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

- (a) Chapter 3, Section R317.4.1 Backup Power for Automatic Garage Door Openers; Section R322.2 Voluntary Accessibility program; Section R334, Structural Tests and Special Inspections; Section R335, Encroachments into the Public Right-of-Way; Section R333, Safeguards During Construction; Section R341, Sound Transmission Control.

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

- (b) [No change in text.]
- (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 2025 California Residential Code are adopted by the City of San Diego:

- (a) Appendix Chapter BF, Patio Covers.
- (b) Appendix Chapter BB, Tiny Houses.
- (c) Appendix Chapter 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 2025 California Residential Code shall be permitted to continue without change, except as is specifically regulated by Chapters 3, 4, and 5 of the 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.
- (b) [No change in text.]
- (c) Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the 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.

Section 22. Chapter 14, Article 9, Division 3 of the San Diego Municipal Code is amended by amending sections 149.0301, 149.0302, and 149.0337, and amending and renumbering sections 149.0309 to 149.0317, 149.0319 to 149.0308, 149.0320 to 149.0322, 149.0322 to 149.0306, 149.0324 to 149.0329, 149.0331 to 149.0334, and 149.0332 to 149.0335, to read as follows:

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

Chapter 3 of the California Residential Code is adopted by reference with additions under Sections 149.0103 and 149.0106 of the Land Development Code.

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

(a) through (b) [No change in text.]

(c) Table R301.2(1) “Climate and Geographic Design Criteria” of the California Residential Code is not adopted under 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	D <sub>2</sub>	Very Heavy	Section §143.0145

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

Section R306.1 is modified as follows pursuant to Section 149.0105 of the Land Development Code: 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.

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

Section 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.

**§149.0317 Local Additions to Section R317 “Garages and Carports”**

(a) Section 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 R317.3 is amended as follows: 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 R.317.4 is adopted with additions and modifications pursuant to Sections 149.0105 and 149.0106 of the Land Development Code. Section R317.4.1 is added as follows: 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.

**§149.0322 Local Additions to Section R322 “Accessibility” of the California Residential Code**

Section R322 of the California Residential Code is adopted with additions pursuant to Section 149.0106 of the Land Development Code. Section R322.2 is added as follows: R322.2 Projects seeking incentives under the Housing Accessibility Program shall comply with the building standards in Chapter 14 Article 5 Division 40 of the Land Development Code as applicable.

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

- (a) Section R329.4.2 is modified as follows pursuant to Section 149.0105 of the Land Development Code: R329.4.2, Fire classification.  
Rooftop-mounted photovoltaic panel systems shall have the same fire classification required in Section 149.0902(a).
- (b) Section R329.5.1.1 is modified as follows pursuant to Section 149.0105 of the Land Development Code: R329.5.1.1, Fire classification.  
Building-integrated photovoltaic systems shall have the same fire classification required in Section 149.0902(a).

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

Section R334 is added to the California Residential Code Building Code under Section 149.0106 of the Land Development Code as follows: 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.

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

Section R335 is added to the California Residential Code under Section 149.0106 of the Land Development Code as follows: 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**

[**Editor’s Note:** Provisions for materials and construction methods for exterior wildfire exposure are now located in Part 7, California Wildland-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 of the San Diego Municipal Code.]

Section 23. Chapter 14, Article 9, Division 4 of the San Diego Municipal Code is amended by amending section 149.0401, to read as follows:

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

Chapter 4 of the California Residential Code is adopted by reference with additions under Sections 149.0103 and 149.0106 of the Land Development Code.

Section 24. Chapter 14, Article 9, Division 9 of the San Diego Municipal Code is amended by amending sections 149.0901, 149.0902, and 149.0908, to read as follows:

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

Chapter 9 of the California Residential Code is adopted by reference with additions and modifications under Sections 149.0103, 149.0105 and 149.0106 of the Land Development Code.

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

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

(1) R902.1.4 Roof 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.

(2) [No change in text.]

(b) [No change in text.]

(c) Section R902.3 is adopted by reference and modified as follows: R902.3 Building integrated solar photovoltaic (BVIP) systems. Integrated solar photovoltaic (BVIP) 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 panel systems. Rooftop mounted photovoltaic panel systems installed on or above the roof covering shall be tested, listed and identified with a fire classification in accordance with UL 2703. 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 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**

(a) through (b) [No change in text.]

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

(1) through (2) [No change in text.]

Section 25. Chapter 14, Article 10, Division 1 of the San Diego Municipal Code is amended by amending sections 1410.0103, 1410.0105, 1410.0106, and 1410.0107, to read as follows:

**§1410.0103 Adoption of the California Green Building Standards Code**

- (a) The 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.

- (b) When reference is made to the California Green Building Standards Code, it shall be the 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 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 2025 California Green Building Standards Code.
- (e) The adoption of the 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.
- (f) [No change in text.]

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

- (a) through (c) [No change in text.]
- (d) 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 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.”

Section 26. Chapter 14, Article 10, Division 4 of the San Diego Municipal Code is amended by adding sections 1410.0402, and amending section 1410.0403, to read as follows:

**§1410.0402 Central Water Heating in Residential Buildings**

- (a) Section 4.201.1.2 is added to the California Green Building Standards Code under Section 1410.0106 of the Land Development Code in accordance with Section 1410.0402(b).

- (b) 4.201.1.2 Central Water Heating in Residential Buildings.

For high-rise residential buildings with a central water-heating system serving multiple *dwelling units*, the 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 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 approach shall be designed, constructed, and equipped to meet the following domestic hot water systems 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.

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

- (a) [No change in text.]
- (b) 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.

Section 27. Chapter 14, Article 10, Division 5 of the San Diego Municipal Code by adding section 1410.0506, and repealing section 1410.0510, to read as follows:

**§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 under Sections 1410.0105 and 1410.0105 of the Land Development Code in accordance with Section 1410.0506(b), (c), and (d).
- (b) Section 5.106.11.1 Reserved.
- (c) Section 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, 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) Section 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 California Energy Commission pursuant to Title 24, Part 1 of the California Administrative Code or by the Cool Roof Rating Council (CRRC).

Section 28. Chapter 14, Article 11, Division 1 of the San Diego Municipal Code is amended by amending sections 1411.0103, 1411.0104, 1411.0105, 1411.0106, and 1411.0107, to read as follows:

**§1411.0103 Adoption of the California Existing Building Code**

- (a) The 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 20.
- (b) When reference is made to the California Existing Building Code, it shall be the 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 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 20.

- (d) The numbering of Sections and Subsections in Divisions 2 through 5 and Divisions 17 and 20 of this Article is cross-referenced to Sections in the 2025 California Existing Building Code.
- (e) The adoption of the 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.
- (f) The Building Official is only authorized to enforce amendments to the 2025 California Existing Building Code made by the following State agencies:
  - (1) through (3) [No change in text.]

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

The following Sections or Subsections of the 2025 California Existing Building Code have not been adopted by the City of San Diego:

- (a) [No change in text.]
- (b) Chapter 3, Section 301.3.3 Performance Compliance Method.
- (c) Chapters 12, 13 and 15.

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

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

- (a) [No change in text.]
- (b) Chapter 3, 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.
- (e) 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 2025 California Existing Building Code by the City of San Diego:

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

**§1411.0107 Adoption of Appendices to the California Existing Building Code**

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

- (a) through (b) [No change in text.]
- (c) Chapter A4, Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak or Open Front Walls.

Section 29. Chapter 14, Article 11, Division 2 of the San Diego Municipal Code is amended by amending section 1411.0201, to read as follows:

**§1411.0201 Local Modifications 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 under Sections 1411.0105 and 1411.0106 of the Land Development Code.

Section 30. Chapter 14, Article 11, Division 4 of the San Diego Municipal Code is amended by amending sections 1411.0401 and 1411.0405, to read as follows:

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

- (a) [No change in text.]
- (b) Section 401.3 is modified under 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 149.0306 of the Land Development Code, as applicable.

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

- (a) [No change in text.]
- (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 149.0306 of the Land Development Code, as applicable.

Section 31. Chapter 14, Article 11, Division 5 of the San Diego Municipal Code is amended by amending sections 1411.0502 and 1411.0503, to read as follows:

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

- (a) [No change in text.]
- (b) Section 502.2 is modified as follows: 502.2, Flood Hazard Areas. For buildings and structures in flood hazard areas established in Section 145.1612 or Section 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 comply with the requirements for new construction for flood design. For buildings and *structures* in flood hazard areas established in Section 145.1612 or Section 149.0306 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, the following shall apply:
  - (1) The addition shall not create or extend a non-conformity of the existing *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 *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) [No change in text.]
- (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 149.0306 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 149.0306 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.

Section 32. Chapter 14, Article 11 of the San Diego Municipal Code is amended by adding Division 7 and by adding sections 1411.0701 and 1411.0702, to read as follows:

**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**

Chapter 7 of the California Existing Building Code is adopted by reference with modifications under 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 under Section 1411.0105 of the Land Development Code.

(b) Section 701.3 is modified under 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.

Section 33. Chapter 14, Article 11 of the San Diego Municipal Code is amended by adding Division 11 and by adding sections 1411.1101 and 1411.1103, to read as follows:

**Article 11: Existing Building Regulations**

**Division 11: Additions and Modifications to Chapter 11 of the**

**California Existing Building Code**

**§1411.1101 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 under 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 of the California Existing Building Code is adopted by reference with modifications under 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 Sections 145.1612 or 149.0306 of the Land Development Code.
    - (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.
    - (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; and
  - (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.
- (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.
  - (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.
- (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.

Section 34. Chapter 14, Article 11 of the San Diego Municipal Code is amended by adding Division 20 and by adding sections 1411.2001 and 1411.2002, to read as follows:

**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 under 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 under Sections 1411.0105 and 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 apply:

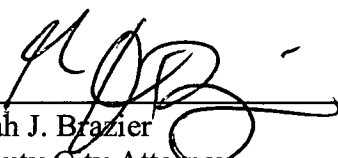
- (1) The *structure* has a soft or weak *story* or open-front wall line, and one or more *stories* exist above it;
- (2) The existing building was constructed or was under construction prior to September 12, 1979;

- (3) The existing building contains residential occupancies classified as R-2 or R-1; and
- (4) The existing building is assigned Risk Category II in accordance with Section 1604.5 of the California Building Code.

Section 35. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 36. This Ordinance will take effect and be in force on the thirtieth day from and after its final passage. However, those portions of this Ordinance related to local amendments to the California Green Building Standards Code that require California Energy Commission approval shall not take effect until either the thirtieth day from and after this Ordinance's final passage or the date of those local amendments' approval by the California Energy Commission, whichever is later.

APPROVED: HEATHER FERBERT, City Attorney

By  \_\_\_\_\_  
Noah J. Brazier  
Deputy City Attorney

NJB:cc  
October 24, 2025  
Or.Dept: DSD  
Doc. No. 4333709\_2

I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on  
MAR 17 2026

DIANA J.S. FUENTES  
City Clerk

By *Connie Patterson*  
Deputy City Clerk

Approved: 3/23/26  
(date)

*Todd Gloria*  
TODD GLORIA, Mayor

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

\_\_\_\_\_  
TODD GLORIA, Mayor

**STRIKEOUT ORDINANCE**

**OLD LANGUAGE: ~~Struck Out~~**

**NEW LANGUAGE: Double Underline**

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 121.0403; AMENDING CHAPTER 12, ARTICLE 9, DIVISION 2 BY AMENDING SECTION 129.0203; AMENDING CHAPTER 14, ARTICLE 2, DIVISION 12 BY AMENDING SECTION 142.1210; AMENDING CHAPTER 14 ARTICLE 5, DIVISION 1 BY AMENDING SECTIONS 145.0101, 145.0103, 145.0104, 145.0105, 145.0106, AND 145.0107; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 4 BY AMENDING SECTION 145.0406; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 7 BY AMENDING SECTION 145.0701 AND REPEALING SECTIONS 145.0703, 145.0705, 145.0708, AND 145.0711; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 12 BY REPEALING SECTION 145.1208; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 15 BY AMENDING SECTIONS 145.1501 AND 145.1512; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 17 BY AMENDING SECTION 145.1704; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 18 BY AMENDING SECTION 145.1803; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 31 BY AMENDING SECTION 145.3101 AND ADDING SECTION 145.3102; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 36 BY AMENDING SECTION 145.3602; AMENDING CHAPTER 14, ARTICLE 5 BY RETITLING DIVISION 37 AND ADDING SECTIONS 145.3701 AND 145.3702; AMENDING CHAPTER 14, ARTICLE 5, DIVISION 38 BY RETITLING AND AMENDING SECTIONS 145.3801, 145.3802, 145.3803, 145.3804, 145.3805, AND 145.3806; AMENDING CHAPTER 14, ARTICLE 6, DIVISION 1 BY AMENDING SECTIONS 146.0103, 146.0104, 146.0105, 146.0106, AND 146.0107; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 1 BY AMENDING SECTIONS 147.0103, 147.0104, 147.0105, AND 147.0106; AMENDING CHAPTER 14, ARTICLE 7, DIVISION 2 BY RETITLING AND AMENDING SECTION 147.0212; AMENDING CHAPTER 14, ARTICLE 8, DIVISION 1 BY AMENDING SECTIONS 148.0103, 148.0104, 148.0105, 148.0106, AND 148.0107;

AMENDING CHAPTER 14, ARTICLE 9, DIVISION 1 BY AMENDING SECTIONS 149.0103, 149.0104, 149.0105, 149.0106, 149.0107, AND 149.0108; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 3 BY AMENDING SECTIONS 149.0301 AND 149.0302, RENUMBERING, RETITLING, AND AMENDING SECTION 149.0309 TO SECTION 149.0317, SECTION 149.0319 TO SECTION 149.0308, SECTION 149.0320 TO NEW SECTION 149.0322, FORMER SECTION 149.0322 TO SECTION 149.0306, SECTION 149.0324 TO SECTION 149.0329, SECTION 149.0331 TO SECTION 149.0334, SECTION 149.0332 TO SECTION 149.0335, AND AMENDING SECTION 149.0337; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 4 BY AMENDING SECTION 149.0401; AMENDING CHAPTER 14, ARTICLE 9, DIVISION 9 BY AMENDING SECTIONS 149.0901, 149.0902, AND 149.0908; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 1 BY AMENDING SECTIONS 1410.0103, 1410.0105, 1410.0106, AND 1410.0107; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 4 BY ADDING SECTION 1410.0402 AND AMENDING SECTION 1410.0403; AMENDING CHAPTER 14, ARTICLE 10, DIVISION 5 BY ADDING SECTION 1410.0506 AND REPEALING SECTION 1410.0510; AMENDING CHAPTER 14, ARTICLE 11, DIVISION 1 BY AMENDING SECTIONS 1411.0103, 1411.0104, 1411.0105, 1411.0106, AND 1411.0107; AMENDING CHAPTER 14, ARTICLE 11, DIVISION 2 BY AMENDING SECTION 1411.0201; AMENDING CHAPTER 14, ARTICLE 11, DIVISION 4 BY AMENDING SECTIONS 1411.0401 AND 1411.0405; AMENDING CHAPTER 14, ARTICLE 11, DIVISION 5 BY AMENDING SECTIONS 1411.0502 AND 1411.0503; AMENDING CHAPTER 14, ARTICLE 11 BY ADDING DIVISION 7 AND SECTIONS 1411.0701 AND 1411.0702; AMENDING CHAPTER 14, ARTICLE 11 BY ADDING DIVISION 11 AND SECTIONS 1411.1101 AND 1411.1103; AMENDING CHAPTER 14, ARTICLE 11 BY ADDING DIVISION 20 AND SECTIONS 1411.2001 AND 1411.2002, ALL RELATING TO THE ADOPTION OF THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODES AND ITS LOCAL AMENDMENTS.

**§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~~ any of the following conditions exists and threatens life, health, safety, or property of its occupants or the public:

- (a) [No change in text.]
- (b) There is a significant risk of collapse, detachment, or dislodgement of any portion, member, appurtenance, or ornamentation of the *structure* 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.

**§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 the 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 (14) [No change in text.]
- (15) Decks accessory to buildings within the scope of the California Residential Code that do not exceed 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above *grade* at any point, that are not attached to a dwelling, and that do not serve the exit door required by Section R311.4 of the California Residential Code.
- (16) through (22) [No change in text.]
- (23) ~~Specific structures as determined by the Building Official for a particular and justifiable reason~~ Any portable metal hangar 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. Such structures shall, as an integral part of 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 the structure, and it shall be equipped with permanent ventilation as required for any Group S-2 occupancy.

(24) [No change in text.]

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

(b) through (c) [No change in text.]

**§142.1210 General Sign Regulations**

This ~~s~~Section is divided into ~~s~~Subsections for copy regulations, locational regulations, structural regulations, and *sign* maintenance regulations.

(a) through (b) [No change in text]

(c) Structural Regulations

(1) through (3) [No change in text.]

(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.~~

(d) [No change in text.]

**§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.

(b) [No change in text.]

**§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.

(f) [No change in text.]

**§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.~~

(b) through (c) [No change in text.]

**§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.

~~(e)~~(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, Sections 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 the California Office of Statewide Health Planning and  
Development.
- (g) Appendix ~~PQ~~, Emergency Housing Section ~~PQ~~103.2.1 Exception 1,  
~~PQ~~103.6 Lighting, Ventilation, and Heating, ~~PQ~~106.1 General, Section  
~~P106.1.1~~ Tents, and Section ~~P106.1.2~~ 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:

- (a) [No change in text.]
- ~~(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 705A.4.1, Drip Edge Flashing,  
Section 708A.2.1.1, Vinyl Window Reinforcing, and Section 711A.1,  
Spark Arrestors.~~

- ~~(e)~~(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;  
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.
- (g) Chapter 31, California Swimming Pool Safety Act (statewide),  
Section 3109.2, and Subsection 115922 (b) (4).
- (h) through (i) [No change in text.]
- (j) Appendix PQ, Emergency Housing, Subsection PQ103.2.1 Exception 2,  
Subsections PQ106.2 through PQ106.7, Section PQ111 Emergency  
Housing Lighting and Ventilation Requirements, Subsections PQ111.1  
and PQ111.2, Section PQ112 Emergency Housing Fire and Life Safety  
Requirements, Subsections PQ112.1 through PQ112.13, and  
Section PQ113 Emergency Housing Alternatives and Modifications,  
Subsection PQ113.1.

**§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:

- (a) Appendix chapters specifically amended by a State agency listed in Section 145.0103 and identified in the adoption matrices of the ~~2022~~2025 California Building Code.
- (b) through (e) [No change in text.]
- (f) Appendix P, ~~Emergency Housing~~ Sleeping Lofts.
- (g) Appendix Q, Emergency Housing.

**§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~~ under 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~~ operators, 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.

**§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 under 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 Wildland-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 a map~~

titled "City of San Diego Fire Hazard Severity Zone Map" 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.~~

**§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 m<sup>2</sup>) of floor area.~~

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

- (a) Chapter 15 of the California Building Code is adopted by reference with modifications and additions ~~pursuant to~~ under Sections 145.0105 and 145.0106 of the Land Development Code.
- (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.~~

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

- (a) [No change in text.]
- (b) Sections 1512.1.1 ~~through and~~ and 1512.1.2 are added ~~pursuant to~~ under Section 145.0106 of the Land Development Code:
  - (1) 1512.1.1. All replacements, alterations, or repairs shall be a Class “A” roof assembly.
  - (2) [No change in text.]
- (c) Sections 1512.1.3 ~~through and~~ and 1512.1.54 are added ~~pursuant to~~ under Section 145.0106 of the Land Development Code:
  - (1) through (2) [No change in text.]

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

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

- (a) [No change in text.]
- (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.

**§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~~ under 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 ~~San Diego Municipal Land~~ Development Code, or the Building Official for all new structures, additions to existing structures not exempted by ~~San Diego Municipal Land Development~~ Code Section 145.1803(b), or whenever the occupancy classification of a building changes to a higher Risk Category ~~pursuant to~~ under 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 Land Development 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 Land Development 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~~ record owner as a condition to the issuance of a Building Permit for any ~~structure~~ 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~~ record 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~~ under Sections 145.0105 and 145.0106 of the San Diego Municipal Code.

(1) [No change in text.]

(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 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 Land Development 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 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; and
  - (D) The added gross floor area is less than 50 percent of the gross 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. 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 or Building Code and is classified as a Group R-3 occupancy;
  - (B) The dwelling is not more than three stories in height, or not more than two stories in height plus one story below grade plane story (basement); and
  - (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 six feet, and decks or any other *structure* of a similar nature.
- (6) The Building Official may waive the requirement for a geotechnical investigation for 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 of the 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 1803.5.4312.
- (d) through (g) [No change in text.]

<b>Table 145.1803 (1) Required Geotechnical Investigation</b>		
<b>Type of Hazard</b>	<b><u>Geologic</u> Hazard Category</b>	<b>Building, Structure, and Facility Class</b>
Fault Zones/Ground Rupture through All Other Terrain [No change in text.]	[No change in text.]	[No change in text.]

## Footnotes:

- (1) See ~~San Diego Municipal~~ Land Development Code Section 145.1803 (f) and (g).

**§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~~ with modifications and additions under Sections 145.0105 and 145.0106 of the Land Development Code.

**§145.3102 Local Modifications and Additions to California Building Code Section 3109.2**

(a) Section 3109.2 is adopted with additions and modifications under 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).

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

(a) [No change in text.]

(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 149.03220306 of the Land Development Code, or in *special flood hazard* areas where *base flood elevations* are specified, but *floodways* have not been designated.

## **Chapter 14: General Regulations**

### **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.]

#### **§145.3701      Local Modification and Additions to Appendix Chapter L "Earthquake Recording Instrumentation" of the California Building Code**

Appendix L of the California Building Code is adopted by reference with additions and modifications under 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**

- (a) Section L101.1 of the California Building Code is adopted by reference with modifications and additions under Sections 145.0105 and 145.0106 of the Land Development Code.
- (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 and aggregate *gross floor* area of 60,000 square feet (5,574 square meters) or more, or exceeds ten *stories* in height regardless of *gross 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.
- (c) Add exceptions (1) through (3) to Section L101.1 of the California Building Code as follows: Earthquake Recording Instrumentation is not required when one of the following exceptions applies:
- (1) A building selected by the State of California as part of its Strong Motion Instrumentation Program (California Public Resources Code Section 2700-2709.1) need not comply with section L101.1 until the building ceases to be part of that 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 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 meters) above the grade plane.

**§-145.3801 Local Modifications and Additions to Appendix PQ “Emergency Housing” of the California Building Code**

- (a) Appendix PQ of the California Building Code is adopted by reference with modifications and additions ~~pursuant to~~ under Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) The Emergency Housing regulations adopted in this Division are adopted ~~pursuant to~~ under 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 PQ shall be applicable to emergency housing established ~~pursuant to~~ under 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 PQ shall apply to emergency housing operated during a declaration of a shelter crisis. Other than the requirements in Appendix PQ, 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.

**§-145.3802 Local Modifications and Additions to Section PQ103 “Emergency Housing” of the California Building Code**

- (a) Section PQ103 is adopted with modifications and additions ~~pursuant to~~ under Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) The existing exception in Section PQ103.2.1 is numbered as Exception 1. Exception 2 is added to Section PQ103.2.1 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 PQ103.6 Heating is modified as follows:

PQ103.6 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~~ under Sections 145.0105 and 145.0106 of the Land Development Code.
- (b) Section PQ106.1 General is ~~modified~~ added as follows:
  - (1) Section PQ106.1.1 Tents is modified 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 PQ106.2 Membrane Structures In Use for More than 180 Days is added as follows:

PQ106.2 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:

- (1) [No change in text.]

- (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 PQ106.3 Means of Egress is added as follows:  
PQ106.3 Means of Egress. Means of egress for membrane structures used as emergency housing shall be determined based on the occupant load specified in Section P103.3.
- (e) Section PQ106.4 Storage of Flammable Materials Within Tents or Membrane Structures is added as follows:  
PQ106.4 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 PQ106.5 Flammable or Combustible Liquids is added as follows:  
PQ106.5 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 PQ106.6 Fire Department Access is added as follows:  
PQ106.6 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 PQ106.7 Water Supply is added as follows:  
PQ106.7 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 PQ111 “Emergency Housing Lighting and Ventilation Requirements” to the California Building Code**

- (a) Section PQ111 Emergency Housing Lighting and Ventilation Requirements is added pursuant to Section 145.0106 of the Land Development Code.
- (b) Section PQ111.1 Emergency Housing Lighting Requirements is added as follows:  
PQ111.1 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 ~~1205.2~~ 1204.2 of the California Building Code or shall be

provided with artificial light in accordance with Section ~~1205.3~~ 1204.3 of the California Building Code.

- (c) Section PQ111.2 Ventilation is added as follows:

PQ111.2 Ventilation. Buildings or structures used for emergency housing shall either be provided with natural ventilation in accordance with Section ~~1203.5~~ 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:

~~P~~Q112.2 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 ~~P~~Q112.3 Means of Egress is added as follows:

~~P~~Q112.3 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:

~~Q~~112.4 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 ~~1030~~ 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:

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:

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:

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 PQ113 “Emergency Housing Alternatives and Modifications” to the California Building Code**

- (a) Section PQ113 Emergency Housing Alternatives and Modifications is added pursuant to Section 145.0106 of the Land Development Code.
- (b) Section PQ113.1 Alternatives and Modifications is added as follows:  
PQ113.1 Alternatives and Modifications. Alternatives and/or modifications that are reasonably equivalent to the requirements in Appendix O and this Division may be granted by the Building Official and Fire Code Official for individual buildings or structures used for emergency housing.

**§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.
- (b) [No change in text.]

**§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); the California Department of Health Care Access and Information (OSHPD3); 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 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.
- (c) [No change in text.]

**§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 ~~2022~~ 2025 California Electrical Code is adopted without 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 ~~2022~~ 2025 California Electrical Code is adopted without additions.

**§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); the 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.

(c) [No change in text.]

**§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)(a) Appendix B - Explanatory Notes On Combination Waste And Vent Systems
- (2)(b) Appendix C – Alternate Plumbing Systems
- (3)(c) Appendix E – Manufactured/Mobilehome Parks and Recreational Vehicle Parks
- (4)(d) Appendix F – Fire Fighter Breathing Air Replenishment Systems
- (5)(e) Appendix G – Sizing of Venting Systems
- (6)(f) Appendix K – Potable Rainwater Catchment Systems

~~(7)(g)~~ Appendix L – Sustainable Practices

~~(8)~~ Appendix M—Peak Water Demand Calculator

**§147.0212 Local ~~additions~~ modifications to Section 1208.87 “Gas Pressure Regulators” of the California Plumbing Code**

(a) Section 1208.7 of the California Plumbing Code is adopted with modifications under Section 147.0104 of the Land Development Code.

(b) Section 1208.8.2.17.2 of the California Plumbing Code is added modified as follows: 1208.8.2.17.2. 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.

**§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); the 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.

(c) [No change in text.]

**§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.

**§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.
- (f) [No change in text.]

**§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:

- (a) through (b) [No change in text.]
- (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.

Note: California Residential Code R337 amendments are relocated to Chapter 5, Article 12, Divisions 5 and 6 of the San Diego Municipal Code.

- (b) Chapter 9, Section ~~R902.1.4~~, ~~Roof Covering Materials~~; ~~Section R902.2.1~~, ~~Wood Shingles~~; ~~Section R902.2.2~~, ~~Wood Shakes~~; R902.3, Building-Integrated Photovoltaic (BIPV) Systems; ~~Section R902.4~~, ~~Rooftop-mounted Photovoltaic (PV) Panel Systems~~; ~~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~~ R907.2, Fire Classification.

**§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.

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

- (b) [No change in text.]
- (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.

~~(e)~~(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~~ BF, Patio Covers.
- (b) Appendix Chapter ~~Q~~ BB, Tiny Houses.
- (c) Appendix Chapter ~~S~~ BJ, Straw Bale Construction.
- (d) ~~Appendix X Swimming Pool Safety Act.~~

**§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.
- (b) [No change in text.]
- (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.

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

- (a) Chapter 3 of the California Residential Code is adopted by reference with additions ~~pursuant to~~ under Sections 149.0103 and 149.0106 of the Land Development Code.
- (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”**

- (a) through (b) [No change in text.]
- (c) Table R301.2(1) “Climate and Geographic Design Criteria” of the California Residential Code is not adopted ~~pursuant to~~ under 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	D <sub>2</sub>	<del>Severe per Fig R301.2(3)</del> <u>Very Heavy</u>	Section §143.0145

**§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 ~~s~~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.

**§149.0308 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.

**~~§149.0309~~ 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~~ R.317.4 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 ~~Local Modifications to Section R319.1 “Address Identification” of the California Residential Code~~**

[Renumbered, retitled, and amended as new section 149.0308.]

**§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~~ Land Development 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~~ Land Development Code as applicable.

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

[Renumbered, retitled, and amended as new section 149.0306.]

**~~§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 under Section 149.0106 of the ~~San Diego Municipal Land Development~~ 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~~ under 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 a map titled “City of San Diego Fire Hazard Severity Zone Map” adopted pursuant to Section 511.4904 (a) of the San Diego Municipal 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 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.~~

[Editor's Note: Provisions for materials and construction methods for exterior wildfire exposure are now located in Part 7, California Wildland-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 of the San Diego Municipal Code.]

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

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

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

- (a) Chapter 9 of the California Residential Code is adopted by reference with additions and modifications ~~pursuant to~~ under Sections 149.0103, 149.0105, and 149.0106 of the Land Development Code.
- (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.

- (e) ~~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 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.
  - (2) [No change in text.]
- (b) [No change in text.]
- (c) Section R902.3 is adopted by reference and modified as follows: R902.3 Building integrated solar photovoltaic (BVIP) systems; Integrated solar photovoltaic (BVIP) 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. ~~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**

- (a) through (b) [No change in text.]
- (c) Sections R908.1.3 ~~through R908.1.5~~ and R908.1.4 are added as follows:
  - (1) through (2) [No change in text.]
  - (3) R908.1.5, ~~No roof covering shall be applied over any existing wood shakes or wood shingles.~~

**§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.
- (f) [No change in text.]

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

- (a) through (c) [No change in text.]
- (d) Section ~~5.106.5.2 Designated parking~~ 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.”

**§1410.0402 Central Water Heating in Residential Buildings**

- (a) Section 4.201.1.2 is added to the California Green Building Standards Code under Section 1410.0106 of the Land Development Code in accordance with Section 1410.0402(b).
- (b) 4.201.1.2 Central Water Heating in Residential Buildings.  
For high-rise residential buildings with a central water-heating system serving multiple *dwelling units*, the 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 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 approach shall be designed, constructed, and equipped to meet the following domestic hot water systems 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.

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

- (a) [No change in text.]
- (b) 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.

**§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 under Sections 1410.0105 and 1410.0105 of the Land Development Code in accordance with Section 1410.0506(b), (c), and (d).
- (b) Section 5.106.11.1 Reserved.
- (c) Section 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, 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) Section 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

California Energy Commission pursuant to Title 24, Part 1 of the California Administrative Code or by the Cool Roof Rating Council (CRRC).

**§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~~

**§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 ~~18~~ 20.
- (d) The numbering of Sections and Subsections in Divisions 2 through 5 and Divisions 17 and ~~18~~ 20 of this Article is cross-referenced to Sections in the ~~2022~~ 2025 California Existing Building Code.
- (e) 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.
- (f) The Building Official is only authorized to enforce amendments to the ~~2022~~ 2025 California Existing Building Code made by the following State agencies:
  - (1) through (3) [No change in text.]

**§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) [No change in text.]

- (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:

- (a) [No change in text.]
- (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:

- (a) through (b) [No change in text.]
- (c) Chapter A4, Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak, or Open Front Walls.

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

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

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

- (a) [No change in text.]
- (b) Section 401.3 is modified ~~pursuant to~~ under 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**

- (a) [No change in text.]
- (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.

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

- (a) [No change in text.]
- (b) Section ~~502.3~~ 502.2 is modified as follows: ~~502.3~~ 502.2, 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 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 comply 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, the following shall apply:

- (1) The addition shall not create or extend a non-conformity of the existing *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 *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) [No change in text.]
- (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.

**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**

Chapter 7 of the California Existing Building Code is adopted by reference with modifications under 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 under Section 1411.0105 of the Land Development Code.
- (b) Section 701.3 is modified under 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.

**Article 11: Existing Building Regulations**

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

**Existing Building Code**

**§1411.1101** **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 under 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 of the California Existing Building Code is adopted by reference with modifications under 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 Sections 145.1612 or 149.0306 of the Land Development Code.
    - (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.

- (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; and
  - (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.
- (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.
  - (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.
- (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.

- (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.

**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 under 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 under Sections 1411.0105 and 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 apply:
- (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 contains residential occupancies classified as R-2 or R-1; and
- (4) The existing building is assigned Risk Category II in accordance with Section 1604.5 of the California Building Code.

NJB:cc  
October 24, 2025  
Or.Dept: DSD  
Doc. No. 4333711\_2

Passed by the Council of The City of San Diego on March 17, 2026, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Foster III	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAR 23 2026

AUTHENTICATED BY:

TODD GLORIA  
Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES  
City Clerk of The City of San Diego, California.

By [Signature], Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

MAR 03 2026, and on MAR 23 2026

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

DIANA J.S. FUENTES  
City Clerk of The City of San Diego, California.

By [Signature], Deputy

<p>Office of the City Clerk, San Diego, California</p> <p>Ordinance Number <b>O-22080</b></p>
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