

Issue Matrix – 2016 California Building Standards Code Adoption/Amendments
June 8, 2017

Following is a summary of the amendments to the Municipal Code necessary to adopt and implement 2016 edition of 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), the California Green Building Standards Code (CGBSC) and the new California Existing Building Code (CEBC). The changes proposed are modify the Municipal Code to are to comply with state law, to clarify State regulations, to remove inconsistencies, and to add regulations that correlate between State standards not coordinated by the State. The amendments are organized sequentially by code section with administrative regulations followed by technical building standards. Within each category the individual amendments are listed in order of the associated code sections that would be amended. Each amendment is further analyzed and described in the Code Change Report relevant to each code.

No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
Fire Protection and Prevention Amendments: The following amendments are proposed to implement the technical standards in the 2013 edition of the California Fire Code.			
Fire Protection and Prevention – Amendments to the 2016 California Fire Code			
1.	Comply with State Law/ Editorial	\$55.0101 to \$55.0104	The proposed updates to the Fire Protection and Prevention in Division 1 update references to the 2016 California Fire Code and renumber Section impacted by changes in the updated edition of the CFC.

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Building, Housing and Sign Regulations			
Building, Housing and Sign Regulations The following amendments to the Municipal Code update the requirements for consistency with California Building Code, California Residential Code and the California Fire Code house number regulations that are not adopted. The amendments also include editorial changes to make the regulations more clear and consistent.			
2.	Comply with State Law/ Editorial	§95.0209	<ul style="list-style-type: none"> Update the building addressing Section 95.0209 to reflect changes made to Section 501.2 “Address identification” of the 2016 California Building Code, Section R319 “Site address” of the 2016 California Residential Code and Section 505 “Premises Identification”. All three Section contain the same requirements. The City does not adopt these Sections however the Municipal Code is regularly updated to maintain consistency. <ul style="list-style-type: none"> Authorizes the Fire Chief to require additional signs above and beyond a minimum of one. Modify 95.0209 (b) to require curb marking only for structures regulated by the California Residential Code (single family dwellings, duplexes, townhouses). Requires additional signage when a building address is not viewable from the street and is access by a private driveway.
Construction Permit Authorities and Procedures			
Construction Permit Authorities: The following amendments to the Municipal Code update the requirements for consistency with Ch 1 Part II of the California Building Code that is not adopted. The amendments also include editorial changes to make the regulations more clear and consistent.			
3.	Comply with State Law/ Clarification	§111.0207	<p><u>Land Development Authorities and Advisory Boards:</u></p> <ul style="list-style-type: none"> Update the scope of authority of the Board of Building Appeals and Advisors to include the proposed Existing Building Regulations.
4.	Clarification	§121.0403 §121.0404	<p><u>Enforcement Authorities for the Land Development Code:</u></p> <p>Clarify that the City Manager designates an official such as the Building Official or Code Enforcement Official to declare a building or structure unsafe or dangerous.</p>

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5.	Comply with State Law/ Clarification	§121.0308 §129.0104 §129.0105 §129.0109 §129.0110 §129.0111	<p><u>Construction Permit Authorities:</u></p> <ul style="list-style-type: none"> Update various Sections to reference the proposed Existing Building Regulations. For example the scope of authority for the Building Official needs to include the CEBC.
6.	Clarification	§129.0104	<p><u>Construction Permit Authorities:</u></p> <ul style="list-style-type: none"> Update Building Official authority to enforce the California Fire Code, to grant code modifications and to review applications for the use of alternate methods and materials related to fire code requirements for new construction, alterations and additions. Staff in Development Services that report to the Building Official enforce certain fire code requirements such as occupancy classification for occupancies including hazardous materials or fire department access to new buildings or additions to buildings on existing developed sites. Subsection (a) 15 allows acceptance of reports by approved inspection agencies such as test reports or product evaluation reports.

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7.	Clarification	§129.0111 §129.0112 §129.0220 §129.0314 §129.0415 §129.0513 §129.0909	<p><u>Construction Permit Authorities:</u></p> <ul style="list-style-type: none"> • Update the inspection rules for consistency with State codes. The City does not adopt Ch1 Div II of the CBC, CPC, CMC, CRC, CEC, CEBC, so regular updates are necessary in Ch 12 Article 9. • Cross reference Section 129.0111 and 129.0112. <ul style="list-style-type: none"> ○ Require that a survey be performed to reestablish survey monuments that are missing or will be removed due to construction. ○ Make clear that approval of an inspection does not permit violation of other rules, regulations or laws. • Section 129.0112 added to address functional testing such as for smoke control systems, fire sprinkler and fire alarm systems or plumbing, mechanical and electrical systems. • Section 129.0220 was inadvertently omitted so it is proposed to be added with a reference to Section 129.0111. Additionally, new subsection (b) was added to allow revocation of a final inspection if it is determined that it was granted in error. This is different than a permit revocation since the applicant will continue to finish the project and similar requirements were added in Sections 129.0314, 129.0909 in similar fashion to existing Section 129.0415 (c).

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Building Permit Procedures, Electrical Permit Procedures, Plumbing/Mechanical Permit Procedures, Demolition/Removal Permit Procedures and Fire Permit Procedures: The following amendments to the Municipal Code update the requirements for consistency with Ch 1 Part II of the California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, and California Residential Code that is not adopted by the City of San Diego. The amendments also include editorial changes to make the regulations more clear and consistent.			
8.	Comply with State Law/ Clarification	§129.0203 (a)	<u>Building Permit Procedures:</u> <ul style="list-style-type: none"> Update the charging section that addresses Building Permit Exemptions. The Section does not permit work on a qualified historical building or on premises containing environmentally sensitive lands. The proposed amendment also includes work on unreinforced masonry (URM) bearing wall buildings, as well as buildings containing unreinforced masonry parapets, to be ineligible for a building permit exemption. <ul style="list-style-type: none"> The California Existing Building Code in chapter 4 requires parapet braces and roof to wall anchorage when alterations are proposed to URM buildings and buildings containing URM parapets. Additionally when the roof covering is replaced or when the alteration affects 50% of the area of the building in aggregate. Sub-section (a) (11) is updated to clarify that exempt above ground pools need to be supported on grade.
9.	Clarification	§129.0211 §129.0219	<u>Building Permit Procedures:</u> <ul style="list-style-type: none"> Update the building permit application extension procedures to make clear that only one extension of time is permitted. This reflects practice for decades and the modification to the regulations is a clarification with no substantive change. Clarifies that when a building permit is extended that the extension of time commences from the date that the building permit expired and not from the date of application.

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10.	Repeal/ Obsolete	§129.0221	<u>Building Permit Procedures/Building Relocation:</u> <ul style="list-style-type: none"> Update the requirements for building relocations to delete the need for a surety bond. Section 85.22 (a) of the SDMC addresses insurance for right of way damage which was one of the main reasons for the surety bond.
11.	Repeal/Obsolete	§129.0508 §129.0509	<u>Demolition/Removal Permit Procedures:</u> <ul style="list-style-type: none"> Delete the requirement that a surety bond be required prior to issuance of a demolition permit. The City has other abatement remedies to address demolition work that is not completed or that damages the public right of way or adjoining properties. The expiration rules have been clarified to be similar to building permits and address permit extensions.
Construction Regulation Amendments: The following amendments are proposed to implement the technical standards in the 2013 edition of the CFC, CBC, CEC, CPC, CMC, CRC and the California Green Building Standards Code. New regulations are proposed as a result of stakeholder input or to clarify and implement uncorrelated codes such as the CRC, the CMC and the CBC. New building standards that require findings due to local climatic (condition 1), topographic (condition 3) or geological conditions (condition 2) are identified adjacent to each code change and the local condition identified and tagged with the condition number shown in the recitals provided to the City Council with the adoptive ordinance.			
Building Regulations – Amendments to the 2016 California Building Code			
12.	Clarification/ Comply with State Law	§145.0101 §145.0103 §145.0104 §145.0105 §145.0106 §145.0107 §145.0108	<ul style="list-style-type: none"> Adopts by reference the 2016 California Building Code (CBC). All references to 2013 edition updated to reflect 2016 edition. Will be updated to reflect additions and modifications and deletions to the California Building Code as they apply.

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13.	Repeal/ Redundant & Comply with State Law	§145.0706 §145.0711(b)	<p><u>Construction in the Very High Fire Hazard Severity Zone:</u></p> <ul style="list-style-type: none"> • Repeal Section 145.0706 that adds local restrictions on the size, orientation and location of vent openings serving attics and underfloor areas. The State Fire Marshal has adopted test standards and now lists vents that prevent the intrusion of flames and embers. • Update Section 145.0711(b) to require the glazing in skylights to comply with the same requirements for glazed window and door openings on buildings located in the VHFHSZ.
14.	Repeal/ Redundant	§145.0717	<p><u>Domestic Clothes Dryer Ducts In common Shafts:</u></p> <ul style="list-style-type: none"> • Repeal the modification to CBC Section 717.5.3 Exception 5 since the Mechanical Regulation amendment addressing combined clothes dryer ducts is proposed be repealed since the 2016 California Code now addresses the method of construction.
15.	Clarification/ Comply with State Law	§145.1704	<p><u>Structural Observations to be Identified on Statement of Special Inspections:</u></p> <ul style="list-style-type: none"> • Requires that structural observations be included in the statement of special inspections, identification of the structural observer and the stages of construction that they need to occur.
16.	Clarification/ Comply with State and Federal Law	§145.3602	<p><u>Flood Regulations:</u></p> <ul style="list-style-type: none"> • References local amendments in the CBC and CRC in the CBC grading chapter Appendix J that now addresses flood issues. • The proposed change is editorial and alerts the code user to other City regulations.

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No.	PURPOSE	CODE SECTION	AMENDMENT DESCRIPTION
Electrical Regulations - Amendments to the 2013 California Electrical Code			
17.	Clarification/ Comply with State Law	§146.0103 §146.0104 §146.0105	<ul style="list-style-type: none"> Adopts the 2016 California Electrical Code (CEC). Revises the code edition where applicable from 2013 to 2016.
18.	Clarification	§146.0105 §146.0208 §146.0209	<p><u>Electrical Regulations/ Solar Photovoltaic:</u></p> <p>Adopt the 2016 California Electrical Code (CEC) with revisions that will be published and adopted in the 2019 CEC.</p> <ul style="list-style-type: none"> Article 705, Section 705.12 (D) (6) is proposed not to be adopted. This requirement was developed before products were manufactured to comply with the requirement. This mainly impacts solar installations. Section 690.12 is proposed to be modified and revise the 10 second rapid shut down to 30 second rapid shut down for solar PV. This resolves a conflict with utility requirements addressing the shutting down of solar PV systems. Solar PV can only work in the presence of utility power and as a result utility fluctuations can inadvertently shut down solar systems. Section 705.12 (D) (3) is adopted with revisions that affect center fed panels that require modification due to solar installations. The CEC requirement does not address excess capacity in residential electrical systems when compared to non-residential. Not all outlets and devices are drawing current simultaneously all the time.

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Plumbing Regulations- Amendments to the 2016 California Plumbing Code			
19.	Clarification/ New Regulation	§147.0103 §147.0104 §147.0105 §147.0106 §147.0107	<ul style="list-style-type: none"> Adopts the 2016 California Plumbing Code (CPC). Revises the code edition where applicable from 2013 to 2016 Section 147.0106 (a) (2) adopts Appendix C – Alternate Plumbing Systems that allows the capacity for water supply and waste drainage plumbing systems to be determined assuming not all plumbing fixtures within the building in simultaneous use. i.e. toilet, sink and shower in all units in use at the same time. The fixture units in chapter 6 of the CPC are not used in the sizing. May result in smaller water meters and sewer laterals. CPC Chapter 13 was inadvertently not adopted in the past however regulations under OSHPD 3 are enforced by the local Building Official and as a result the Chapter will be adopted.
20.	Clarification/ Comply with State Law	§147.0213	<p><u>Storm Water Piping:</u></p> <ul style="list-style-type: none"> Update Section numbers due to renumbering of Section in CPC Ch 11.

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Mechanical Regulations - Amendments to the 2016 California Mechanical Code			
21.	Clarification/ Comply with State Law	148.0101 through §148.0107	<ul style="list-style-type: none"> Adopts the 2016 California Mechanical Code (CMC). If a State agency adopts an appendix chapter and the local jurisdiction is the enforcing authority under State law, then the appendix will be applicable locally. None were adopted so none are adopted as is reflected in Section 148.0107. Section 148.0104 is added to reflect non-adoption of Ch 1 Division II and Section 148.0105 and 148.0106 reflect no modifications and additions to the CMC adopted. Section 148.0106 renumbered 148.105 due to the relocation of the requirements in existing Section 148.0105.
22.	Repeal/ Redundant	§148.0201 §148.0204	<p><u>Domestic Clothes Dryer Exhaust:</u></p> <ul style="list-style-type: none"> The requirements in Section 148.0204 are proposed to be repealed since 2016 California Mechanical Code Section 504.4.4 addresses multiple clothes dryers installed within a common exhaust so this amendment is now redundant.

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Residential Building Regulations – Amendments to the 2016 California Residential Code			
23.	Comply with State Law/New Regulations/Clarification	§149.0101 §149.0103 §149.0104 §149.0105 §149.0106 §149.0107 §149.0108 §149.0201	<ul style="list-style-type: none"> Adopts by reference the 2016 California Residential Code (CRC). Identifies appendix Chapters and Sections adopted, not adopted and where modifications or amendments are adopted. Updates the purpose reference to Section 1.1.3 in Section 149.0101 that was changed from Section 1.1.3. Revises Section numbers in Ch 3 due to significant reorganization in the 2016 CRC. Appendix Chapter S for Straw Bale construction is new in the CRC and was adopted by HCD. Section 149.0108 was updated to reflect adoption of the California Existing Building Code. The code edition was deleted from Section 149.0201
24.	Repeal/Redundant & Clarification	§149.0337 §149.0337 (i) §149.0337 (f) §149.0341	<p><u>Vent Restrictions and Skylights in VHFHSZ:</u></p> <ul style="list-style-type: none"> Renumber existing LDC Sections due to CRC renumbering of R327and R334. Repeal Section 149.0337 (f) that includes regulations restricting the location, size and orientation of vents serving attics and underfloor spaces and defer to vents listed by the State Fire Marshal. Revise the skylight glazing requirements to regulate the glazing similarly to windows and doors in exterior walls. The SFM is proposing similar regulations for the supplement to the 2016 CRC and CBC.

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25.	Comply with State Law/ Clarification	§149.0326	<p><u>Swimming Pool Safety Regulations:</u></p> <ul style="list-style-type: none"> • Revise the reference to the swimming pool safety regulations in Section 14.3109 by adopting amendments to a new Section R326 for swimming pools. • No change in technical standards is proposed.
26.	Comply with State Law/ Clarification	§149.0902	<p><u>Fire Classification for Solar PV:</u></p> <ul style="list-style-type: none"> • Section R902.4 has been modified in the 2016 CRC as a result the existing amendment to the Section is proposed to be revised for consistency. • A clarification consistent with State Fire Marshal policy proposed to make clear that roof top solar PV requires a class A rating when located in the VHFHSZ.
27.	Clarification	§149.0905 §149.0908	<p><u>Roof Coverings:</u></p> <ul style="list-style-type: none"> • Section R905.1.1 renumbered to R905.1.3. No change in regulations. No change in regulations. • Section R907 renumbered to R908 as a result LDC Sections proposed to be renumbered for consistency.

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Green Building Regulations - Amendments to the 2016 California Green Building Standards Code			
28.	Comply with State Law/New Regulations	§1410.0103 §1410.0104	<ul style="list-style-type: none"> Adopts by reference the 2016 California Green Building Standards Code (CGBSC) Revises an error that occurred in the adoption of the 2013 edition where Calgreen requirements for parking stall markings were not adopted due to conflicts with LDC parking regulations. No conflicts exist.
Existing Building Regulations - Amendments to the 2016 California Existing Building Code			
29.	Comply with State Law/New Regulations	§121.0403 §121.0404	<ul style="list-style-type: none"> Revise Section 121.0403 and 121.0404 to clarify that the City Manager designates an official to determine whether a building is dangerous or unsafe. It may be the Building Official or the Code Enforcement official. Rename the section heading in Section 121.0403 to Dangerous from Unsafe for consistency with the definitions in the California Existing Building Code (CEBC). Revise subsection (a) and (b) and delete subsection (c) to adopt the criteria for Dangerous buildings under the CRC in Section 202. Revise the heading of Section 121.0404 to be revised from Dangerous to Unsafe for consistency with definition in the CEBC for Unsafe in Section 202. (Note: Also incorporate references to LDC Section 121.0404 as revised in CEBC Sections 302.3 and 401.2.1).

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30.	Comply with State Law/New Regulations	§1411.0101 §1411.0102 §1411.0403 §1411.0104 §1411.0105 §1411.0106 §1411.0107 §1411.0108	<ul style="list-style-type: none"> • Add a new article 11 and add the Existing Building Regulations and adopt by reference the 2016 California Existing Building Code (CEBC). • Add Sections 1411.0101 through 1411.0108 and add regulations similar to the Building Regulations. • In proposed Section 1411.0107 adopt Appendix Ch A1, A3 and A6. While Appendix Chapter A4 is not adopted it can be used for voluntary mitigation of soft story or open front buildings within its scope.
31.	Comply with State Law/New Regulations	§1411.0202	<p><u>Modify Definitions:</u></p> <ul style="list-style-type: none"> • Revise Code Official to be Building Official for consistency with the Land Development Code. • Revise the definitions Unsafe and Dangerous to reference modified Sections 121.0403 and 121.0404.
32.	Comply with State Law/New Regulations	§1411.0303	<p><u>Delete CEBC References to Methods Other than The Prescriptive Method:</u></p> <ul style="list-style-type: none"> • When the California Building Standards Commission published the CEBC, it excluded the majority of Chapters in the IEBC, the source document. Section 301.1 was adopted with numerous references to Sections in Chapters 7, 8 and 9 however the referenced regulations were not published. • References to Sections 301.1.2 and 301.1.3 as well as the exception to Section 301.1 are not adopted. The section modifies the CEBC to omit the references.
33.	Comply with State Law/New Regulations	§1411.0401	<p><u>Add Requirement to Maintain Existing Buildings:</u></p> <ul style="list-style-type: none"> • Requires that building systems and components required as a condition of building permit approval and occupancy to be maintained. • For example if an elevator is not functional and was required to provide an accessible route or to provide for transportation of a gurney it needs to be maintained and not taken out of service. LDC Section 121.0302 does not fully address this issue like Section 3401.2 of the 2013 CBC did, the latter section was not published in the CEBC.

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34.	Comply with State Law/New Regulations	§1411.0404	<p><u>Update Reference to LDC Building Permit Exemption Rules:</u></p> <ul style="list-style-type: none"> Section 404.1 is revised to reference Section 129.0203 and not 105.2 of the CEBC, since the latter Section is not adopted.
35.	Comply with State Law/New Regulations	§1411.0404	<p><u>Update Reference to LDC Flood Regulations:</u></p> <ul style="list-style-type: none"> Section 402.2, 403.2, 404.5 include references to Sections in CBC Ch 16 and CRC Ch 3 that address flood requirements. Section 1612.3 and R22 are adopted in the Building Regulations and Residential Building Regulations with modifications to reference Section 143.0145 and 143.0146 of the LDC. The proposed modifications add pointers to the LDC Sections.

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36.	Comply with State Law/New Regulations	§1411.1701 §1411.1702	<p>Repeal Un-reinforced Masonry (URM) building regulations:</p> <ul style="list-style-type: none"> Relocate Ch 14 Article 5 Div 37 to the Existing Building Regulations Division 17. Adopt Appendix A1 and in proposed Section 1411.702 retain regulations from existing Section 145.3702 and 145.3703 (b) to retain the definition of what a URM is based on date of construction and to grant previously conforming rights to prior complete retrofits under standards that preceded the 2016 CEBC. Repeal the remainder of the relocated regulations. Proposed Section 1411.1702 (c) is added to grant previously conforming rights to existing parapet braces and roof to wall ties when they were installed on all sides of the building as is required in CEBC Ch 4. Division 37 requires parapet braces based on critical placement and parapet height and many URM buildings were approved to comply with the minimum requirements. Some projects exceeded the minimum. CEBC Ch 4 triggers upgrades to URM buildings for roof to wall ties and parapet braced based on remodel area or replacement of roof covering. The CEBC also includes a triggers seismic upgrades when a change of occupancy results in a higher risk category. A detailed review and analysis of the CEBC and existing regulations reveal that the status quo is generally maintained with the repeal as proposed. <ul style="list-style-type: none"> Under the current regulations in Division 37, floor ties never really get implemented because the requirement rarely triggers based on the value of remodel, and seismic upgrades due to change off occupancy also to not get regularly triggered. Furthermore, the Division 37 mandatory requirements only required parapet braces and roof to wall ties for critically placed parapets and not all sides like the CEBC requires.