

Amendments to - 2016 California Residential Code

Proposed Residential Building Regulations Updates

The City of San Diego proposes to adopt the 2016 California Residential Code (CRC) with local amendments codified in chapter 14 Article 9 "Residential Building Regulations". The proposed amendments are necessary due to local geological conditions and necessary for consistent code application as amended:

- **Issue 1.** Update purpose in the LDC for the Residential Building Regulations.
- **Issue 2.** LDC modifications necessary to adopt 2016 CRC, and to reference the California Existing Building Code and renumber LDC Sections renumbering of sections in the CRC.
- **Issue 3:** Amendments to modify Chapter 3 of 2016 CRC including renumbering of Section R327 that is relocated to Section R337. See issue # 4 for repeal of ventilation opening limitations in Very High Fire Hazard Severity Zone (VHFHSZ) and revisions to skylight regulations.
- **Issue 4:** Repeal local additional attic vent regulations in the VHFHSZ and default to CRC. Also modify skylight regulations to apply to VHFHSZ for consistency with State.
- **Issue 5:** Amendments to modify swimming pool safety regulations for consistency with new Section R326 of 2016 CRC.
- **Issue 6:** Modify Section R902.4 to identify the VHFHSZ and add a clarification for the fire classification of roof top solar PV in the VHFHSZ.
- **Issue 7:** Update section 149.0905 due to CRC section reorganization, renumbering and additions to the CRC that resulted in two subsections being added to R905.1 through the LDC.
- **Issue 8:** Update Section 149.0907 due to CRC section renumbering.

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

The Land Development Code encompasses chapters 11 through 15 of the San Diego Municipal Code and can be found at www.sandiego.gov.

The proposed changes to follow are to update the Residential Building Regulations in the Land Development Code for consistency with the 2016 California Residential Code and include additions to provide clarifications to State requirements and deletions for redundant or obsolete requirements in the LDC.

1. Issue # 1 : UPDATE PURPOSE OF RESIDENTIAL BUILDING REGULATIONS

Text as it would appear in the Land Development Code

§149.0101 Purpose of the Residential Building Regulations

- (a) The purpose of the Residential Building Regulations is to establish minimum standards to safeguard life and limb, health, property and public welfare and to satisfy the purpose of the California Residential Code as provided in Section ~~1.8.1~~ 1.1.3 of the California Residential Code.
- (b) The purpose of this Section is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Section.

Reason: The proposed modification to Section 149.0101 corrects an error in the reference to the purpose of the CRC. Section 1.8 applies to HCD when they enforce the code as the Building Official where the State agency has jurisdiction.

2. Issue 2: AMENDMENTS TO ADOPT 2016 CRC

Text as it would appear in the Land Development Code

§149.0103 Adoption of the California Residential Code

- (a) The ~~2013~~ 2016 California Residential Code, published ~~and amended~~ by the California Building Standards Commission (BSC), as amended by the State Department of Housing and Community Development (HCD 1, HCD 1/AC); and as amended the State Fire Marshal (SFM) is adopted by reference, except as otherwise provided in this Article of the Land Development Code, Divisions 2 through ~~47~~ 45. A copy of the ~~2013~~ 2016 California Residential Code is on file in the office of the City Clerk as Document No. OO-XXXX-X.
- (b) When reference is made to the California Residential Code, it shall be the ~~2013~~ 2016 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 ~~2013~~ 2016 California Residential Code is made a part of this Article as if fully set forth in this Article except as otherwise provided in Divisions 2 through ~~47~~ 45.
- (d) Numbering of Sections and Subsections in Divisions 2 through ~~47~~ 45 of this Article is cross referenced to Sections in the ~~2013~~ 2016 California Residential Code.
- (e) The adoption of the ~~2013~~ 2016 California Residential Code shall in no way limit, prohibit, impede, or prevent the City

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Council from adopting ordinances limiting⁷ or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.

(Subsection (f) no change)

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

The following Sections or Subsections of the ~~2013~~2016 California Residential Code have not been adopted by the City of San Diego:

- (a) Chapter 1, Division II;
- (b) Table R301.2 (1) "Climatic and Geographical Design Criteria."

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

The following Sections or Subsections of the ~~2013~~2016 California Residential Code are modified by the City of San Diego:

- (a) Chapter 2, Section R202, Definitions
- (b) Chapter 3, Section R301.2, Climatic and Geographic Design Criteria; Section R319.1 Address Numbers; R322, Flood Resistant Construction; Section R326 Swimming Pools, Spas and Hot Tubs; Section ~~R327.1.3~~ R337.1.3.1 Application date and where required; Section ~~R327.2~~ R337.2, Definitions; Section ~~R327.5.4~~ R337.5.4, Roof Gutters and Downspouts; Section ~~R327.6.2 Vents, Requirements~~; Section ~~R327.8~~ R337.8, Exterior Windows and Doors.

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- (c) Chapter 9, Section 902.1.5 Roof covering materials, Section R902.2.1 Wood shingles, Section R902.2.2, Wood shakes, R902.4 Photovoltaic Panels and Roof Modules; Section ~~R905.1.1~~ R905.1.3, Roof covering attachment; R907.1.1, Replacement roof covering, Class A; R907.1.2 Replacement Roof Covering, Class A, Additions; R907.1.3, Wood shake, shingles reroof; R907.1.4 Wood shake, Shingles, Historical Buildings; R907.1.5, Reroofing over wood roofs.

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

The following Sections and Subsections are added to the ~~2013~~ 2016 California Residential Code by the City of San Diego:

- (a) Chapter 2, Section R202, Definitions, Live Work Unit.
- (b) Chapter 3, Section R320.2 Voluntary Accessibility program; Section R326.2 When Swimming Pool, Spa, and Hot Tub Regulations Apply; R326.2.1 Purpose; R326.2.2 Private Swimming Pools; R326.2.3 Private Swimming Pool Barrier; Section R329, Structural Tests and Special Inspections; Section R332, Encroachments into the Public Right of Way; Section R333, Safeguards During Construction; Section ~~R327.1.3~~ R337.1.3 Exception 5; Section ~~R327.1.3.1~~ R337.1.3.1 Exception 2.3; Section ~~R327.2~~ R337.2 , Local Very High Fire Hazard Severity Zone; Section ~~R327.3.6.1~~ R337.3.6.1 Alternative Materials, designs or methods of construction; Section ~~R327.3.6.2~~ R337.3.6.2 , Modifications; Section ~~R327.5.4~~ R337.5.4 Roof Gutters and Downspouts; Section ~~R327.5.5~~ R337.5.5 Drip Edge flashing; Section ~~R327.6.2~~ items 4 through

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~~7; Section R327.8.2.2.1~~ R337.8.2.2.1, Vinyl windows; Section ~~R327.11~~ R337.11, Spark Arrester; Section ~~327.12~~ 337.12, Glazing materials in skylights; ~~Section R329, Structural Tests and Special Inspections; Section R332, Encroachments into the Public Right of Way; Section R333, Safeguards During Construction; R334~~ R341 Sound Transmission Control; ~~Section R335, Building Regulations for Swimming Pools.~~

- (c) Chapter 4, ~~Section R404.4.2.1, Classification of soil; R401.4.2., Soil Classification;~~ Section 401.5, Geotechnical Investigations; Section R401.6, Geotechnical Reports; Section R401.7, Notice of Geologic Hazards.
- (d) Chapter 45, Residential Grading Regulations.

§149.0107 Adoption of Appendices to the California Residential Code

The following Appendix Chapters of the ~~2013-2016~~ California Residential Code are adopted by the City of San Diego:

- (a) Appendix Chapter H, Patio Covers.
- (b) Appendix Chapter S, 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 ~~2013-2016~~ California Residential Code shall be permitted to continue without change, except as is specifically regulated by Chapter ~~34~~ 3 and 4 of the ~~2013-2016~~ 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.

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- (b) Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of the California Residential Code or, where applicable, the California Building Code, unless otherwise stated. Additions, alterations, ~~or repairs~~ and relocations shall not cause an existing structure to become unsafe or adversely affect the performance of the structure.
- (c) Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the ~~2013~~ 2016 California Building Code shall be maintained in conformance with the code edition under which installed. The owner and the owner's designated agent 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 structures.

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

- (a) Chapter 2 of the ~~2013~~ California Residential Code is adopted by reference with additions pursuant to Section 149.0103 and 149.0106 of the Land Development Code.

Remainder of Section no change

Reason: The proposed modification to Sections §149.0103 through §149.0108 update references to the 2016 edition of the CRC. Additionally the following updates are required for the following reasons:

- Section 149.0105 (b) updates are necessary due to renumbering of Section R327 to R337 for regulations applicable in the Very High Fire Hazard Severity zone. The other section numbers are being modified due to new Section added to the CRC and that thus to eliminate a section number conflict.
- Section 149.0105 (c) corrects an error not addressed during the adoption of the 2013 edition of the CRC. The CRC Section numbers are not amended in the LDC.
- Section 149.0107 (b) is added to follow the lead of the California Department of Housing and Community Development (HCD).
- Section 149.0108 (a) is proposed to be updated to reference the recently published California Existing Building Code and for consistency with Ch. 1 Division II of the CRC where Section R102.7 includes similar requirements. Section 149.0108 (b) is proposed to be updated for consistency with Section R102.7.1.

3. Issue 3: AMENDMENTS TO RENUMBER SECTIONS DUE TO REORGANIZATION AND ADDITIONAL REQUIREMENTS IN CHAPTER 3 OF 2016 CRC

Text as it would appear in the Land Development Code

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

- (a) Chapter 3 of the ~~2013~~ California Residential Code is adopted by reference with additions pursuant to Sections 149.0103 and 149.0106 of the Land Development Code.
- (b) Sections R301 through R318, ~~R322~~ Section R321, Section R324 through ~~R326~~ R325, Section R334 through R336, and Section R338 through R340 ~~R328~~ are adopted by reference without change pursuant to Section 145.0103 of the Land Development Code.

(Section 149.0302 through Section 149.0322 no change)

~~§149.0327~~ §149.0337 Local Additions and Modifications to Section ~~R327~~ R337

“Materials and Methods for Exterior Wildfire Exposure” of the California Residential Code

- (a) Section ~~R327~~ R337 of the California Residential Code is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the ~~San Diego Municipal Land Development Code~~.
- (b) Section ~~R327.1.3~~ R337.1.3 is adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the ~~San Diego Municipal Land Development Code~~. Exception 5 is added as follows: 5. Fences.

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- (c) Section ~~R327.2~~ R337.2 has been adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code as follows: Local Agency Very High Fire Hazard Severity Zones shall mean the Very High Fire Hazard Severity Zones as designated on the Very High Fire Hazard Severity Zone Map – Local Responsibility Areas adopted pursuant to Section 55.9401 of the San Diego Municipal ~~Land Development~~ Code.
- (d) Section ~~R327.3.6~~ R337.3.6 has been adopted with additions pursuant to Section 149.0106 of the ~~San Diego Municipal Land Development~~ Code. Sections ~~R327.3.6.1~~ R337.3.6.1 and ~~R327.3.6.2~~ R337.3.6.2 are added as follows:
 - (1) ~~R327.3.6.1~~ 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 ~~San Diego Municipal Land Development~~ Code.
 - (2) ~~R327.3.6.2~~ R337.3.6.2 Modifications. The Building Official may modify the provisions of Section ~~R327~~ R337 of the California Residential Code for site specific conditions in accordance with Section 129.0104(a)(5) of the ~~San Diego Municipal 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.
- (e) Section ~~R327.5~~ R337.5 has been adopted with modifications and additions pursuant to Section 149.0105 and 149.0106 of the ~~San Diego Municipal Land Development~~ Code:

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- (1) Section ~~R327.5.4~~ R337.5.4 is modified as follows:
R327.5.4 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 ~~R327.5.5~~ R337.5.5 is added as follows: ~~R327.5.5~~ R337.5.5 Drip edge flashing. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.

~~(f) Section R327.6 has been adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code. Section R327.6.2~~ R337.6.2 is modified by adding items 4 through 7 as follows:

- ~~(1)~~ 4. Individual ventilation openings shall not exceed 144 square inches.
- ~~(2)~~ 5. Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the San Diego Municipal Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the San Diego Municipal Code.
- ~~(3)~~ 6. Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.
- ~~(4)~~ 7. Ventilation openings protected with vent openings that resist the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from

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complying with Section 149.0327 (f) (1) and (2) of the
~~Land Development Code.~~

- (g) (f) Section ~~R327.8~~ R337.8 has been adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the ~~San Diego Municipal~~ Land Development Code. Section ~~R327.8.2.1.1~~ R337.8.2.1.1 is added as follows: ~~R327.8.2.1.1~~ 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/NWDA 101/I.S.2 structural requirements.
- (h) (g) Section ~~R327.11~~ R337.11 has been added pursuant to Section 149.0106 of the ~~San Diego Municipal~~ Land Development Code as follows: ~~R327.11~~ 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.
- (i) (h) Section ~~R327.12~~ R337.12 has been added pursuant to Section 149.0106 of the ~~San Diego Municipal~~ Land Development Code as follows: ~~R327.12~~ R337.12 Glazing materials used in skylights, roofs, and sloped walls on buildings located ~~within 300 feet, in any direction, of the boundary between Brush Management Zones One and Two in the Very High Fire Hazard Severity Zone Map –Local Responsibility Areas~~ adopted pursuant to Section 55.9401 of the San Diego Municipal Code, as defined in Section 142.0412 of the San Diego Municipal Code, shall be tempered glass or multilayered glass shall comply with the glazing requirements in Section R337.8.2.1.

§149.0330341 Local Addition of Section R334 R341“Sound Transmission Control” to the California Residential Code

Section ~~R334~~ R341 is added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code as follows: ~~R334~~ R341 Sound Transmission Control. Wall and floor-ceiling assemblies separating dwelling units from each other and from public or service areas such as interior corridors, garages and mechanical spaces shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies, in compliance with Section 1207 of the California Building Code. For additional noise regulations limiting the intrusion of exterior noise into buildings based on land use standards, see Chapter 13, Article 2, Division 15 of the Land Development Code.

Reason: The proposed modification to Sections §149.0327 to 149.0327 is due to the relocation of regulations for construction in the very high fire hazard severity zone in Section R327 to Section R337. No change in regulations is proposed.

Section §149.0337Subsection (f) is repealed based on the substantiation in issue 4.

The revision to §149.0337 subsection (h) is modified i based on the substantiation in issue 4.

4. ISSUE 4: REPEAL ATTIC VENT REGULATIONS AND DEFAULT TO CRC AND UPDATE EXISTING AMENDMENTS APPLICABLE TO CONSTRUCTION IN VHFHSZ.

Text as it appears in the Land Development Code

§149.03270337 Local Additions and Modifications to Section ~~R327~~ R337

“Materials and Methods for Exterior Wildfire Exposure” of the California Residential Code

- (a) Section ~~R327~~ R337 of the California Residential Code is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the ~~San Diego Municipal Land Development Code~~.

Subsection (b) through (h) see issue 3 changes

- (f) ~~Section R327.6 has been adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code. Section R327.6.2 is modified by adding items 4 through 7 as follows:~~
- (1) ~~4. Individual ventilation openings shall not exceed 144 square inches.~~
- (2) ~~5. Ventilation openings on structures located immediately adjacent to Brush Management Zone One, as defined in Section 142.0142 of the San Diego Municipal Code, shall not be directed toward Brush Management Zones as defined in Section 142.0142 of the San Diego Municipal Code.~~

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- (3) — ~~6. Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.~~
- (4) — ~~7. Ventilation openings protected with vent openings that resist the intrusion of flame and embers, and which are listed by the State Fire Marshal, are exempt from complying with Section 149.0327 (f) (1) and (2) of the Land Development Code.~~

Renumber Subsection (g) through (i) see issue 3 changes

- ~~(g)~~(f) Section ~~R327.8~~ R337.8 has been adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the ~~San Diego Municipal~~ Land Development Code. Section ~~R327.8.2.1.1~~ R337.8.2.1.1 is added as follows: ~~R327.8.2.1.1~~ 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.
- ~~(h)~~(g) Section ~~R327.11~~ R337.11 has been added pursuant to Section 149.0106 of the ~~San Diego Municipal~~ Land Development Code as follows: ~~R327.11~~ 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.

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(i) (h) Section ~~R327.12~~ R337.12 has been added pursuant to Section 149.0106 of the ~~San Diego Municipal Land Development Code~~ as follows: ~~R327.12~~ R337.12 Glazing materials used in skylights, roofs, and sloped walls on buildings located ~~within 300 feet, in any direction, of the boundary between Brush Management Zones One and Two in the Very High Fire Hazard Severity Zone Map –Local Responsibility Areas adopted pursuant to Section 55.9401 of the San Diego Municipal Code, as defined in Section 142.0412 of the San Diego Municipal Code,~~ shall ~~be tempered glass or multilayered glass~~ shall comply with the glazing requirements in Section R337.8.2.1.

Reason: The proposed repeal of subsection (f) to Section §149.0337 is part of a regular update to the regulations and is reflective of efforts made by the California State Fire Marshal in adopting test standards and listing vents that resist the intrusion of embers and flames into attics and under floor spaces.

The regulations that are proposed to be modified in the LDC were adopted following the Cedar Fire in 2004 and were adapted from the 2003 edition of the International Wildland Urban Interface Code. These regulations were later carried forward upon adoption of the VHFHSZ map in 2009 and adopted as amendments to the 2007 CBC and later the 2010 CRC until the present. Section R337.6.2 requires all attic vents to be listed or provides other

When the City of San Diego responded to the damage cause by the Cedar Fire of 2003 and the 2007 - Witch Creek-Guejito Fires a set of regulations were developed for buildings located within 300 ft of canyon rims, commonly referred to the as the 200 ft buffer requirements. The building standards adopted by the city Council during the local Regulatory process in 2004 and 2008 were developed based on the International Wildland Urban Interface Code as well as recommendations by a blue ribbon commission formed to respond to the last fire. These building standards included limits on the use of vent openings into underfloor ad attic spaces and other vent openings.

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During the development of the 2013 and 2016 editions of the California Building Code, test standards were adopted to test vents and demonstrate that they prevent the intrusion of flames and embers through the vent openings. The California State Fire Marshal now lists vents that comply with those standards. The standards and listings did not exist in 2004 and 2008 and had prompted the adoption of prescriptive construction standards that prescribed size limitations, location limitations and limitations on the orientation and types of vents. The existing building standards as a result are no longer necessary and are proposed to be repealed.

The revision to §149.0337 subsection (h) is proposed for consistency with modifications to the 2016 CRC in Section R337.8.2.1 proposed for adoption by the California Building Standards Commission on June 26, 2017 and effective at the local level on July 1, 2018. The existing LDC regulation was developed following the Cedar fire in 2004 based on proximity to canyon rims when the Building Regulations were modified. Determining the location of brush management zones not located on the project site located within 300 ft of a brush management zone that can be on an adjoin lot is proving difficult and made obsolete by proposed State action.

5. Issue 5: AMENDMENTS TO MODIFY SWIMMING POOL SAFETY SECTION R326 OF 2016 CRC

Text as it appears in CRC

SECTION R326 SWIMMING POOLS, SPAS AND HOT TUBS

R326.1 General. The design and construction of pools and spas shall comply with the swimming pool, spa, and hot tub safety regulations in the ~~International Swimming Pool and Spa Code~~ Section 149.0326 of the Land Development Code.

R326.2 When Swimming Pool, Spa, and Hot Tub Regulations Apply. The building regulations of this Division apply to any outdoor private swimming pool. An outdoor swimming pool means any structure intended for swimming or recreational bathing that can contain water over 18 inches in depth and is not totally contained within a residence and surrounded on all four sides by walls of the structure. This includes in-ground, aboveground and on-ground swimming pools, hot tubs, and spas.

R326.2.1 Purpose. The purpose of this Section is to establish building regulations for private swimming pools and hot tubs or spas that do not have locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specifications (ASTM ES 1346-91), located on the premises of dwellings and dwellings units complying with the California Residential Code.

R326.2.2 Private swimming pool. Private swimming pool shall mean any constructed pool, permanent or portable, which is intended for non-commercial use as a swimming pool by not more than three owner families and their guests.

R326.2.3 Private Swimming Pool Barrier. Barriers for private swimming pools shall comply with Section 3109 of the California Building Code as adopted and amended in Section 145.3109(c) of the Land Development Code.

Text as it would appear in the Land Development Code

149.0335 0326 Local Addition and Modifications to ~~of~~ Section R335 R326

“Building Regulations for Swimming Pools ~~Swimming Pools, Spas and Hot Tubs”~~ to ~~in~~ the California Residential Code

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- (a) Section R326 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 R326.1 is adopted with modifications as follows. R326.1 General. The design and construction of pools and spas shall comply with the swimming pool, spa, and hot tub safety regulations in Section 149.0326 of the Land Development Code.
- (a) (c) Section R326.2 is added as follows: R326.2 When Swimming Pool, Spa, and Hot Tub Regulations Apply. The building regulations of this Division apply to any outdoor private swimming pool. An outdoor swimming pool means any structure intended for swimming or recreational bathing that can contain water over 18 inches in depth and is not totally contained within a residence and surrounded on all four sides by walls of the structure. This includes in-ground, aboveground and on-ground swimming pools, hot tubs, and spas.
- (b) ~~Section R335 is added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code as follows:~~
- (1)(d) Section R326.2.1 is added as follows: R326.2.1 R335.4 Purpose. The purpose of this Section is to establish building regulations for private swimming pools and hot tubs or spas that do not have locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specifications (ASTM ES 1346-91), located on the premises of dwellings and dwellings units complying with the California Residential Code.

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- (2)(e) Section R326.2.2 is added as follows: R326.2.2 ~~R335.2~~ Private swimming pool. Private swimming pool shall mean any constructed pool, permanent or portable, which is intended for non-commercial use as a swimming pool by not more than three owner families and their guests.
- (3)(f) Section R326.2.3 is add as follows: R326.2.3 ~~R335.3~~ Private Swimming Pool Barrier. Barriers for private swimming pools shall comply with Section 3109 of the California Building Code as adopted and amended in Section 145.3109(c) of the Land Development Code.

Reason: The proposed modification to Section 149.0335 is to update the LDC due to new Section R326. The State and the city of San Diego do not adopt the International Swimming Pool and Spa Code. There are not proposed modifications to the existing regulations. The section simply references back the Building Regulations and the California Building Code for more detailed drowning prevention and suction entrapment safety regulations for swimming pools, spas and hot tubs.

6. Issue 6: MODIFY SECTION R902.4 TO IDENTIFY THE VHFHSZ AND ADD A CLARIFICATION FOR THE FIRE CLASSIFICATION OF ROOF TOP SOLAR PV IN THE VHFHSZ.

Text as it would appear in the CRC

R902.4 Rooftop-mounted photovoltaic panels and modules. Rooftop-mounted photovoltaic panels and modules installed on or above the roof covering shall be tested, listed and identified with a fire classification in accordance with UL 1703. Class A, B or C photovoltaic panels and modules shall be installed in *areas designated by this section* 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 55.9401 of the San Diego Municipal Code, rooftop mounted photovoltaic panels and modules shall have a minimum fire classification rating of Class A.

Text as it would appear in the Land Development Code

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

- (a) Chapter 9 of the ~~2013~~ California Residential Code is adopted by reference with additions and modifications pursuant to Sections 149.0103, 149.0105 and 149.0106 of the Land Development Code.

(Remainder of Section no change)

§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 R902.1.5 as follows:

(Subsection (a) through (c) no change)

- (d) Section R902.4 is adopted by reference and modified as follows:

R902.4 Rooftop-mounted solar photovoltaic panels and modules.

~~Effective January 1, 2015, rooftop-mounted photovoltaic panels and modules shall be tested, listed and identified with a fire classification in accordance with UL 1703. The fire classification shall comply with Table 1505.1 of the California Building Code based on the type of construction of the building. When located in the Very High Fire Hazard Severity Zone Map –Local Responsibility Areas adopted pursuant to Section 55.9401 of the San Diego Municipal Code, rooftop mounted photovoltaic panels and modules shall have a minimum fire classification rating of Class A.~~ Rooftop-mounted photovoltaic panels and modules installed on or above the roof covering shall be tested, listed and identified with a fire classification in accordance with UL 1703. Class A, B or C photovoltaic panels 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 55.9401 of the San Diego Municipal Code, rooftop mounted photovoltaic panels and modules shall have a minimum fire classification rating of Class A.

Reason: The proposed modification to Section §149.0902 is to update the LDC due to revision in the 2016 CRC. It is the intent of the SFM that Class A roof assemblies be required in the VHFHSZ and as a result solar photovoltaics mounted on such roofs.

7. Issue 7: UPDATE SECTION 149.0905 DUE SECTION RENUMBERING IN CRC

Text as it would appear in the CRC

~~R905.1.1~~ R905.1.3 Roof coverings shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

Text as it would appear in the Land Development Code

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

- (a) Chapter 9 of the 2013 California Residential Code is adopted by reference with additions and modifications pursuant to 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.
- (c) Sections R902, R905.1, R905.7, R905.8, R907, and R908 are adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.

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

[June 8, 2017]

Section R905 is adopted by reference and modified by adding Section ~~R905.1.1~~ R905.1.3 as follows: ~~R905.1.1~~ R905.1.3 Roof coverings shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

Reason: The proposed editorial change maintains an existing requirement and renumbers the Section due to the CRC now including Section R905.1.1 and R905.1.2 that are not modified.

8. Issue 8: UPDATE SECTION 149.0907 DUE TO CRC SECTION RENUMBERING

Text as it would appear in the Land Development Code

**~~§149.0907~~§149.0908 Local Additions and Modifications to Section ~~R907~~ R908 “Reroofing”
of the California Residential Code**

- (a) Section ~~R907~~ R908 is modified as follows: ~~R907.1~~ R908.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 9 of the California Residential Code as adopted and amended by the City of San Diego.
- (b) Sections ~~R907.1.1~~ R908.1.1 through ~~R907.1.2~~ R908.1.2 are added as follows:
 - (1) ~~R907.1.1~~ R908.1.1 All replacements, alterations, or repairs shall be with a fire retardant roof covering that is at least Class “A”.
 - (2) ~~R907.1.2~~ R908.1.2 The entire roof shall be a Class “A” roof assembly where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.
- (c) Sections ~~R907.1.3~~ R908.1.3 through ~~R907.1.5~~ R908.1.5 are added as follows:
 - (1) ~~R907.1.3~~ R908.1.3. Wood shakes and shingles are prohibited throughout the roof where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.

[June 8, 2017]

- (2) ~~R907.1.4~~ R908.1.4. Wood shakes and shingles are not permitted, except as provided in California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0907.
- (3) ~~R907.1.5~~. R908.1.5. No roof covering shall be applied over any existing wood shakes or wood shingles.

Reason: The proposed modification to Section §149.0907 is to update the LDC due to revision of Section numbers in the 2016 CRC.