



**City of San Diego  
Proposed Local Amendments to  
2013 California Building Standards Code**

**Report  
to the  
Board of Building Appeals and  
Advisors**

**Part I – May 7, 2015 meeting**

**Part II – May 21, 2015 meeting**

The proposed City of San Diego amendments to the 2013 edition of: California Building Code, Title 24 Part 2; California Residential Code, Title 24 Part 2.5; California Electrical Code, Title 24 Part 3; California Mechanical Code, Title 24 Part 4; California Plumbing Code, Title 24 Part 5; California Fire Code, Title 24 Part 9; California Green Building Standards Code, Title 24 Part 11.

# Proposed City of San Diego Amendments

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## To the 2013 CBC, CRC, CMC, CPC, CEC, CGBC

### **Introduction:**

The report to follow compiles the proposed local amendments to the California Building Standards Code developed by the City of San Diego Development Services Department in collaboration with the Fire Rescue Department. The proposed amendments are necessary to update the San Diego Municipal Code to correlate with the 2013 edition of the California Building Standards Code. Additionally the amendments included corrections due to omissions in certain parts of the California Building Standards Code.

The proposed changes to building standards published in the 2013 edition of the California Building Standards Code and included in Chapter 14 of the Municipal Code, and which are included in this amendment package, are prepared pursuant to Health and Safety Code Sections 17958.7 and 18941.5 due to San Diego's local climatic, geological, or topographical conditions.

### **Correlation of Local Standards to State Code:**

The City of San Diego publishes the majority of its building standards in portions of the Municipal Code identified as the Land Development Code which includes chapter 11 through 15. Additional regulations can be found in chapter 5 and 9 of the Municipal Code.

The administrative regulations published in the various parts of Title 24 have not been adopted by the City of San Diego and the local Administrative standards are published in Chapter 11 and 12 of the Municipal Code.

The following State standards are enforced at the local level by the City of San Diego.

- 1. 2013 California Building Code (CBC), Title 24 Part 2**
  - a. Local amendments to building standards are published in the Buildings Regulations, Chapter 14 Article 5 of the Municipal Code.
  - b. Administrative standards are in Chapter 11, Chapter 12 Article 9 Div 1, 2.
- 2. 2013 California Residential Code (CRC), Title 24 Part 2.5**
  - a. Local amendments to building standards in the proposed Residential Building Regulations, Chapter 14 Article 9 of the Municipal Code.
  - b. Administrative standards are in Chapter 11, Chapter 12 Article 9 Div 1, 2.
- 3. 2013 California Electrical Code (CEC), Title 24 Part 3**

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- a. Local amendments to electrical standards in the Electrical Regulations, Chapter 14 Article 6 of the Municipal Code.
- b. Administrative standards are in Chapter 11, Chapter 12 Article 9 Div 3.
- 4. 2013 California Mechanical Code (CMC), Title 24 Part 4**
  - a. Local amendments to mechanical standards in the Mechanical Regulations, Chapter 14 Article 8 of the Municipal Code.
  - b. Administrative standards are in Chapter 11, Chapter 12 Article 9 Div 4.
- 5. 2013 California Plumbing Code (CPC), Title 24 Part 5**
  - a. Local amendments to plumbing and water efficiency standards in the Plumbing Regulations, Chapter 14 Article 7 of the Municipal Code.
  - b. Administrative standards are in Chapter 11, Chapter 12 Article 9 Div 3.
- 6. 2013 California Energy Code(CEC), Title 24 Part 6**
  - a. Enforced without change
- 7. California Historical Building Code (CHBC), Title 24 Part 8**
  - a. Enforced without change
- 8. 2013 California Fire Code (CFC), Title 24 Part 9**
  - a. Local amendments to fire code standards in the Fire Protection and Prevention regulations, Chapter 5 Article 5 of the Municipal Code.
- 9. California Existing Building Code (CEBC), Title 24 Part 10**
  - a. Enforced without change with administrative trigger in Chapter 14 Article 5 Division 37
- 10. 2013 California Green Building Standards Code (CGBSC), Title 24 Part 11**
  - a. Local amendments to building standards in the proposed Green Building Regulations, Chapter 14 Article 10 of the Municipal Code.
- 11. 2013 California Referenced Standard Code, Title 24 Part 12**
  - a. Enforced without change as is applicable by State regulated occupancy.

### **Local Enforcement:**

Development Services through its permit review and inspection process administers all parts of the California Building Standards Code including State amendments by the following State agencies pursuant to regulations in the California Health and Safety Code and Government Code.

1. BSC, California Building Standards Commission for all uses and occupancies for which no other State agency has authority.
2. SFM, Office of the California State Fire Marshal as outlined in the authority and scope outlined in Chapter 1 of each applicable part.
3. HCD 1, California Department of Housing and Community Development for all residential and commercial occupancies that provide for sleeping and living accommodations.
4. HCD 1-AC, California Department of Housing and Community Development accessibility standards for all privately funded multi-family housing.

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5. DSA-AC, California Division of the State Architect accessibility standards for all public accommodations including commercial buildings, transient living occupancies such as hotels and motels as well as publically funded housing.
6. OSHPD3, California Office of Statewide Health Planning and Development regulations for outpatient clinics seeking State licensing.
7. DWR, California Department of Water Resources for certain recycled water and gray water issues.

### **2013 Adoption Process:**

Local implementation of the California Building Standards Code is dictated through State law in the Health and Safety Code. Section 17958 requires that the California Building Standards Code become effective shall become effective 180 days after publication by the California Building Standards Commission regardless of whether the City of San Diego adopted the applicable parts or adopted relevant local amendments as permitted through State law. The effective date for the 2013 California Building Standards Code is January 1, 2014 and will be effective for projects deemed complete on or after January 1, 2014.

Local amendments to relevant parts of the California Building Standards Code will be effective 30 days after final passage and but not before the amendments are filed with the California Building Standards Commission.

**Time-line:** The timeline for the local code adoption process is expected to be as follows. :

1. **Board of Building Appeals and Advisors:** Seeking recommendation for approval in two meetings to be held in September (*Staff contact Ali Fattah, 619-446-5092, afattah@sandiego.gov*):
  - a. **May 7, 2015 – Part I** adoption of the
    - i. 2013 California Building Code, Title 24 Part 2
    - ii. 2013 California Residential Code, Title 24 Part 2.5
    - iii. 2013 California Electrical Code, Title 24 Part 3
    - iv. 2013 California Green Building Standards Code, Title 24 Part 11
  - b. **May 21, 2015 - Part II** adoption of the (*Posted week of April 17*)
    - i. 2013 California Plumbing Code, Title 24 Part 5
    - ii. 2013 California Mechanical Code, Title 24 Part 4
    - iii. 2013 California Fire Code, Title 24 Part 9
2. **Stakeholder Outreach:** Mid May through August 2015.
  - a. Technical Advisory Committee, October 13, 2010
  - b. Mailings to various local professional organizations in the construction and design industry.
3. **Land Use and Housing Committee:** Estimated June 2015
4. **City Council:** Estimated July 2015
5. **Mayor final action.** Final Action expected July or August 2013

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#### 6. Local Amendments effective. Estimated September 2015

#### **Staff Contacts:**

##### **Development Services Department**

Afsaneh Ahmadi, Deputy Director, Building Official

Ali Fattah, Senior Research Engineer

Keely Halsey, Deputy City Attorney

##### **Fire Rescue**

Douglass Perry, Deputy Chief, Fire Marshal

Mark Dossett, Fire Prevention Supervisor

Noah Brazier, Deputy City Attorney

#### **Useful Information:**

Parts of the California Building Standards Code are based on model codes selected and adopted by the State of California and amended by various State agencies. As a result, certain parts are available for purchase through publishers such as the International Code Council, the International Association of Plumbing and Mechanical Officials as well as the National Fire Protection Association and BNI Building News publishers of the California Electrical Code.

Adopted State amendments incorporated into parts of the California Building Standards Code are available from the California Building Standards Commission and through the Department of Housing and Community Development as well as the Office of Statewide Health Planning and the Division of the State Architect and the office of the State Fire Marshal. Go to <http://www.bsc.ca.gov/> for more information. The 2013 California Building Standards Code is available free of charge for viewing on line through the California Building Standards commission at <http://www.bsc.ca.gov/Codes.aspx> .

The San Diego Municipal Code is available through the City of San Diego home page on the world wide web at <http://www.sandiego.gov/city-clerk/officialdocs/legisdocs/muni.shtml>.