

Proposed City of San Diego Amendments – Part II

Construction Permit Administrative Regulations

THE FOLLOWING PROPOSED ADMINISTRATIVE STANDARDS IN CHAPTER 11 AND 12 OF THE MUNICIPAL CODE WERE NOT INCLUDED IN THE PACKAGE REVIEWED BY THE BOARD OF BUILDING APPEALS AND ADVISORS IN THE PART I PACKAGE RELEASED FOR THE SEPTEMBER 2, 2010 MEETING.

Chapter 11 Article 3 Division 1

Update the definition for construction permits to include fire permits. Fire permits are for items such as spray booths or hood systems, etc.

§113.0103 Definitions

No Changes to definitions from *Abutting property* through *Condominium conversion*.

Construction permit means a permit issued pursuant to Land Development Code Chapter 12, Article 9. Construction permits include the following: Building Permits, Electrical Permits, Plumbing/Mechanical Permits, Demolition/Removal Permits, Grading Permits, Public Right-of-Way Permits, Fire Permits and Sign Permits.

Remainder of section not changed.

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Chapter 12 Article 1 Division 4

1. Update Section 121.0403 to reflect adoption of the California Residential Code. Also update the term City Manager to Mayor. Correct reference to CBC rather building regulations.

§121.0403 Criteria for Determining That a Structure Is Unsafe

The ~~City Manager~~ Mayor or designated Code Enforcement Official may determine that a structure is unsafe if any of the following conditions exists to the extent that it threatens the life, health, safety, or property of its occupants:

- (a) The building contains one or more structural components that cannot withstand 100 percent of the vertical design standards as required by the ~~applicable version~~ prevailing edition of the ~~Building Regulations~~ California Building Code;
 - (b) The building contains one or more structural components of the lateral load resisting system that cannot withstand 25 percent of the wind or earthquake forces as required by the ~~applicable version~~ prevailing edition of the ~~Building Regulations~~ California Building Code; or
 - (c) The building contains parapet walls or other building appendages that are not capable of resisting the wind or earthquake forces as required by the ~~applicable~~ prevailing edition of the ~~Building Regulations~~ California Building Code.
2. Update the sections to follow to reflect the change from City Manager and to reflect the new regulations added. Green Building Regulations only apply to new buildings so if a new building is constructed without a permit that circumstance does not require a green building code reference.

§121.0404 Criteria for Determining That a Structure Is Dangerous

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The ~~City Manager~~ Mayor or designated Code Enforcement Official may determine that a *structure* is dangerous if any of the following conditions exists to the extent that it threatens the health, safety, or property of its occupants or the public:

Item (a) through (h) are not changed.

- (i) The exits of the *structure* or the means to exit do not conform with the applicable provisions of the ~~Municipal Code~~ Building Regulations or the Residential Building Regulations regarding the number of exits, their width, or any other features that may cause a hazard to the life or safety of the occupants or the general public;

Item (j) No change

- (k) The existing use or occupancy violates the fire, health, or Building, Electrical, Plumbing, ~~and~~ Mechanical and Residential Building Regulations of the Municipal Code.

§121.0418 Standards for Repair of Unsafe, Dangerous, or Substandard Structures

When the City Manager orders the repair, vacation, or demolition of any unsafe, substandard, or dangerous *structure*, the *structure* shall be repaired in accordance with the most recent Building, Electrical, Plumbing, ~~and~~ Mechanical and Residential Building Regulations as adopted by the City of San Diego.

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Ch 12 Article 9 Division 1

1. Update Section 129.0104 (a) 1, 3, 4, 5, 6 to add Residential Building Regulations and Green Building Regulations to reflect the addition of Ch 14 Article 9 for Residential Building Regulations and Ch 14 Article 10 for Green Building Regulations.
2. Add a new item # 4 to clarify the Building Official has the authority to inspect construction activities.
3. Section 129.0104 and may portion of Chapter 12 Article 9 Division 1 as structured during the development of the Land Development Code is intended to be general and to apply to activities regulated by the City Engineer and the Building Official. However certain subsections do not apply to City Engineer activities and the term construction permit may not always apply. Only permits under the authority of the Building Official will be broken out where appropriate throughout Chapter 12 Article.
4. due to the proposed change to include Fire Permit under the *construction permit* definition in Section 113.0103 Fire Permits are addressed in various divisions in Chapter 12 Article 9.
5. Add item 13 to clarify the Building Official authority to classify occupancies of buildings.
6. Update all portions of chapter 12 Article 9 to replace the undefined term Permittee with Permit Holder for consistency with definition in Section 113.0103

§129.0104 Construction Permit Authorities

- (a) The powers and duties of the Building Official are as follows:
 - (1) To administer and enforce the Building, Electrical, Plumbing, ~~and Mechanical,~~ Residential Building and Green Building Regulations.
 - (2) To review applications for Building Permits, Electrical Permits, Plumbing Permits, Demolition/Removal Permits, Fire Permits and Mechanical Permits including plans, specifications, and other data.
 - (3) To determine if proposed work is in compliance with the Building, Electrical, Plumbing, ~~and Mechanical,~~ Residential Building, Fire Code and Green Building and other applicable provisions of the Municipal Code and to make the decision to approve and issue the appropriate *construction permit*.

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- (4) To inspect construction activity not located in the public rights-of-way to determine if the construction activity is in compliance with the issued construction permit, the Municipal Code, and adopted Building, Electrical, Plumbing, Mechanical, Residential Building and Green Building.
- ~~(4)~~(5) To make interpretations of the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building. The interpretations, rules, and regulations shall be in conformance with the intent and purposes of the Building, Electrical, Plumbing, and Mechanical Regulations.
- ~~(5)~~(6) To grant modifications for individual cases when there are practical difficulties involved in carrying out the provisions of the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations. The Building Official shall first find that a special individual reason makes the strict application of the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations impractical, that the modification is in conformance with the purpose and intent of the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations, and that the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modification shall be recorded and entered in the project file.
- ~~(6)~~(7) To adopt policies and regulations reasonably necessary to clarify the application of the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations. The policies and regulations shall be in conformance with the purpose and intent of these regulations.

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~~(7)~~(8) To request an interpretation of any provisions of this article or Chapter 14, Articles 5, 6, 7, 8, 9 and ~~7-10~~, or the suitability of any alternate material, design, or construction method from the Board of Building Appeals and Advisors.

~~(8)~~(9) To keep complete records of all permits issued, inspections and reinspections made, and other official work performed in accordance with the provisions of the Land Development Code.

~~(9)~~(10) To require the recordation of documents with the County Recorder as necessary to effectively enforce the requirements of the Land Development Code.

~~(10)~~(11) To request and receive the assistance and cooperation of other City officials in carrying out these duties.

~~(11)~~(12) To require plans, computations, and specifications to be prepared and designed by an engineer or architect licensed by the State of California, even if not required by state law.

~~(12)~~(13) To classify the occupancy of building, or a portion of a building, based on the occupancies and uses in Chapter 3 of the California Building Code.

7. Modify Section 129.0109 (a), (b) and 129.0110 (a), (b) to add Residential Building Regulations and Green Building Regulations and to reflect the addition of Ch 14 Article 9 for Residential Building Regulations and Ch 14 Article 10 for Green Building Regulations.

§129.0109 Use of Alternate Materials, Design, or Construction Methods

- (a) The provisions of the Building, Electrical, Plumbing, ~~and Mechanical,~~ Residential Building and Green Building Regulations are not intended to prevent the use of any alternate material, design, or construction method

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not specifically prescribed by the Building, Electrical, Plumbing, or Mechanical Regulations, provided the Building Official approves of their use.

- (b) The Building Official may approve use of any alternate material, design, or construction method if the Building Official determines the following:
 - (1) That the proposed alternate material, design, or construction method would comply with the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations;

Remainder of section not changed.

§129.0110 Testing of Materials, Designs, or Construction Methods

- (a) Whenever the Building Official determines that the evidence submitted is insufficient to establish compliance with the applicable provisions of the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations, the Building Official may require tests to prove compliance. These tests shall be made at no expense to the City.
 - (b) Test methods shall be as specified by the applicable provisions of the Building, Electrical, Plumbing, ~~and~~ Mechanical, Residential Building and Green Building Regulations or by other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the Building Official shall determine test procedures.
8. Update Section 129.0111 General Rules for Construction Inspections to focus on permit activity under the authority of the Building Official and to delete reference to the Land Development Manual for required construction inspections. No section exists in the LDM for construction inspections.

§129.0111 General Rules for Construction Permit Inspections

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All work for which a Building Permits, Electrical Permits, Plumbing Permits, Demolition/Removal Permits, Fire Permits and Mechanical Permits ~~construction permit~~ is issued shall be subject to inspection by the Building Official. Required inspections shall be performed in accordance with the inspection procedures established by the City Manager, except as may be exempted by the Land Development Code. Inspections that may be required ~~are listed in the Land Development Manual~~ are as is established by the Building Official.

- (a) The ~~permittee~~ permit holder shall be informed of the inspections and the sequence of inspections required for the *construction permit*.
- (b) No work shall be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official.
- (c) No portion of any construction work shall be concealed until inspected and approved.
- (d) After making the requested inspections, the Building Official shall either indicate that the inspected portion of the construction is satisfactory as completed or shall notify the ~~permittee~~ permit holder or an agent of the ~~permittee~~ permit holder that the inspected portion fails to comply with the Building, Electrical, Plumbing, or Mechanical Regulations or with other applicable regulations of the Municipal Code.
- (e) Any portions of work that do not comply with requirements shall be corrected and such portion shall not be covered or concealed until inspected and authorized by the Building Official.
- (f) A survey of the *lot* may be required to verify that the *structure* is located in accordance with the approved plans.

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- (g) A final inspection, with approval of all *structures* and installations, is required before occupancy and use, unless specifically excepted. If *grading* is involved, final inspection shall be after finish *grading*.
- (h) The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

§129.0112 Responsibilities of Permittee Permit Holder or Authorized Agent Regarding Inspections

- (a) Requesting an Inspection. It shall be the responsibility of the ~~permittee~~ permit holder or the person doing the work authorized by a *construction permit* to notify the Building Official when work is ready for inspection. The request shall be in accordance with procedures established by the City Manager. The Building Official may require that every request for inspection be filed at least one business *day* before the inspection is desired.
- (b) Providing Access for Inspections. The person requesting any inspection required by the Building, Electrical, Plumbing, ~~or Mechanical~~, Residential Building or Green Building Regulations or the Land Development Code shall be responsible for providing access to, and means for inspection of, the work to be inspected. Neither the Building Official nor the City shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Remainder of section subsection (c) through (e) not changed

- 9. Add a code change to Section 129.0113 for limits on certificate of occupancy and include buildings and structures approved under the California Residential Code. Update the reference to Ch 34 of the CBC due to chapter renumbering in the CBC.

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§129.0113 When a Certificate of Occupancy Is Required

- (a) No *structure* or portion of a structure shall be used or occupied, and no change in the existing use or occupancy classification of a *structure* or portion of a *structure* shall be made until the Building Official has issued a certificate of occupancy approving that use or occupancy, ~~except that existing Group R, Division 3 and Group U Occupancies do not require a Certificate of Occupancy.~~ A certificate of occupancy is not required for existing or new one and two family dwellings, and townhouses as defined in chapter 2 of the California Residential Code, and their accessory structures.
- (b) Changes in the ~~character or use~~ or occupancy of a building shall not be made except as specified in the ~~2001 California Building Code Section 3405~~ Section 3408.

10. Update Section 129.0114 to include the list of required items provided in Section 111.2 of the 2010 CBC Chapter 1 Division II on content of certificate of occupancy. The Division in the CBC is not adopted by the City of San Diego.

§129.0114 Issuance of a Certificate of Occupancy

- (a) The Building Official shall inspect the *structure* and if the Building Official finds no violations of the Land Development Code or other regulations that are enforced by the City's designated Code Enforcement Officials, the Building Official shall issue a Certificate of Occupancy. All work for which a Building Permit was issued must be complete and have had a final inspection before issuance of a Certificate of Occupancy, except in accordance with Section 129.0115. The Certificate of Occupancy must be signed by the Building Official. Issuance of a certificate of occupancy shall not be construed as an approval of a

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violation of any of the provisions of the Municipal Code or any other local or State regulations.

- (b) A certificate of occupancy shall contain the following information:
- (1) The approval number.
 - (2) The address of the structure.
 - (3) The name and address of the permit holder.
 - (4) A description of that portion of the structure for which the certificate is issued.
 - (5) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
 - (6) The signature of the Building Official or designated official.
 - (7) The edition of the California Building Code under which the permit was issued.
 - (8) The use and occupancy, in accordance with the provisions of Chapter 3 of the California Building Code.
 - (9) The type of construction as defined in Chapter 6 of the California Building Code.
 - (10) The design occupant load in rooms used for public assembly and classified in Occupancy Group A.
 - (11) If an automatic sprinkler system is provided and the reason that the automatic sprinkler is provided.
 - (12) Any special stipulations and conditions of the building permit.

11. Modify Section 129.0115 based on CBC Section 111.3 to include that the temporary occupancy can be granted when a building or portion of a building can be safely occupied and to include provisions of a time limit for a temporary certificate of occupancy. Typically certificates of occupancy have a 30 day time limit and are only granted when all building construction necessary for fire, health and life safety are approved.

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§129.0115 Issuance of a Temporary Certificate of Occupancy

If the Building Official finds that a *structure* or a portion of a structure can be occupied safely, and that no substantial hazard will result from occupancy of any *structure* or portion of a *structure* before all work is completed, a temporary certificate of occupancy may be issued for the use of a *structure*, or portion of a *structure* before the completion of the entire *structure*. A Certificate of Occupancy is required upon completion of the remainder of the work. The Building Official shall set a time period during which the temporary certificate of occupancy is valid.

12. Revise the term Permittee and revise to Permit Holder.

§129.0119 Bond Required for Construction Permit for Grading or Public Improvements

Subsection (a) no change

- (b) The ~~permittee~~ permit holder may utilize an annual and continuing bond for more than one permit provided the total amount of the bond exceeds the aggregate bond amount of the permits outstanding. Annual and continuing bonds shall contain a clause providing the City Manager with 30 calendar days notice before cancellation.
- (c) In lieu of a bond, the ~~permittee~~ permit holder may post a cash deposit, or other security acceptable to the City Manager, with the City Treasurer in an amount equal to the required bond. In the event of a default, the notice of the default as provided above shall be given to the principal and if the default is not corrected within the time specified, the City Manager shall proceed without delay and without further notice of proceeding to use the cash deposit or other security or any portion of the deposit or security to complete the required work. The balance, if any, of the cash deposit shall,

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upon completion of the work, be returned to the *applicant* after deducting the cost of the work.

Remainder of Section not changed

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Ch 12 Article 9 Division 2

1. Update Section 129.0203 (a)
 - a. Exemption # 12 needs to clarify that the addition of a patio cover will require the installation of smoke alarms pursuant to SFM amendment in Section R314.3.1 # 2 smoke alarms in the dwelling required when patio covers or outdoor attached structures are proposed.
 - b. Update exemption # 23 (E) for window replacements to reference the CRC Sections R14 for smoke alarms, R315 for Carbon Monoxide detectors? And Section 310 for emergency escape and rescue openings.
 - i. This section remains consistent with the CRC since the rough opening is not being changed and nor the weather resistive envelope so the 25% limit should not apply to the existing openings where a replacement window is slipped over the existing window.
 - c. Clarify limits to permit exemption for replacement of roof covering to eliminate confusion that the Development Services Department has attempted to clarify in the publication of Information Bulletin IB 123 Replacement of Roof Covering.
 - d. Delete item #19 since acute care hospitals are under State OSHPD jurisdiction.
 - e. Update item # 22 references to the 2010 CRC.
 - f. Add a new item # 23 to exempt from a building permit new parking lots having less than 4 four spaces. Table 142.0402 item # 3 and Section 142.0402 trigger a building permit for certain new parking lots having four or more spaces. The table is in the landscape requirements and results in an accessibility review, drainage and grading review and landscape review.

§129.0203 Exemptions from a Building Permit

- (a) A Building Permit is not required for the following *structures* and activities.

Item (1) through item (11) no change

- (12) Patio cover *structures* attached to or detached from *single dwelling units* in the RE, RS, and RX zones in the following circumstances, except in the *appealable area* of the Coastal Overlay Zone or in Planned Developments:

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- (A) The patio cover *structure* has 300 square feet or less of projected roof area.
- (B) The patio cover *structure* does not encroach into any *yard*.
- (C) The patio cover *structure* is 12 feet or less above *grade*.
- (D) When value work in constructing a patio cover that is attached to a one and two family dwelling, or townhouses as defined in Chapter 2 of the California Residential Code, exceeds \$1,000, smoke alarms shall be provided within dwellings or dwelling units to which the patio cover structure is attached pursuant Section R314 of the California Residential Code.

Subsection (13) through (16) no change

- (17) Renewal of roof coverings on any building ~~buildings~~ where the existing roof structure, including roof diaphragm, is not altered and where the additional dead load on sloped roofs (slope more than 2:12) due to recovering permitted in Section 1510 of the California Building Code and Section R906 of the California Residential Code is less than 6 pounds per square foot.
- (18) Repairs that involve only the replacement of components or existing work with similar materials for the purpose of maintenance, that do not have an aggregate valuation of over \$1,000.00, and that do not affect any electrical or mechanical installations. Repairs exempt from permit requirements shall not include any addition, change, or modification in construction, exit facilities, or permanent fixtures or equipment. The following repairs are exempt from permit requirements without limit to valuation:

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- (A) Painting and decorating;
- (B) Installation of floor covering;
- (C) Cabinet work; and
- (D) Outside paving.

~~(19) Hospital Buildings as defined in California Health and Safety Code, Section 129725.~~

Item (20) through (22) not changed renumber (19) through (21)

~~(23)~~ (22) Installing replacement windows in existing window openings where all of the following conditions apply:

- (A) The “replacement windows” are installed in a single family residence or a duplex.
- (B) The proposed window replacement shall not require any modifications to the weather resistive exterior wall envelope protecting the structure or the interior of the structure.
- (C) The existing windows to be replaced are not required to be fire resistive.
- (D) The proposed work shall not require modifications to the existing rough openings.
- (E) Exemption from a building permit shall not exempt compliance with the emergency escape requirements of Section ~~310.4~~ R310 of the ~~2001~~ California Residential Building Code and the provision of for ~~for~~ smoke detectors

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alarms per the requirements of Section ~~310.9~~ R314 of said code.

- (23) New permanent parking and vehicular use area for less than four vehicles including access to the spaces, excluding parking for single dwelling unit uses on a single lot in single dwelling unit zones.
- (24) Specific *structures* as determined by the Building Official for a particular and justifiable reason.

Remainder of Section not changed

- 2. Modify Section 129.0207 for consistency with Section 129.0206 last sentence where the Building Official can require certain projects to be signed by a registered design professional if not required by the Business and Professions Code.

§129.0207 Designation of Architect or Engineer of Record on Plans

When state law or the Building Official, requires that documents be prepared by an architect or engineer licensed by the State of California, the architect or engineer of record shall be designated on the plans in the manner required by state law.

- 3. Update Section 129.0208 to add coordination responsibility to architect or engineer of record to require one overall professional to be in responsible charge of projects that have subconsultants, for example a structural engineer designing the concrete portion of a podium building and a second structural engineer designing the structure above.

§129.0208 Coordination Responsibilities of Architect or Engineer of Record

- (a) The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents, including documents for partial building permits and deferred submittal items, prepared by others for compatibility with the design of the building.

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- (b) If deferred submittals are requested and approved, the architect or engineer of record shall list the deferred submittals on the plans. The architect or engineer of record shall be responsible for reviewing and coordinating deferred submittals and for forwarding them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building.

4. Revise permittee to permit holder.

§129.0209 Change of Architect or Engineer of Record

If the circumstances require and in accordance with state law, the *applicant* or ~~permittee~~ permit holder may designate a substitute architect or engineer of record licensed by the State of California who shall perform all of the duties required of the original architect or engineer of record. The Building Official shall be notified in writing by the *applicant* or ~~permittee~~ permit holder if the architect or engineer of record is changed or is unable to continue to perform the duties.

5. Update Section 129.0211 to reflect current terminology where the deemed complete date is the application date that establishes the permit application review timeline and from which the expiration dates are established.

§129.0211 Closing of Building Permit Application

- (a) If one year has elapsed since the date of ~~submittal of a Building Permit application~~ is deemed complete and the *applicant* has not requested that a Building Permit be issued, the application file shall be closed. Plans and other data submitted for review may be returned to the *applicant* or destroyed by the Building Official. To reapply, the *applicant* shall submit a new Building Permit application with required submittal materials and

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shall be subject to all applicable fees and regulations in effect on the date the new application is filed.

- (b) The application file for City projects shall be closed after two years have elapsed since the ~~date of submittal of a Building Permit application~~ date the Building Permit application is deemed complete.

Remainder of Section not changed.

Note to City Clerk:

Subsection (c) and (d) not changed however the hanging indents need to be .5 and not .25 as currently published.

6. Update Section 129.0214 to be consistent with Section 1.8.4.3.1 of the CBC and Section 1.3.3.1 of the CRC. The SDMC currently requires retention of plans for 90 days however the referenced CBC and CRC sections
- DIVISION 13. HOUSING, Part 3, Chapter 10 of State Housing Law in the Health and Safety Code requires that certain plans be retained. This is an administrative standard and the City may retain more.
 - 19850. *The building department of every city or county shall maintain an official copy, which may be on microfilm or other type of photographic copy, of the plans of every building, during the life of the building, for which the department issued a building permit.*
"Building department" means the department, bureau, or officer charged with the enforcement of laws or ordinances regulating the erection, construction, or alteration of buildings.
Except for plans of a common interest development as defined in Section 1351 of the Civil Code, plans need not be filed for:
 - (a) *Single or multiple dwellings not more than two stories and basement in height.*
 - (b) *Garages and other structures appurtenant to buildings described under subdivision (a).*
 - (c) *Farm or ranch buildings.*
 - (d) *Any one-story building where the span between bearing walls does not exceed 25 feet. The exemption in this subdivision does not, however, apply to a steel frame or concrete building.*
 - Section 107.5 in Chapter 1 Division II which is not adopted by the City of San Diego requires retention of plans for not less than 180 days, which is longer than the 90 days

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currently in the SDMC. State law only includes requirements for housing due to amendments to the CBC and CRC by HCD.

§129.0214 Requirements for Approved Plans

- (a) Plans and specifications that are approved as part of the application for a Building Permit shall be signed and stamped “APPROVED” by the Building Official and shall be filed as an attachment to the Building Permit. Approved plans and specifications shall not be changed, modified, or altered without authorization of the Building Official.
- (b) Except as required by Sections 19850 and 19851 of the Health and Safety Code, the building official shall retain one set of approved plans, specification and computations for ~~a period of not less than 90 calendar days~~ for the life of the building for which a Building Permit has been issued from the date of completion of the work authorized by those plans, after which time the building official may, at his or her discretion, either dispose of the copies or Copies shall be retained ~~retain them~~ as a part of the permanent files of the Development Services Department.

7. Update Sections 129.0215 through 129.0219 updates for permit holder, permit expiration rules as well as requirement for permit extensions.
 - a. Make clear that the overall utilization period of 2 or 4 years in subsection 129.0218 cannot be extended.
 - b. Ensure that an inspection validates whether work has commenced or completed.
 - c. In Section 129.0215 clarify that the scope of work under a partial permit can be based on the code in effect for the foundation if the foundation has been approved due to a passed inspection. Additionally, partial permits can comply with codes in effect at the time of application for the partial permit. The structural design for buildings is in the direction of load path for vertical and lateral loads from the top of the building down to the foundation and as a result it is not possible for the foundation and remainder of the structure to be structurally designed for different loads.

§129.0215 Issuance of a Building Permit for a Part of a Structure.

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The Building Official may issue a permit, and work may begin, for the construction of part of a *structure* before the plans and specifications for the entire *structure* have been submitted or approved, if adequate information and detailed statements have been submitted complying with all applicable requirements of the Building Code. As a condition of issuance, the ~~permittee~~ permit holder shall agree that he or she proceeds at his or her own risk without assurance that the Building Permit for the entire *structure* will be issued. The partial construction shall comply with the Building Regulations and any other regulation in effect on the date the permit application for the scope of work under the partial permit is submitted to, and is accepted by the Building Official. If a foundation inspection is completed, the construction of the remainder of the structure may rely on the Building Code in effect at the time the foundation permit was deemed complete.

§129.0216 Initial Utilization of a Building Permit

~~A Building Permit shall become void if the work authorized by the permit has not begun within 180 calendar days of the date of permit issuance.~~ A Building Permit shall become void if substantial work authorized by the permit has not commenced and validated by an inspection within 180 calendar days of the date of permit issuance unless an extension has been granted pursuant to Section 129.0219.

§129.0217 Maintaining Utilization of a Building Permit

~~A Building Permit shall become void if at any time after the work is begun, the *structure* or work authorized by the Building Permit is suspended or abandoned for a continuous period of 180 calendar days.~~ substantial work authorized by the permit has not been completed and validated by an inspection, or the work is suspended or the *structure* is abandoned for a continuous period of 180 calendar days unless an extension has been granted per Section 129.0219.

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§129.0218 Expiration of a Building Permit

- (a) A Building Permit for single dwelling unit or two-dwelling unit projects, and for the relocation of structures shall ~~expire by limitation and~~ become void two years after the date of permit issuance, ~~unless an exception is granted in accordance with Section 129.0218(b).~~ A Building Permit for all other projects shall ~~expire by limitation and~~ become void four years after the date of permit issuance.
- (b) If the building or work authorized by a Building Permit has not received final inspection approval by the permit expiration date per Section 129.0218 (a), all work shall stop until a new permit is issued ~~or an extension of time is approved in accordance with Section 129.0219~~. All Electrical, Plumbing, or Mechanical Permits and Fire Permits associated with a Building Permit shall expire concurrently with the Building Permit.

§129.0219 Extension of Time for a Building Permit

- (a) Except for relocation of *structures*, a ~~permittee~~ permit holder may submit to the Building Official and application for ~~and~~ extension of time before the expiration date of the Building Permit due to the limitations of Section 129.0216 and 129.0217. The application shall be filed no later than one month in advance of the expiration date. The Building Official may extend the Building Permit one time, for a period not exceeding 180 calendar days, if the Building Official determines that circumstances beyond the control of the ~~permittee~~ permit holder prevented completion of the work. All Electrical, Plumbing, or Mechanical Permits and Fire Permits associated with a Building Permit shall be extended to expire concurrently with the Building Permit. An extension of time shall not cause the overall permit validity to exceed the time limits in Section 129.0218 (a).

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- (b) If an application for an extension of time has been filed before expiration and in accordance with this section, the existing Building Permit shall automatically be extended until the Building Official has made a decision on the application for an extension.
- (c) If the Building Permit has expired pursuant to Sections 129.0216 and 129.0217 before an application is submitted for an extension of time, no extension shall be granted. If the previous ~~permittee~~ permit holder or any other *applicant* wants to proceed with the same *development*, a new application is required and the application is treated in all respects as a new application.
- (d) If an extension of time has been previously approved in accordance with Section 129.0219 (a), the Building Official may extend the expiration of the Building Permit one additional time, for a period not exceeding 180 calendar days, if the Building Official finds the following:
 - (1) There has not been a significant change in the regulations applicable to the site since the date the permit was issued;
 - (2) The additional extension is in the public interest; and
 - (3) Circumstances beyond the control of the *applicant* prevented the authorized work from proceeding.
 - (4) The Building Permit has not expired by limitation per Section 129.0218.

Note to City Clerk: Subsection (d) line 2, reference to section 129.0219 (a) requires a space between the section and subsection referenced and the correction is reflected above.

8. Revise permittee to permit holder

129.0220 Issuance of a Building Permit for Relocation of a Structure

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Subsection (a) no change

- (b) If the performance of the work is secured by a surety bond, the bond shall be conditioned as follows:

Item (1) through (3) no change

- (4) The ~~permittee~~ permit holder, owner, and surety shall hold harmless the City, its officers, employees, agents, and contractors from any liability in connection with the proposed work or the abatement of the *structure* and any related work;
- (5) The bond shall obligate the ~~permittee~~ permit holder, owner, and surety to repair damage occurring on the *public right-of-way* as a result of removing, transporting, or relocating a *structure*; and

Remainder of Section not changed.

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Ch 12 Article 9 Division 3 (Electrical)

1. Revisions to Section 129.0307 were included proposed code changes in the Part I package to subsection (e) through (g) below are repeated for clarity.
2. Add a new subsection (h) to clarify that certain renewable energy projects such as solar photovoltaics, wind turbines etc. require the preparation of plans and submittal for a building permit review or an electrical permit review.

§129.0307 How to Apply for an Electrical Permit

- (a) An application for an Electrical Permit shall be submitted in accordance with Sections 112.0102 and 129.0105.
- (b) Every application shall include the following information:
 - (1) The location of the work proposed to be installed; and
 - (2) The amount and kind of work proposed.
- (c) Submittal documents including plans, specifications, and schedules may be necessary to determine whether the installation as described will be in compliance with the requirements of this article.
- (d) Electrical plans shall be submitted for the following types of installations:
 - (1) All commercial and industrial installations;
 - (2) Multiple dwelling buildings that have electrical heating and contain three or more units (a single line diagram will not be required if the electrical service is single phase and not more than 400 amps); and
 - (3) Multiple dwelling buildings that have no electrical heating and contain four or more units.
 - (4) The Building Official may require that electrical and structural plans be submitted for renewable energy projects including electrical equipment such as but not limited to wind turbines and

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similar equipment generating electricity from wind power, certain ground or roof mounted solar photovoltaic and other similar equipment as determined by the Building Official.

- (e) All submitted plans shall show a single line diagram of service, feeders, conduit, and wire sizes. Electrical calculations shall accompany all submitted plans. ~~A Signed Certification of for Compliance with California Administrative Code Title 24~~ the California Energy Code, Title 24 Part 6 shall appear on the plans.
- (f) All submitted plans shall be signed as required by the California Business and Professions Code, Chapter 7 Article 3 Division 3.~~3~~.
- (g) All plans required for hospitals and electrical installations operating in excess of 600 volts shall be signed by a ~~State Registered~~ California Licensed Electrical Engineer.

- 2. Update Sections 129.0301, 129.0311, 129.0314 to be consistent with structure in Sections 129.0216, 129.0217 and 129.011 for electrical permit expirations and utilization.
 - a. Create a new subsection (b) in Section 129.0310 to include repealed subsection (a) in Section 129.0315.
 - b. Create a new subsection (c) in Section 129.0313 to reflect repealed portions of Section 129.0313 (b).

§129.0310 Initial Utilization of an Electrical Permit

~~An Electrical Permit shall become void if the work authorized by the Electrical Permit has not begun within 180 calendar days of the date of permit issuance.~~ An Electrical Permit shall become void if substantial work authorized by the permit has not commenced and validated by an inspection within 180 calendar days of the date of permit issuance unless an extension has been granted pursuant to Section 129.0313.

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§129.0311 Maintaining Utilization of an Electrical Permit

~~An Electrical Permit shall become void if the work authorized by the Electrical Permit is suspended or abandoned for a continuous period of 180 calendar days.~~

- (a) A Electrical Permit shall become void if substantial work authorized by the permit has not been completed and validated by an inspection, or the work is suspended or the *structure* is abandoned for a continuous period of 180 calendar days, or per Section 129.0311 (b) unless an extension has been granted per Section 129.0313.
- (b) If any person to whom an Electrical Permit has been issued ~~quits~~ suspends work on an installation, the ~~permittee permit holder, owner, or owner's authorized representative~~ shall notify the Building Official in writing. The notice shall be given within 2 calendar days of the date on which work was discontinued and shall include a request for inspection of the work installed. Upon receipt of this notification by the Building Official, the Electrical Permit shall become void.

§129.0313 No Extension of Time for an Electrical Permit

- (a) An expired Electrical Permit may not be renewed unless extended by the Building Official in connection with the extension of a Building Permit.
- (b) A new Electrical Permit is required to finish any work that was not finished because of the expiration of the permit; however, unfinished work may be removed without a permit. All work under a new Electrical Permit must comply with the regulations in effect at the time the new permit is issued.
- (c) No person shall resume work on any incomplete installation that has been abandoned per Section 129.0311 (b) until the installation has been released by the Building Official and a new Electrical Permit has been

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obtained. A copy of the notice shall accompany the application for the new permit.

§129.0314 Required Inspections for an Electrical Permit

All construction work and equipment authorized by an Electrical Permit shall be inspected by the Building Official in accordance with Section 129.0111 ~~and the inspection requirements of the Land Development Manual~~. Inspections that may be required are as is established by the Building Official.

3. Repeal Section 129.0315 relocate subsection (a) to 129.311 and subsection (b) to 129.313 where appropriate.

§129.0315 Notification of Incomplete Installations

- (a) If any person to whom an Electrical Permit has been issued quits an installation, the ~~permittee~~ permit holder, owner, or owner's authorized representative shall notify the Building Official in writing. The notice shall be given within 2 calendar days of the date on which work was discontinued and shall include a request for inspection of the work installed. Upon receipt of this notification by the Building Official, the Electrical Permit shall become void.
- (b) No person shall resume work on any incomplete installation until the installation has been released by the Building Official and a new Electrical Permit has been obtained. A copy of the notice shall accompany the application for the new permit.

~~§129.0314~~§129.0315 No Deviation from Electrical Permit Without Approval

The Electrical Permit shall be for the installation described in the permit application and no deviation shall be made from the installation so described without the written approval of the Building Official.

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§129.03170316 Temporary Electrical Permit

Remainder of section not changed.

- (a) The Building Official may issue a Temporary Electrical Permit for the following types of electrical installations:
 - (1) Construction Power. The temporary power authorization shall be for the time construction is in progress;
 - (2) Carnivals, Conventions, Festivals, Fairs, and similar events. The temporary power authorization shall be for the time the event is in progress, not to exceed 90 calendar days; and
 - (3) The Testing of Any Permanent System of Wiring Prior to the Final Approval of That System. The temporary power authorization shall be for the time required for testing, not to exceed 30 calendar days.
- (b) The Building Official shall determine that the safety of life and property will not be jeopardized by the temporary electrical installation.
- (c) All temporary installations shall conform as nearly as practicable with the requirements of the Electrical Regulations for permanent installations. The Building Official may permit deviations that will not cause hazard to life or property.
- (d) If the Building Official subsequently determines that the electrical installation is a hazard to life or property, the Building Official may immediately rescind or cancel the temporary permit covering the installations and disconnect or order disconnection of all energy to the equipment.
- (e) Upon the expiration of the time designated in the temporary permit, the Building Official may disconnect or order disconnection of all electrical energy authorized by the temporary permit.