



**City of San Diego
Proposed Local Amendments to
2010 California Building Standards Code**

Report
to the
Board of Building Appeals and
Advisors

Part I - September 2, 2010 meeting

Part II - September 30, 2010 meeting

The proposed City of San Diego amendments to the 2010 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.

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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 and the Engineering and Capital Projects Department with the assistance of the City Attorney. The proposed amendments are necessary to update the San Diego Municipal Code to correlate with the 2010 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 2010 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. 2010 California Building Code, 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. 2010 California Residential Code, Title 24 Part 2.5**

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- 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. 2010 California Electrical Code, Title 24 Part 3**
 - 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. 2010 California Mechanical Code, 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. 2010 California Plumbing Code, 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. 2010 California Energy Code, Title 24 Part 6**
 - a. Enforced without change
- 7. California Historical Building Code, Title 24 Part 8**
 - a. Enforced without change
- 8. 2010 California Fire Code, 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, Title 24 Part 10**
 - a. Enforced without change with administrative trigger in Chapter 14 Article 5 Division 37
- 10. 2010 California Green Building Standards Code, 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. 2010 California 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.

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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.
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.

2010 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 2010 California Building Standards Code is January 1, 2011 and will be effective for projects deemed complete on or after January 1, 2011.

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. **September 2, 2010 – Part I** adoption of the
 - i. 2010 California Residential Code, Title 24 Part 2.5
 - ii. 2010 California Electrical Code, Title 24 Part 3
 - iii. 2010 California Mechanical Code, Title 24 Part 4
 - iv. 2010 California Plumbing Code, Title 24 Part 5
 - v. 2010 California Green Building Standards Code, Title 24 Part 11
 - b. **September 30 - Part II** adoption of the
 - i. 2010 California Building Code, Title 24 Part 2
 - ii. 2010 California Fire Code, Title 24 Part 9

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2. **Stakeholder Outreach:** Mid August through October 2010.
 - a. Technical Advisory Committee, September 8, 2010
 - b. Sustainable Energy Advisory Board, September 14, 2010
 - c. Mailings to various local professional organizations in the construction and design industry.
3. **Land Use and Housing Committee:** If necessary scheduled October 6 or November 10
4. **City Council:** Estimated November 30 or November 16; Second reading estimated to be November 30 or December 7.
5. **Mayor final action.** Final Action expected December 14 or December 20
6. **Local Amendments effective.** Local amendments possible effective date January 13, 2010 or January 19, 2010 or sooner.

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Useful Information:

Parts of the California Building Standards Code are based on model codes 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 to the adopted model codes and 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

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the State Fire Marshal. Go to http://www.bsc.ca.gov/prpsd_chngs/ApprovedStandards.htm for more information.

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>.

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Administrative Issues

§95.0209 Obtaining and Posting of Number

- (a) Address numbers allotted by the Building Official, Development Services Department shall be placed on buildings on the transom over the principal entrance or on some other place on the front of the building where the number may be visible from the street. ~~For buildings used exclusively for residential purposes, such numbers shall be at least two and one-half (2-1/2) inches in height. These numbers shall contrast with their background.~~ Address numbers shall be Arabic numerals or alphabet letters.
- (1) For buildings used exclusively for residential purposes and complying with the California Residential Code, address numbers shall comply with the requirements of Section R319.1 as adopted and amended by the City of San Diego.
- (2) ~~(1)~~ For all other buildings buildings used all or in part for commercial, industrial or institutional purposes, such numbers shall be a minimum of six (6) inches in height with a minimum stroke width of 0.5 inch.
- (b) In addition to address numbers required in Section 95.0209 (a) address numbers for one and two-family dwellings and townhouses shall be permanently added to the side of the curb or on a public side walk located immediately in front of the main building on a site. The address number shall be located and placed in a manner subject to the satisfaction of the Building Official.
- (c) It shall be the duty of the lessee, occupant or owner, of any building to obtain the proper house number from the Building Official, Development Services Department and to place such number on the building ~~in question~~ as required by this Division. ~~And it shall be a violation of the Division to fail to so obtain and place the proper number.~~

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Reason: This code change is necessary for consistency with Section 501.2 of the 2010 California Building Code as well as Section 505.1 of the 2010 California Fire Code. The additional address identification numbers are necessary identify buildings completely destroyed due to fire or other natural disasters when the building identification collapses or is destroyed with a building.