

ORDINANCE NO. 1410

AN ORDINANCE OF THE CITY OF DALY CITY AMENDING TITLE 15 OF THE DALY CITY MUNICIPAL CODE, BY REPEALING AND REPLACING CHAPTERS 15.00, 15.08, 15.10, 15.14, 15.16, 15.20, 15.22, 15.24, 15.60; ADDING CHAPTER 15.64

WHEREAS, pursuant Section 17958.7 and Section 18941.5 of the California Health and Safety Code, the City Council of the City of Daly City hereby adopts the report contained herein as the “Findings of Fact” with regard to the adoption of the Daly City Municipal Code, Chapters 15.00, 15.08, 15.10, 15.14, 15.16, 15.20, 15.22, 15.24, 15.60, AND 15.64 (Attachment 1); and

WHEREAS, adopting this ordinance, specific amendments have been established which are more restrictive in nature than those adopted by the State of California and the California Building Standards Commission; and

WHEREAS, these local amendments to the above Codes have been evaluated and recognized by the City of Daly City as reflecting changes in technology and the building industry. The amendments address problems, concerns and future direction by which the City will establish and maintain an environment which will afford a high level of safety to all those who work and live within the City’s boundaries; and

WHEREAS, the adoption of this Ordinance is based upon the “Findings of Fact”, as referenced in Attachment 1, and hereby incorporated by reference.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DALY CITY DOES ORDAIN as follows:

Section 1: CHAPTER 15.00, GENERAL REGULATIONS

CHAPTER 15.00 is hereby repealed and amended as set forth in EXHIBIT A.

Section 2: CHAPTER 15.08, BUILDING CODE

CHAPTER 15.08, is hereby repealed and amended as set forth in EXHIBIT B.

Section 3: CHAPTER 15.10, RESIDENTIAL BUILDING CODE

CHAPTER 15.10 is hereby repealed and amended as set forth in EXHIBIT C.

Section 4: CHAPTER 15.14, INTERNATIONAL PROPERTY MAINTENANCE CODE

CHAPTER 15.14, is hereby repealed and amended as set forth in EXHIBIT D.

Section 5: CHAPTER 15.16, MECHANICAL CODE

CHAPTER 15.16, is hereby repealed and amended as set forth in EXHIBIT E.

Section 6: CHAPTER 15.20, PLUMBING CODE

CHAPTER 15.20, is hereby repealed and amended as set forth in EXHIBIT F.

Section 7: CHAPTER 15.22, CALIFORNIA GREEN BUILDING STANDARDS CODE

CHAPTER 15.22, is hereby repealed and amended as set forth in EXHIBIT G

Section 8: CHAPTER 15.24, ELECTRICAL CODE

CHAPTER 15.24, is hereby repealed and amended as set forth in EXHIBIT H

Section 9: CHAPTER 15.60, ENERGY CODE

CHAPTER 15.60, is hereby repealed and amended as set forth in EXHIBIT I.

Section 10: CHAPTER 15.64, CALIFORNIA EXISTING BUILDING CODE

CHAPTER 15.64, is hereby added as set forth in EXHIBIT J.

Section 11: 2016 California Building Code
2016 California Residential Building Code
2015 International Property Maintenance Code
2016 California Mechanical Code
2016 California Plumbing Code
2016 California Green Building Standards Code
2016 California Electrical Code
2016 California Energy Code

including all appendices and amendments thereto, and the whole thereof is now filed with the City Clerk, and from the date on which this Ordinance takes effect, the provisions therefore shall be enforceable to the same extent as if contained in the bodies of the published editions of the Uniform Codes.

Section 12: SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Daly City hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 13: The City Council finds, pursuant to Title 14 of the California Administrative Code, Section 15378, that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that:

- A. It is not a Project as provided by the Act, in that it does not have a potential for resulting in a detrimental physical change in the environment, directly ultimately as provided in Title 14, Section 15378(a);
- B. In that it is further exempt under the definition of Project in Section 15378(b)(3) in that it concerns general policy and procedure making;
- C. In that it can be seen with certainty that there is no possibility that the activity may have a significant effect upon the environment pursuant to Title 14, Section 15061(b)(3); and
- D. In that the action taken is an action by a regulatory agency that will both enhance and protect the environment and thereafter categorically exempt pursuant to Title 14, Section 15308.

Section 14: PUBLICATION

Pursuant to the provisions of Government Code Section 36933, a summary of this ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's Office a certified copy of this ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's Office a certified copy of the full text of this ordinance along with the names of those City Council members voting for and against this ordinance or otherwise voting. This ordinance shall become effective thirty (30) days from and after its adoption.

Introduced this 14th day of November, 2016.

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the City Council of the City of Daly City held on the 28th day of November, 2016, by the following vote:

AYES, Councilmembers: Buenaventura, Christensen, Guingona

NOES, Councilmembers: None

Absent, Councilmembers: Canepa, Torres

K. Annette Hipona
CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MICHAEL GUINGONA
COUNCILMEMBER OF THE CITY OF DALY CITY

ATTACHEMENT 1
CITY OF DALY CITY
DALY CITY MUNICIPAL CODE
BUILDINGS AND CONSTRUCTION
CHAPTER 15.00, GENERAL REGULATIONS
FINDINGS

The City Council finds and determines for administrative purposes that in order to be consistent with existing established policies and procedures that a new Chapter, Title 15.00, "General Regulations" needs to be added to the Daly City Municipal Code.

The purpose of this Chapter is to establish and set forth in one place definitions and regulations for the following Section set forth in general Regulations:

Scope and Administration

Fees Prescribed and Established by Resolution of the City Council.

Time Limitation of Application

Permit Expiration and Extension

Procedure for Appeals

Approved Numbers and Addresses

Cooperation of Other Officials and Officers

Emergency Access

Reserve

Qualification of Permit

Workmanship

Aircraft Noise Soundproofing Project Area

Storm Water Best Management Practices

Effect of Code on Past Actions and Obligations

Spark Arrester Requirement

Technology Fee

Service Utility Meters.

Further that the Definitions and regulations contained in this Chapter apply to each of the following codes.

California Building Code, 2016 Edition

California Electrical Code, 2016 Edition

California Energy Code, 2016 Edition

California Fire Code, 2016 Edition

California Green Building Standards Code, 2016 Edition

California Mechanical Code, 2016 Edition

California Plumbing Code, 2016 Edition

California Residential Code, 2016 Edition

International Property Maintenance Code, 2015 Edition

BUILDING CODE
CHAPTER 15.08

FINDINGS OF FACT:

1. Finding of Facts Sections 105.1.1 and 105.1.2

The City Council finds and determines for administrative purposes that Sections 105.1.1 and 105.2.1 of the California Building Code 2016 Edition, referencing Annual Permit and Annual Permit Record are not necessary and are deleted in their entirety inasmuch as regulations are not clearly known of its enforceability and monitoring and may not apply consistently in this jurisdiction

2. Finding of Facts Section 105.3.2

The City Council finds and determines for administrative purposes, Section 105.3.2 of the California Building Code, 2016 Edition, referencing "Time limitation of Application", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth specific time limitation for a Standard Permit application from a Code Enforcement Permit application as set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

3. Finding of Facts Section 105.5

The City Council finds and determines for administrative purposes, Section 105.5 of the California Building Code, 2016 Edition, referencing "Permit Expiration and Extension", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth specific time limitation for a Standard Permit application from a Code Enforcement Permit application as set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

4. Finding of Facts Section 107.2.1.1

The City Council finds and determines for administrative purposes Section 107.2.1 of the California Building Code 2016 shall be amended by adding subparagraph 107.2.1.1 thereto, to set forth further requirements for building permit applications to include "Construction Documents shall be drawn upon a suitable material with a minimum size of 11inch by 17 inch for easier and more efficient permit processing" thus creating consistency on the submittal of construction documents.

5. Finding of Facts Section 107.2.5.2

The City Council finds and determines for administrative purposes Section 107.2.5 of the California Building Code 2016 Edition, shall be amended by adding subparagraph 107.2.5.1 thereto, to set forth further requirements for building permit applications to include "Site Plan or Plot Plan shall include location of utility electric and natural gas meter, rapid disconnect for new photovoltaic solar system and the direction and means of disposal of storm water runoff for consistency and more efficient permit processing among different departments.

6. Finding of Facts Section 109.5.1

The City Council finds and determines for administrative purposes that by adding of Sec. 109.5.1 to section 109.5 to the California Building Code, 2016 Edition, referencing "Fees Prescribed and Established by Resolution of the City Council", is referenced to the established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

7. Finding of Facts Section 113

The City Council finds and determines for administrative purposes, Section 113 of the California Building Code, 2016 Edition, referencing "Board of Appeals", is not necessary and shall be deleted in their entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

8. Finding of Facts Section 114.4.1.

The City Council finds and determines for administrative purposes, that by adding Section 114.4.1 to Section 114.4 of the California Building Code, 2016 Edition, referencing "Violation Penalties Fee", is to established violation penalties to recover the cost for time spent by staff as set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

9. Finding of Facts Section 406.3.4.4

The City Council finds and determines because of the City's close proximity to known earthquake faults and the potential for uncontrolled fires due to the dry conditions of exiting exposed framing lumbers that Section 406.3.4. of the California Building Code 2016 Edition shall be amended by adding section 406.3.4.4 with subsections 406.1.4.4.1, 406.1.4.4.2 and 406.1.4.4.3 thereto to protect the structure and occupants of dwellings and adjacent properties from fire by requiring a fire resistive retrofit work be installed whenever habitable space is created or added to an existing home.

10. Finding of Facts Section 460

The City Council finds and determines because of potential earthquake hazards and due to the fact that there are many older non-conforming, mixed-use buildings and others in the City which undergo Substantial Improvement or Change of Occupancy to a Higher Degree of public safety, health, general welfare and hazardous conditions; Section 460, shall be added to Section to the California Building Code 2016 Edition. Tenant spaces undergoing alterations, as a result of change of tenants shall require fire resistive retrofit work.

11. Finding of Facts Section 501.2

The City Council finds and determines the topography of Daly City prevents rapid identification of addresses for emergency services when required, and therefore Section 501.2 of the California Building Code 2016 Edition is deleted in their entirety inasmuch as regulations setting forth equivalent regulations are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

12. Finding of Facts Section 602.5.1

The City Council finds and determines for administrative clarification purposes, Section 602.5 of the California Building Code 2016 Edition is amended by adding 602.5.1 defining what materials are required for exterior property line walls of wood frame construction in close proximity to a property line and to providing and extended protection to the fire rated material without maintenance due to inaccessible location of the wall.

13. Finding of Facts Section 604

The City Council finds and determines that the amendment to the California Building Code 2016 Edition because of Daly City's geographic location in the Bay Area lending itself primarily to residential construction the visual impact of buildings must be regulated in order to provide for more effective control over the type of construction for commercial or industrial buildings and metal buildings, including controlling the installation of metal roof for the safety of fire personnel in the event of fire that metal roof surface can be slippery when wet or could melt the sole of rubber boots due to heat accumulation under such metal roof.

The City Council also finds that architectural copper roofing or flashings materials for exterior installation are not acceptable under storm water best management practices where the discharge of waste water to storm drains causes contamination as a result from washing due to cleaning and treating

14. Finding of Facts Section 705.4.1

The City Council finds and determines for administrative purposes and because of the geographic density of housing stock in Daly City that the amendment to the California Building Code 2016 Edition where additional requirements are necessary to provide separation between buildings, prohibit common party walls and specify materials used when buildings are of wood frame construction with exterior walls in close proximity to property lines. Section 705.4 of the California Building Code 2016 Edition shall be amended by adding subparagraph 705.4.1 thereunder to define requirements of exterior siding material that provides equivalent life span of the building and where access for maintenance is limited.

15. Finding of Facts Section 809

The City Council finds and determines that in order to provide more effective control in garbage rooms, Section 809; with sub sections 809.1, 809.2, 809.3 and 809.4 shall be added to Section 801 of the California Building Code 2016 Edition.

16. Finding of Facts Section 903.2

The City Council finds and determines that Sec. 903.2 of the California Building Code 2016 Edition is deleted and substituted with Daly City Municipal Code 15.32. Where enforcement of Automatic Fire Sprinkler System is reviewed and enforced the North County Fire Authority.

17. Finding of Facts Section 1030.1. Exception 5 and 6

The City Council finds and determines that a regulatory paragraph shall be added to Section 1030.1 of the California Building Code 2016 Edition to be numbered paragraph 1030.1 Exception: 5 and 6. The addition is needed due to the topographical and geographical conditions in Daly City where standard lots were historically divided with a minimum width of twenty five feet and a minimum length of one hundred feet. The City Council further finds that emergency escape and rescue windows may open on to a yard without direct access to a public way by requiring a minimum twenty foot deep rear yard extending to the full width of the parcel. In addition the exterior wall where the bedroom window is located shall be protected by a non-combustible siding material or a 7/8" thick cement plaster on the exterior side of the wall. Openings in the protected fire rated wall are not required to be fire rated assemblies. This meets the intent of providing a safe protected area.

The City Council further finds and determines that for a new building of an R-2 occupancy, three stories or less with a rear yard of not less than 10 feet measured from the exterior wall, requiring an unobstructed exit passage way from the rear yard that leads to the public way provides a means of emergency escape for occupants and access for rescue and exit of emergency personnel's.

18. Finding of Facts Section 1203.6

The City Council finds and determines because of the local climatic conditions, it is necessary to provide additional ventilation requirements and that a regulatory paragraph shall be added to Section 1203 of the California Building Code 2016 Edition to be numbered paragraph 1203.6.1 thereunder.

19. Finding of Facts Table 1505.1

The City Council finds and determines that Table 1505.1 of the California Building Code 2016 Edition is amended by adding thereto certain requirements, including the requirement of non-combustible roofing materials to lower fire intensity and slow the rate of fire spread due to climatic conditions, specifically winds, the probability of earthquakes, proximity to major earthquake fault zones, and the close proximity of housing stock.

20. Finding of Facts Section 1705.3, exception 1

The City Council finds and determines that Section 1705.3 exception 1 of the California Building Code 2016 Edition is amended to not require a Special Inspection for buildings three stories or less when the concrete compressive strength is no greater than 2,500 psi when substantiated by an engineered structural calculation prepared by a licensed design professional.

Results from studies after the 1994 Northridge earthquake indicated that a lot of the damages were attributed to lack of quality control during construction. The proposed amendment improves quality control during construction and therefore needs to be incorporated into the Code. Revise CBC Section 1705.3 exception No. 1 to allow special inspection not to be required for isolated spread footing where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 psi. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

21. Finding of Facts Section 1807.2.4

The City Council finds and determines that the amendment to the California Building Code 2016 Edition in order to provide more effective control in the construction of retaining walls, because of the San Andreas Fault, geological instability and unstable soil conditions encountered in Daly City that further requirements in the form of an additional subparagraph 1807.2.4 shall be added to Section 1806 of the California Building Code 2016 Edition.

22. Finding of Facts Section 1905.1.7 ACI 318 Section 14.1.4.1

The amendment is needed to the California Building Code 2016 Edition due to local geological conditions clarifies that plain concrete requires at least two reinforcing bars on the longitudinal direction. The proposed amendment addresses the problem of poor performance of plain or under-reinforced concrete footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of plain and under-reinforced concrete footings observed in 1994 Northridge earthquake.

23. Finding of Facts Chapter 23 Section 2306 and 2308

The amendment is needed to the California Building Code 2016 Edition due to local geological conditions that structural grade plywood is the only panel allowed to be used as a minimum for shearwalls or conventional wood framed braced wall panels. The San Francisco Bay region is densely populated and located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. The proposed amendment addresses the problem of poor performance specially of gypsum wallboard and Portland cement plaster as wall bracing materials in high seismic areas. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of these bracing materials that were observed in 1994 Northridge earthquake.

24. Finding of Facts Section 3112

The City Council finds and determines that the amendment to the California Building Code 2016 Edition in order to provide for proper regulation and control of trailers, mobile homes, travel trailers, etc. within the City of Daly City, that new Section 3112, subsections 3112.1, 3112.2, 3112.3 and 3112.4 thereunder shall be added to the California Building Code 2016 Edition and that such regulations provide a better control and enforcement of unpermitted use and occupancy of trailers in locations other than an approved trailer park or mobile home park .

RESIDENTIAL BUILDING CODE
CHAPTER 15.10

FINDINGS OF FACT:

1. Finding of Facts Section R105.2

The City Council finds and determines for administrative clarification purposes to the California Residential Code 2016 Edition as the city is densely developed, that in order to effectively control the number of exempted one story detached structures used as tool and storage sheds, playhouses and similar uses; one or more detached one story structure with a maximum height of 10 feet can be permitted to be constructed on site provided the sum of the total floor area of these one story detached structure shall not exceed 120 square feet of floor area.

Location.

The City Council further finds that requiring specific distance an accessory structure from the existing residential building will provide a fire separation setback which is consistent with the California Residential Code and prevents the obstruction of a bedroom window or door that is designed to be used for emergency escape and rescue

2. Finding of Facts Section R105.3.2

The City Council finds and determines for administrative purposes, Section R105.3.2 of the California Residential Code, 2016 Edition, referencing "Time limitation of Application", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

3. Finding of Facts Section R105.5

The City Council finds and determines for administrative purposes, Section R105.5 of the California Residential Code, 2016 Edition, referencing "Permit Expiration and Extension", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

4. Finding of Facts Section R106.2.1

The City Council finds and determines for administrative purposes Section R106.2. of the California Residential Code, 2016 Edition, shall be amended by adding subparagraph R106.2.1 thereto, to set forth further requirements for building permit applications to include “Site Plan or Plot Plan shall include the direction and means of disposal of storm water runoff, location of utility meters and rapid disconnect for new installation of photo voltaic panels for consistency and more efficient permit processing among different departments.

5. Finding of Facts Section R106.2.2

The City Council finds and determines for administrative purposes Section R106.2 of the California Residential Code, 2016 Edition shall be amended by adding subparagraph R106.2.2 thereto, to set forth further requirements for building permit applications to include “Construction Documents shall be drawn upon a suitable material with a minimum size of 11inch by 17 inch for better clarify of documents with the least amount of paper and more efficient permit processing.

6. Finding of Facts Section R108.7

The City Council finds and determines for administrative purposes that by adding of Sec. R108.7 of the California Residential Code, 2016 Edition, referencing “Fees Prescribed and Established by Resolution of the City Council”, is referenced to the established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

7. Finding of Facts Section R112

The City Council finds and determines for administrative purposes, Section R112 of the California Residential Code, 2016 Edition, referencing "Board of Appeals", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

8. Finding of Facts Section R113.2.1.

The City Council finds and determines for administrative purposes, that by adding Section R113.2.1 to Section R113.2 of the California Residential Code, 2016 Edition, referencing "Violation Penalties Fee", is to established violation penalties to recover the cost

for time spent by staff as set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

9. Finding of Facts Table R301.2(1)

The City Council finds and determines because of the City's close proximity to known earthquake faults and climatic condition Table R301.2(1) of the California Residential Code 2016 Edition shall be amended by providing Climatic and Geographical Design Criteria for residential building covered by the California Residential Code..

10. Finding of Facts Section R302.6.1

The City Council finds and determines because of the City's close proximity to known earthquake faults and the potential for uncontrolled fires due to the dry conditions of exiting exposed framing lumbers that Section R302.6 of the California Residential Code 2016 Edition shall be amended by adding section 302.6.1 with subsections 302.6.1.1 and 302.6.1.2 hereto to protect the structure and occupants of dwellings and adjacent properties from fire by requiring a fire resistive retrofit work be installed whenever habitable space is created or added to an existing home.

11. Finding of Facts Section 303.1.1

The City Council finds and determines for administrative purposes, Section R303.1.1 of the California Residential Code, 2016 Edition, referencing "Court" for purposes of determining and enforcing the required width and depth of a light or exit court shall be referred to Section 1206.3 of the California Building Code 2016 Edition.

12. Finding of Facts Section R309; R309.6 and R313.

The City Council finds and determines that Sec. R309, R309.6 and R313 of the California Residential Code 2016 Edition is deleted and substituted with Daly City Municipal Code 15.32. where enforcement of Automatic Fire Sprinkler System is reviewed and enforced the North County Fire Authority.

13. Finding of Facts Section R310.1. Exception

The City Council finds and determines that a regulatory paragraph shall be added to Section R310.1 of the California Residential Code, 2016 Edition to be numbered paragraph R310.1 Exception. The addition is needed due to the topographical and geographical conditions in Daly City where standard lots were historically divided with a minimum width of twenty five

feet and a minimum length of one hundred feet. The City Council further finds that emergency escape and rescue windows may open on to a yard without direct access to a public way by requiring a minimum twenty foot deep rear yard extending to the full width of the parcel. In addition the exterior wall where the bedroom window is located shall be protected by installing 5/8 inch thick an approved non-combustible siding material on the interior side of the wall or a 7/8" thick cement plaster on the exterior side of the wall. Openings in the protected fire rated wall are not required to be fire rated assemblies. This meets the intent of providing a safe protected area.

14. Finding of Facts Section R319

The City Council finds and determines for administrative purposes, Section R319 of the California Residential Code, 2016 Edition, referencing "Site Address", is not necessary and shall be deleted in their entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

15. Finding of Facts Section R324.7.2.8

The City Council finds and determines that a regulatory section shall be added to Section R324.7.2 of the California Residential Code 2016 Edition to be numbered paragraph R324.7.2.8. The addition is needed due to the topographical, geographical and climatic conditions in Daly City where for the safety of first responders have the ability to shut down the photovoltaic system in a readily accessible location in addition to the main electrical service in the event of a fire or other emergencies where all electrical power source have to be shut down.

16. Finding of Facts Section R403.1.3

The City Council finds and determines the proposed amendment to the CRC R403.1.3 is made to be consistent that modifies the plain concrete provisions in CBC Section 1905.1.8 and ACI 318 Section 22.10.1.

This proposed amendment addresses the problem of poor performance of plain or under-reinforced concrete footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of plain and under-reinforced concrete footings observed in 1994 Northridge earthquake".

17. Finding of Facts Section R602.10.4.

The amendment the California Residential Code 2016 Edition is needed due to local geological conditions that structural grade plywood is the only panel allowed to be used as a minimum for shearwalls or conventional wood framed braced wall panels and to be consistent with Daly City Municipal Code 15.08.250. The San Francisco Bay region is densely populated and located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. The proposed amendment addresses the problem of poor performance specially of gypsum wallboard and Portland cement plaster as wall bracing materials in high seismic areas. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of these bracing materials that were observed in 1994 Northridge earthquake.

18. Finding of Facts Section R703.13.

The City Council finds and determines for administrative clarification purposes, Section R703 of the California Residential Code 2016 Edition is amended by adding R703.13 with subsections:

R703.13.1 Defining what materials are required for exterior property line walls of wood frame construction for longevity in close proximity to a property line where access for maintenance is limited, with the exception of exterior walls facing the public right of way.

R703.13.2. Additional requirements are necessary to provide separation between buildings, prohibit common party walls and specify materials used when buildings are of wood frame construction for longevity with exterior walls in close proximity to property lines where access for maintenance is limited.

15. Finding of Facts Section R901.

The City Council finds and determines that R901.2 of the California Residential Code 2016 Edition is amended by adding thereto certain requirements, including the requirement of non-combustible roofing materials to lower fire intensity and slow the rate of fire spread due to climatic conditions, specifically winds, the probability of earthquakes, proximity to major earthquake fault zones, and the close proximity of housing stock.

INTERNATIONAL PROPERTY MAINTENANCE CODE
CHAPTER 15.14

FINDINGS OF FACT

1. Finding of Facts Section 101.1

The City Council finds and determines for administrative purposes that the title of Section of the International Property Maintenance Code 2015 Edition, be changed to "ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE CITY COUNCIL OF THE CITY OF DALY CITY" to conform with the manner in which the City regulates appeals.

2. Finding of Facts Section 103

The City Council finds and determines for administrative purposes that the references to "Terms Explained" under the general definition and anywhere used in the International Property Maintenance Code 2015 Edition, identifies the position.

3. Finding of Facts Section 106.3.1

The City Council finds and determines the title of Section 106 3 of the International Property Maintenance Code 2015 Edition, should be substituted to provide for compliance with any order of the Building Official or City Council of the City of Daly City.

4. Finding of Facts Section 106.4

The City Council finds and determines for administrative purposes Section 106.4of the International Property Maintenance Code 2012 Edition, referencing to " Violation Penalties", is not necessary and is deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the City Municipal Code, Chapter 15.00, Titled "General Regulations".

5. Finding of Facts Section 109.4.1

The City Council finds and determines for administrative purposes inasmuch as Authorized Emergency work to abate or temporarily fix an unsafe condition of a building that is of a “Life, Health and Safety Hazard” of the International Property Maintenance Code, 2015 Edition, should be added to recover the cost spent authorized emergency work.

6. Finding of Facts Section 109.6

The City Council finds and determines that for administrative purposes Section 109.6 of the International Property Maintenance Code 2015 Edition, referencing “Hearing” is not necessary and is deleted in its entirety inasmuch as regulation setting forth equivalent regulations are now set forth in the City Municipal Code, Chapter 15.00, Titled "General Regulations".

7. Finding of Facts Section 111

The City Council finds and determines that for administrative purposes Section 111 of the International Property Maintenance Code 2009 Edition, referencing “Means of Appeals” is not necessary and is deleted in its entirety from the International Property Maintenance Code 2015 Edition inasmuch as regulation setting forth equivalent regulations are now set forth in the City Municipal Code, Chapter 15.00, Titled "General Regulations".

MECHANICAL CODE
CHAPTER 15.16

FINDINGS OF FACT

1. Finding of Facts Section 104.3.1.1.

The City Council finds and determines for administrative purposes Section 104.3.1 of the California Mechanical Code, 2016 Edition shall be amended by adding subsection 104.3.1.1 thereto, to set forth further requirements for building permit applications to include “Construction Documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch for easier better clarify of documents with the least amount of paper and more efficient permit processing.

2. Finding of Facts Section 104.3.2.1

The City Council finds and determines that Section 114.3 “Plan Review Fees” of the California Mechanical Code, 2016 Edition, is not necessary and is therefore deleted in its entirety inasmuch as equivalent regulations are now set forth in the Daly City Municipal Code, Chapter 15.00 titled "General Regulations.

3. Finding of Facts Section 104.3.3

The City Council finds and determines for administrative purposes, Section 104.3.3 of the California Mechanical Code, 2016 Edition, referencing "Time limitation of Application", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

4. Finding of Facts Section 104.4.3

The City Council finds and determines for administrative purposes, Section 104.4.3 of the California Mechanical Code, 2016 Edition, referencing "Expiration", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

5. Finding of Facts Section 104.4.4

The City Council finds and determines for administrative purposes, Section 104.4.4 of the California Mechanical Code, 2016 Edition, referencing "Extensions", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

6. Finding of Facts Section 104.5

The City Council finds and determines for administrative purposes that by amending Section 104.5 of the California Mechanical Code, 2016 Edition, referencing "Fees", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

7. Finding of Facts Section 104.5.2.1

The City Council finds and determines for administrative purposes that by adding Section 104.5.2.1 to Section 104.5.2 of the California Mechanical Code, 2016 Edition, referencing "Investigation Fees", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

8. Finding of Facts Section 104.5.3.4

The City Council finds and determines for administrative purposes that by adding Section 104.5.3.4 to Section 104.5 of the California Mechanical Code, 2016 Edition, referencing "Fee Refunds", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

9. Finding of Facts Section 106.3.1

The City Council finds and determines for administrative purposes that by adding Section 106.3.1 to Section 106.3 of the California Mechanical Code, 2016 Edition, referencing "Assessment of Penalties", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

10. Finding of Facts Section 107

The City Council finds and determines that for administrative purposes Section 107 Board of Appeals of the California Mechanical Code, 2016 Edition, is not necessary and is deleted in its entirety from the California Mechanical Code inasmuch as regulations setting forth equivalent regulations are now set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

11. Finding of Facts Section 510.7.1

The City Council finds and determines that by adding an exception to Section 510.7.1 of the California Mechanical Code 2016 Edition, for existing commercial buildings which has lesser fire rating compared to newer buildings which undergoes an improvement that will require the installation of a commercial kitchen hood is required to install a fire rated shaft enclosure or an approved Fire Wrap to the grease duct that is installed in an enclosed location preventing the spread of fire in conformance with the type of construction for which the building was constructed.

PLUMBING CODE
CHAPTER 15.20

FINDINGS OF FACT:

1. Finding of Facts Section 104.3.1.1.

The City Council finds and determines for administrative purposes Section 104.3.1 of the California Plumbing Code, 2016 Edition shall be amended by adding subsection 104.3.1.1 thereto, to set forth further requirements for building permit applications to include “Construction Documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch for easier better clarify of documents with the least amount of paper and more efficient permit processing.

2. Finding of Facts Section 104.3.2.1

The City Council finds and determines that Section 114.3 “Plan Review Fees” of the California Plumbing Code, 2016 Edition, is not necessary and is therefore deleted in its entirety inasmuch as equivalent regulations are now set forth in the Daly City Municipal Code, Chapter 15.00 titled "General Regulations.

3. Finding of Facts Section 104.3.3

The City Council finds and determines for administrative purposes, Section 104.3.3 of the California Plumbing Code, 2016 Edition, referencing "Time limitation of Application", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

4. Finding of Facts Section 104.4.3

The City Council finds and determines for administrative purposes, Section 104.4.3 of the California Plumbing Code, 2016 Edition, referencing "Time Limitation", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

5. Finding of Facts Section 104.4.3

The City Council finds and determines for administrative purposes, Section 104.4.3 of the California Plumbing Code, 2016 Edition, referencing "Expiration", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

6. Finding of Facts Section 104.4.4

The City Council finds and determines for administrative purposes, Section 104.4.4 of the California Plumbing Code, 2016 Edition, referencing "Extensions", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

7. Finding of Facts Section 104.5

The City Council finds and determines for administrative purposes that by amending Section 104.5 of the California Plumbing Code, 2016 Edition, referencing "Fees", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

8. Finding of Facts Section 104.5.2.1

The City Council finds and determines for administrative purposes that by adding Section 104.5.2.1 to Section 104.5.2 of the California Plumbing Code, 2016 Edition, referencing "Investigation Fees", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

9. Finding of Facts Section 104.5.3.

The City Council finds and determines for administrative purposes that by adding Section 104.5.3. to Section 104.5 of the California Plumbing Code, 2016 Edition, referencing "Fee Refunds", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

10. Finding of Facts Section 106.3.1

The City Council finds and determines for administrative purposes that by adding Section 106.3.1 to Section 106.3 the California Plumbing Code, 2016 Edition, referencing “Assessment of Penalties”, is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

11. Finding of Facts Section 107

The City Council finds and determines that for administrative purposes Section 107 Board of Appeals of the California Plumbing Code, 2016 Edition, is not necessary and is deleted in its entirety from the California Mechanical Code inasmuch as regulations setting forth equivalent regulations are now set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

12. Finding of Facts Section 301.2.6

The City Council finds and determines because of the proximity to known earthquake faults with risk of fractured piping and local soil conditions leading to severe electrolysis damaging underground water supply piping, it is necessary to assure a healthy safe potable water system. Section 301.2. of the California Plumbing Code 2016 Edition is amended by addition of subsection 301.2.6 to define allowable materials.

13. Finding of Facts Section 310.6.1

The City Council finds and determines that a high incidence of electrolysis has been found where plumbing installations are altered, repaired for renovated and wherein dissimilar metals are joined particularly in water systems and therefore, it is necessary that Section. 310.6., of the California Plumbing Code 2016 Edition, thereof be amended and that a new subsection 311.6.1 thereof be added to set forth electrolytic protection.

14. Finding of Facts Section 401.3.1

The City Council finds and determines adding Section 401.3.1 supersedes subsections 407, 408, 411, 414, 417, and 403 of the California Plumbing Code 2016 Edition, with references to water to conserving fixtures and fittings are deleted and substituted with Daly City Municipal Code 15.66.040 Minimum Indoor Fixture Requirement. The City council further finds the adoption and enforcement of this ordinance is necessary to manage the City of Daly City's potable water supply in the short and long term and to avoid or minimize the effect of drought

and shortage within the City of Daly City. This ordinance is essential to ensure a reliable and sustainable minimum supply of water for public health, safety and welfare

15. Finding of Facts Section 507.27 and subsections 507.27.1, 507.27.2 and 507.27.3

The City Council finds and determines that a significant history of fires caused by water heaters demonstrates the need to add Section 507.27 of the California Plumbing Code, 2016 Edition, by addition of subparagraph 507.27.1 and subsections 507.27.2 and 507.27.3 thereto, to protect existing properties and prevent fires by requiring that existing water heaters be raised when a building permit is issued based on a valuation of \$1,000 or more for work to be performed or prior to sale or transfer of the property .

16. Finding of Facts Section 602.5

The City Council finds and determines for administrative purposes, in order to assure a healthy, safe potable water system, that subsection 602.5 shall be added to Sec. 602.0 of the California Plumbing Code, 2016 Edition, setting forth regulations for the connection of residential fire sprinkler systems to the domestic water supply piping.

17. Finding of Facts Section 604.10

The City Council finds and determines for administrative purposes, in order to assure a proper electrical grounding system, that subsection 604.10 be deleted from the California Plumbing Code, 2016 Edition, setting forth where plastic pipe for conveying domestic water is not allowed, and all grounding systems are referred to the California Electrical Code.

18. Finding of Facts Section 604.14

The City Council finds and determines for administrative purposes, in order to assure a healthy, safe potable water system, that subsection 604.14 be added to 604.0 of the California Plumbing Code, 2016 Edition, setting forth approved materials clearly defined.

19. Finding of Facts Section 604.15

The City Council finds and determines for administrative purposes, that subsection 604.15 be added to section 604 of the California Plumbing Code 2016 Edition, in order to assure a healthy, safe potable water system and proper operation of approved appliances or fixtures with Plastic Parts included with the approved listing of such appliances and fixtures when readily accessible for repair or replacement is acceptable as determined by the Administrative Authority.

20. Finding of Facts Section 612.

The City Council finds and determines that Section 612 of the California Plumbing Code 2016 Edition is deleted and substituted with Daly City Municipal Code 15.32. where enforcement of Automatic Fire Sprinkler System is reviewed and enforced the North County Fire Authority.

21. Finding of Facts Section 703.1.1

The City Council finds and determines due to the geographic location of Daly City in the Bay Area and the need for additional housing that minimum size lots have been created upon which multi-story construction is allowed. Alterations frequently occur later resulting in added fixture units, which result in the need for replacement of small diameter sewer laterals. To prevent unnecessary damage both to street paving and expense to property owners a minimum size sewer lateral is required, and that Section 703.1.1 of Chapter 7 of the California Plumbing Code, 2016 Edition, is amended to define said minimum size.

22. Finding of Facts Section 707.4

The City Council finds and determines due to the topographical nature of the vacant hillside lots available for new construction in the City including water conservation fixture mandates where waste is not fully drained through the total run of the waste line and may cause frequent stoppage of the waste line, that subsection 707.4 be added to Section 707.0 of the California Plumbing Code 2016 Edition, to provide requirements for the locations of readily accessible waste line cleanouts without removal of a plumbing fixture for access.

23. Finding of Facts Section 713.8

The City Council finds and determines for administrative purposes Section 713.0 of the California Plumbing Code 2016 Edition is amended by addition of subsection 713.8 thereto, referencing the North San Mateo County Sanitation District and the Bayshore Sanitary District for further requirements.

24. Finding of Facts Section 1208.6.1

The City Council finds and determines that Section 1208.0 of the California Plumbing Code, 2016 Edition, shall be amended to add subparagraph 1209.6.1 thereto regarding gas meter locations, due to the geographic location of Daly City in the Bay Area and State regulations that gas meters are required to be placed on the exterior of the building. Further that gas meters are unsightly and there is a need for regulations providing that gas meters be screened from public view.

CALIFORNIA GREEN BUILDING STANDARDS CODE
CHAPTER 15.22

FINDINGS OF FACT:

1. Finding of Facts Section 4.303.1.4.5

The City Council finds and determines section 4.303.1 of the California Green Building Code Standards 2013 Edition, with references to Plumbing Fixtures and Fittings, Water Use Baseline Table 4.303.1.4.5 for residential building is deleted and substituted with Daly City Municipal Code 15.66.040 Minimum Indoor Fixture Requirement. The City council further finds the adoption and enforcement of this ordinance is necessary to manage the City of Daly City's potable water supply in the short and long term and to avoid or minimize the effect of drought and shortage within the City of Daly City. This ordinance is essential to ensure a reliable and sustainable minimum supply of water for public health, safety and welfare

2. Finding of Facts Section 5.303.3.5

The City Council finds and determines section 5.303.3.5 of the California Green Building Code Standards 2013 Edition, with references to Plumbing Fixtures and Fittings, Water Use Baseline Table 5.303.2.2 for non-residential building is deleted and substituted with Daly City Municipal Code 15.66.040 Minimum Indoor Fixture Requirement. The City council further finds the adoption and enforcement of this ordinance is necessary to manage the City of Daly City's potable water supply in the short and long term and to avoid or minimize the effect of drought and shortage within the City of Daly City. This ordinance is essential to ensure a reliable and sustainable minimum supply of water for public health, safety and welfare

3. Finding of Facts Appendix A4.

The City Council finds and determines for administrative purposes Appendix A4 of the California Green Building Standards Code 2013 Edition Tier 1 and Tier 2 enhanced residential voluntary Measures deleted and not mandatory under this code.

4. Finding of Facts Appendix A5.

The City Council finds and determines for administrative purposes Appendix A5 of the California Green Building Standards Code 2013 Edition Calgreen Tier 1 and Tier 2 enhanced non-residential voluntary measures deleted and not mandatory under this edition of the code.

ELECTRICAL CODE
CHAPTER 15.24

FINDINGS OF FACT

FINDINGS OF FACT:

1. Finding of Facts Article 89.108.4.2.1

The City Council finds and determines for administrative purposes that Article 89.108.4.2.1 of the California Electrical Code, 2016 Edition, referencing “Fees” is not necessary and is deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

2. Finding of Facts Article 89.108.4.2.2

The City Council finds and determines for administrative purposes that adding Article 89.108.4.2.2 of the California Electrical Code, 2016 Edition, to establish “Plan Review Fee”, is necessary inasmuch as regulations setting forth regulations for cost recovery as set forth in the City Municipal Code, Chapter 15.00.020 titled " Fees Prescribed and Established by Resolution of the City Council."

3. Finding of Facts Article 89.108.4.3.1

The City Council finds and determines for administrative purposes that Article 89.108.4.3.1 of the California Electrical Code 2016 Edition, referencing “Time Limitation for an Application”, is setting forth equivalent regulations are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

4. Finding of Facts Article 89.108.4.3.2

The City Council finds and determines for administrative purposes that Article 89.108.4.3.2 of the California Electrical Code 2016 Edition, referencing “Time Limitation for an Permit”, is setting forth equivalent regulations are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

5. Finding of Facts Article 89.108.8

The City Council finds and determines for administrative purposes, Article 89.108.8 of the California Building Code, 2016 Edition, referencing " Appeals Board ", is not necessary and shall be deleted in their entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

6. Finding of Facts Article 210.11(C) (4)

The City Council finds and determines for administrative purposes, Article 210.11(C) (4) of the California Building Code, 2016 Edition, is added to provide limitation on the number of electrical outlet, switch and light outlet and preventing the conversion of storage rooms to habitable spaces and not complying with the health and safety regulations of California Code of Regulations Title 24.

7. Finding of Facts Article 230-43

The City Council finds and determines that Article 230-43 of the California Electrical Code, 2013 Edition, be amended because of Daly City's proximity to the ocean and resultant climatic salt and fog conditions require overhead service conduits to have a degree of resistance to rust and deterioration beyond the minimum standards of the California Electrical Code.

8. Finding of Facts Article 230-70(A) (1)

The City Council finds and determines because of Daly City's geographic location in the Bay Area and resultant dense construction that Article 230-70(A)(1) of the California Electrical Code, 2013 Edition, be amended to provide readily accessible means of disconnecting the electricity to a building, if necessary, by the Fire Department for safer and faster firefighting operations.

9. Finding of Facts Article 310-1 (A)

The City Council finds and determines that Article 310-1 (A) of the California Electrical Code, 2013 Edition, shall be amended to require the use of copper conductor material because of the corrosive fog and salt atmosphere encountered in Daly City.

10. Finding of Facts Article 690.12 (6)

The City Council finds and determines that Article 690.12(6) of the California Electrical Code, 2013 Edition is added to provide consistency with the requirements of the Daly City Municipal Code 15.10.160 "Rapid Shutdown for Small Residential Rooftop Solar System 10 kilowatts or less.

CALIFORNIA EXISTING BUILDING CODE
CHAPTER 15.64

FINDINGS OF FACT

1. Finding of Facts Section 1.8.4.2.1.

The City Council finds and determines for administrative purposes that by adding Section 1.8.4.2.1 of the California Existing Building Code, 2016 Edition, referencing “Fees”, is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

2. Finding of Facts Section 1.8.4.3.1.

The City Council finds and determines for administrative purposes, that by adding Section 1.8.4.3.1 to the California Existing Building Code, 2016 Edition, referencing "Plan Review and Time limitation ", is necessary setting forth requirements in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

3. Finding of Facts Section 1.8.4.3.2.

The City Council finds and determines for administrative purposes, that by adding Section 1.8.4.3.2 to the California Existing Building Code, 2016 Edition, referencing "Permit Expiration and Extension", is necessary setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

4. Finding of Facts Section 1.8.8

The City Council finds and determines that Section 1.8.8 “Appeals Board” of the California Existing Building Code, 2016 Edition, is not necessary and is therefore deleted in its entirety inasmuch as equivalent regulations are now set forth in the Daly City Municipal Code, Chapter 15.00 titled "General Regulations.

5. Finding of Facts Section 1.8.10

The City Council finds and determines for administrative purposes that the references to “Terms Explained” under the general definition and anywhere used in the California Existing Building Code 2016 Edition, identifies the position.

6. Finding of Facts Section 106.2.1.1.

The City Council finds and determines for administrative purposes Section 106.2.1 of the California Existing Building Code, 2016 Edition shall be amended by adding subsection 106.2.1.1 thereto, to set forth further requirements for building permit applications to include “Construction Documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch for easier better clarify of documents with the least amount of paper and more efficient permit processing.

7. Finding of Facts Section 407.4.1 Exception 3

The City Council finds and determines because of potential earthquake hazards and due to the fact that there are many older non-conforming, mixed-use buildings and others in the City which undergo Substantial Improvement or Change of Occupancy to a Higher Degree of public safety, health, general welfare and hazardous conditions; Section 407.4.1 Exception 3, shall be added to Section to the California Existing Building Code 2016 Edition. Tenant spaces undergoing alterations, as a result of change of tenants shall require fire resistive retrofit work.

SECTION 1. Chapter 15.00 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.00 and Sections 15.00.010 through 15.00.180 are hereby added to Title 15, to read as follows:

EXHIBIT A

CHAPTER 15.00

GENERAL REGULATIONS

Sections:

15.00.010	Administrative Authority
15.00.020	Fees Prescribed and Established by Resolution of the City Council.
15.00.030	Time Limitation of Application.
15.00.040	Permit Expiration and Extension.
15.00.050	Procedures for Appeals.
15.00.060	Approved Numbers and Addresses.
15.00.070	Cooperation of Other Officials and Officers.
15.00.080	Emergency Access.
15.00.090	Reserve.
15.00.100	Qualification of Permit.
15.00.120	Workmanship.
15.00.130	Aircraft Noise Soundproofing Project Area.
15.00.140	Storm water best management practices.
15.00.150	Effects of Code in Past Actions and Obligations.
15.00.160	Spark Arrestor Requirements.
15.00.170	Technology Fee.
15.00.180	Service Utility Meters.

15.00.010 Administrative Authority.

Terms Explained.

A. Whenever the term “the authority having jurisdiction” or “administrative authority” is used, it shall mean the Building Official

B. Whenever the term “assistants” or “authorized representative” is used, it shall mean members of the building division.

C. Where reference is made to governing authority, it shall mean the City Council.

D. Where reference is made to private sewage disposal systems, public sewers, and/or waste department, the term "administrative authority" shall include the North San Mateo County Sanitation District, the Bayshore Sanitation District, the San Mateo County Health Department and any other public agencies dealing with sewage or sewage disposal.

E. Where reference is made to storm sewers and the water main distribution, the term "Administrative Authority" shall include the city engineer or his or her designated assistant.

15.00.020 Fees Prescribed and Established by Resolution of the City Council.

Any person desiring a permit required by these codes shall, at the time of filing an application therefore, pay fees prescribed and established by resolution of the City Council.

15.00.030 Time Limitation of Application.

Applications for which no permit is issued within one hundred eight (180) days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the administrative authority.

Exception: Applications to abate enforcement violations shall have duration not to exceed ninety (90) days.

The Building Official may extend the time for action by the applicant for a period not exceeding one hundred eight (180) days on request by the applicant showing that circumstances beyond the control of the application have prevented action from being taken.

Exception: An extension on an application to abate enforcement violations shall not exceed ninety (90) days.

No application shall be extended or reactivated more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

Terms Explained:

- 1 Permit Application Extended – To prolong a permit application without an activity less than 180 days from the date of application without causing the permit to expire beyond limitation.
- 2 Permit Application Reactivated – To restore a permit application without an activity for more than 180 days but less than 360 days from the date of application to a state of activity.
3. Expired Permit Renewal – To restore a permit application that has been extended and reactivated or has not had an activity for more than 360 days from the date of application.

15.00.040 Permit Expiration and Extension.

The following provisions apply to all permits issued. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one hundred eighty days (180) from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty days.

Exceptions:

A. Permits to abate enforcement violations shall have duration not to ninety days (90) and shall expire if work is not commenced or is suspended or abandoned after sixty days has expired.

B. Permits for building maintenance work shall have duration not to exceed one hundred eighty days (180) and shall expire if work is not commenced or is suspended or abandoned after one hundred eighty days has expired.

Building maintenance work shall include reroofing, water heater, furnace, siding, garage door, garage door opener, and window replacement, new electrical service installation, minor plumbing repairs and other similar work as determined by the administrative authority.

In the case of an expired permit, before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be per fees established by resolution of the City council, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew or reactivate the action on a permit after expiration exceeding 360 days, the permittee shall pay a new full permit fee

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The administrative authority may extend the time for action by the permittee for a period not exceeding one hundred eighty days on written request by the permittee showing justifiable cause that demonstrated beyond the control of the permittee have prevented action from being taken.

Exceptions:

A. Permits to abate enforcement violations may be extended for a period of time not to exceed ninety days (90).

B. Permits for building maintenance work may be extended or reactivated for a period of time not to exceed one hundred eight days (180).

C. No permit shall be extended or reactivated more than once.

Terms Explained:

c.1 Permit Extended – To prolong a permit without an activity before 180 days without causing the permit to expire beyond limitation.

c.2 Permit Reactivated – To restore a permit without an activity for more than 180 days but less than 360 day to a state of activity.

15.00.050 Procedure for Appeals.

Any person aggrieved by the decision of the building official shall have the right to appeal said decision to the city council of the city. Said appeal shall be in writing and shall be submitted to the city clerk of the city within ten days of the decision of the administrative authority. The city council, at its next regular meeting after receipt of the notice of appeal, shall set a time for hearing on said appeal, which time shall be not less than fourteen nor more than forty-five days (40) from the date of said regular meeting. A copy of the notice of hearing shall be mailed to the appellant not less than ten days before the date of hearing by the city clerk of the city. The time of hearing may be continued at the request of the party aggrieved at any time,

which continuance shall not exceed a maximum of sixty days from the date originally set for hearing.

Said right of continuance shall be subject to approval by the city council and the decision of the city council shall be final.

Notice of the decision of the city council shall be delivered to the appellant personally, or sent by certified mail--return receipt requested.

The effective date of said decision shall be the date of mailing of said notice of the decision, or the date same is personally delivered to said appellant. Failure to any person to file an appeal in accordance with the provisions of this code shall constitute a waiver of any right to an administrative hearing and adjudication of the notice and order or to any portion thereof.

15.00.060 Approved Numbers and Addresses.

Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background, shall be a minimum of one-half inch stroke by 4 inches high, and shall be either internally or externally illuminated in all new construction, alterations or repair of existing construction. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-quarter inch stroke by two inches high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be installed so that they are clearly identifiable from the street. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole, or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained.

15.00.070 Cooperation of other officials and officers.

The building official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent law or ordinance.

15.00.080 Emergency access.

In the event that the building official determines that there is an immediate emergency due to the fact that dangerous or unsafe conditions exist which are an immediate menace to life, health or property, and if, after proper demand for entry therein has been made, as herein provided, no owner or occupant, or any other person having charge, custody or control of any building or premises shall fail or neglect to properly permit entry therein by the building official or authorized representative, for the purpose of inspection and examination pursuant to this code, said person shall be in violation of this section and shall be guilty of a misdemeanor.

15.00.090 Reserve.

15.00.100 Qualifications for permit.

For the purpose of this code, no permit shall be issued to any person to do or cause to be done any work regulated by this code except to:

A. A person holding a valid and unrevoked appropriate contractor's license classification issued by the State of California and a Daly City business license; or

B. A bona fide registered owner of a single family residential building who will personally perform the labor on said building and demonstrates to the satisfaction of the authorized representative that the said registered owner possesses the knowledge, training and skills necessary to complete all work in a manner which complies with all applicable codes.

C. A property management firm or corporation regularly employing one or more qualified tradespersons who performs alteration and repair to an existing components of a building, structure or on the premises owned or operated by the applicant for the permit and provides and maintain workers compensation insurance for its qualified trade's persons. This is not applicable to property management firm or corporation who hires licensed contractors to perform

The issuance of a permit or approval of plans shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on thereunder when in violation of this code or of any other ordinance or from revoking any permit approval when issued in error.

15.00.120 Workmanship.

All design, construction and workmanship shall be in conformity with accepted engineering and construction practices and shall be of such character as to secure the results sought to be obtained by this code.

15.00.130 Aircraft noise soundproofing project area.

Any home, constructed after January 1, 1993 or renovated at a cost equal to twenty-five percent or more of the value of the home and located within the 65 CNEL (FAA approved) contour map that is illustrated on the Aircraft Noise Soundproofing Project Area Map, must be insulated to meet standards applied in noise insulation programs supported by the Federal Aviation Administration.

15.00.140 Storm water best management practices.

All work undertaken in conformance with this code shall adhere to best management practices, guidelines or requirements that have been adopted by the city for any activity, operation or facility which may cause or contribute to storm water pollution or contamination, illicit discharges, and/or discharge of non-storm water discharge to the storm water system. Every person undertaking such activity or operation under this code shall comply with such guidelines or requirements as may be identified by the administrative authority.

Architectural features of copper metal roofing, copper granule containing asphalt shingles, copper gutters, copper downspouts, copper flashing and copper architectural ornaments shall not be permitted for use on any residential, commercial or industrial building for which a building permit is required, where the discharge of wastewater to storm drains is generated from the installation, cleaning, treating, and washing of the surface of copper architectural features.

15.00.150 Effect of Code on Past Actions and Obligations.

The adoption of Title 15 of the Daly City Municipal Code does not affect any civil lawsuits instituted or filed, or prosecutions for ordinances violations committed on or prior to the effective date of the said Code, and does affect the validity of any bonds or cash deposits posted, filed or deposited pursuant to the requirement of any ordinance.

15.00.160 Spark Arrester Requirement

At the time of re-roofing, all existing operational chimneys as described in Chapter 10 of the California Residential Code shall terminate in a substantially constructed spark arrester either internally or externally mounted. Any spark arrester to be mounted internally shall not be installed until installation plans for such arrester have been submitted to and approved by the building division.

15.00.170 Technology Fee.

Technology fee as prescribed and established by resolution of the City Council that is collected whenever a permit is issued is a non-refundable fee.

15.00.180 - Service Utilities Meters.

Service Utilities as referenced in the California Code of Regulations Title 24 Part 2 and 2.5 limits the number of service utility meters to not more than one (1) for single family residential unit of an R-3 Occupancy including single family residential units with an approved secondary unit.

SECTION 2. Chapter 15.08 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.08 and Sections 15.08.010 through 15.08.260 are hereby added to Title 15 to read as follows:

EXHIBIT B

CHAPTER 15.08

BUILDING CODE

Sections:

15.08.010	California Building Code—Adoption—Where filed.
15.08.020	Section 105.1.1 and 105.1.2. Annual Permit and Annual Permit Record, deleted.
15.08.030	Section 105.3.2. Time Limitation, deleted.
15.08.040	Section 105.5. Permit Expiration and Extension, deleted.
15.08.050	Section 107.2.1.1. General Submittal Documents, amended.
15.08.060	Sections 107.2.5.2. Site Plan, added.
15.08.070	Section 109.5.1. Fees Prescribed and Established by Resolution of the City Council, added.
15.08.080	Section 113. Board of Appeals, deleted.
15.00.090	Section 114.4.1. Violation Penalties Fee, added.
15.08.100	Section 406.3.4.4. Additional Residential Gypsum Board Requirements, added.
15.08.110	Section 460. Requirements for Substantial Improvement or Change of Occupancy, added.
15.08.120	Section 501.2. Address Identification, deleted.
15.08.130	Reserve.
15.08.140	Section 602.5.1. Exterior Siding Material, added.
15.08.150	Section 604. Use of Metal sheets or plates for External Covering of Roofs or Wall, added.
15.08.160	Section 705.4.1. Wall Adjoining Property Line, added.
15.08.170	Section 809. Garbage Room Interior Finish, added.
15.08.180	Section 903.2. Automatic Sprinkler System, deleted.
15.08.190	Section 1030.1. Exception 5 and 6 Emergency Escape and Rescue amended.
15.08.200	Section 1203.6.1. Ventilation for Exterior Soffits, Bay, Projections and Enclosed. sections under Exterior Stairs, added.
15.08.210	Table 1505.1. Minimum Roof Covering Classification for Type of Construction, amended.
15.08.220	Section 1705.3. Concrete Construction Exception 1, amended.
15.08.230	Section 1807.2.4. Retaining Wall, added.
15.08.240	Section 1905.1.7. ACI 318 Section 14.1.4.1, amended.
15.08.250	Section 2308.9.3. Sheathing Used for Shearwall and Bracing Methods, amended.
15.08.260	Sections 3112. Trailers, Modular Units, Mobile Home, added.

15.08.010 California Building Code—Adoption—Where filed.

There is adopted by the city with modification, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "2016 California Building Code, Edition, Part 2 Volume 1 and 2 ," including California Existing Building Code Part 10 with adopted sections under HCD 1 and HCD 2 excluding: Chapter 29 - Plumbing Systems;

Chapter 30 - Elevators and Conveying System; Chapter 31B - Public Pools; Chapter 31C - Radiation; Chapter 31D - Food Establishment; Chapter 31 F - Marine Oil Terminal; Chapter 34A - Existing Structures; Appendix A - Employee Qualification; Appendix B - Board of Appeals; Appendix C; Group U - Agricultural Buildings; Appendix F - Rodent proofing; Appendix G - Flood Resistant Construction; Appendix H - Signs; Appendix I - Patio Covers; Appendix J - Grading; Appendix K - Group R-3 and Group R-3.1 Occupancies Protected by the Facilities of the Central Valley Flood Protection Plan; Appendix L - Earthquake Recording Instrumentation; Appendix M – Tsunami - Generated Flood Hazard and the whole hereof, save and except for such portions as are hereinafter set forth, of which code one copy has been and now is filed in the office of the city clerk and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the building code shall be enforceable to the same extent as if contained in the body of the building code.

15.08.020 Section 105.1.1 and 105.1.2. Annual Permit and Annual Permit record, deleted.

Section 105.1.1 of the California Building Code, 2016 Edition, Annual Permit is deleted.

Section 105.1.2 of the California Building Code, 2016 Edition, Annual Permit Record is deleted.

15.08.030 Section 105.3.2. Time Limitation, deleted.

Section 105.3.2 of the California Building Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code section 15.00.030.

15.08.040 Section 105.5. Permit Expiration and Extension, deleted.

Section 105.5 of the California Building Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code section 15.00.040.

15.08.050 Section 107.2.1.1. General Submittal Documents, amended.

Section 107.2.1.1 of the California Building Code, 2016 Edition, is amended by adding section 107.2.1.1 to read as follows:

107.2.1.1. Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger.

15.08.060 Section 107.2.5.2. Site Plan, added.

Section 107.2.5. of the California Building Code, 2016 Edition, is amended by adding section 107.2.5.2 to read as follows:

107.2.5.2. Site plan or plot plan shall indicate the direction and means of disposal of storm water runoff which shall be diverted to the public way and not to adjacent properties. Site plan or plot plan shall include the following information:

- 1). Location of utility electrical meter and service disconnect.
- 2). Location of utility natural gas meter
- 3). Location of rapid disconnect for new installation of a photovoltaic solar system.

15.08.070 Section 109.5.1. Fees Prescribed and Established by Resolution of the City Council, added.

Section 109 of the California Building Code, 2016 Edition, is amended by adding Section 109.5.1 to read as follows:

Section 109.5.1. Daly City Municipal Code General Regulations 15.00.020 are related Fees Prescribed and Established by Resolution of the City Council

15.08.080 Section 113. Board of Appeals, deleted.

Section 113 of the California Building Code, 2016 Edition, is deleted in its entirety and substituted by Daly City Municipal Code section 15.00.050.

15.00.090 Section 114.4.1. Violation Penalties Fee, added.

Section 114.4 of the California Building Code, 2016 Edition is amended by adding section 114.4.1 to read:

Section 114.4.1 Violation penalties fee shall be assessed per Daly Municipal Code section 15.00.020.

15.08.100 Section 406.3.4.4. Additional Residential Gypsum Board Requirements, added.

Section 406.3.4 of the California Building Code, 2016 Edition is amended by adding Section 406.3.4.4 and sub Section, to be numbered 406.3.4.4.1, 406.3.4.4.2 and 406.3.4.4.3 to read as follows:

406.3.4.4. Additional residential gypsum board requirements.

406.3.4.4.1 For dwellings that do not have fire-resistive separations between the private garage area or a carport and the dwelling unit, fire-resistive retrofit shall be required when habitable space is created by altering or improving existing unimproved space or by adding habitable space by expansion of an existing structure.

406.3.4.4.2 Fire resistive separations shall be constructed by installing fire taped Type X gypsum board throughout the entire garage area complying with section 406.1.4.1 to section 406.1.4.2, meaning all walls and ceilings adjoining living areas, where the garage walls are supporting living space above, those supporting walls will be protected by installing fire-taped Type X gypsum board.

406.3.4.4.3 All framing assemblies adjoining living space protected by gypsum board as required by 302.7.1 shall be insulated to R 13 standards in walls and R 19 standards in the ceiling/floor assembly.

15.08.110 Section 460. Requirements for Substantial Improvement or Change of Occupancy, added.

Section 460 of the California Building Code, 2016 Edition, is amended by adding the Requirements for Substantial Improvement or Change of Occupancy with the following subsections as follows:

Sec. 460.1. All existing buildings which undergo substantial improvement as defined in section 202 of the California Code of Regulation Title 24 Part 1 or change of occupancy that increase the current degree of public safety, health and general welfare shall conform with all requirements of California Existing Building Code.

EXCEPTION:

The appropriate persons involved with buildings of multiple use or mixed use occupancies wherein such improvement work is limited to a particular specific tenant space may apply for and receive permits for work related only to that specific tenant space provided that:

1. Such work conforms to all requirements of the adopted California Building Codes.
That tenant space demising wall construction be shall be of not less than one-hour fire-resistive construction unless provided with an approved automatic fire extinguishing system.
3. That if approved automatic fire extinguishing systems are installed that such systems shall not replace other fire resistive protection requirements or materials specified in the California Building Code.
4. Compliance Alternatives per section 3412 of the California Building Code 2013 Edition can be use as an Alternate Means and Methods subject to the approval of the Building Official to evaluate the change of occupancy that increase the current degree of public safety, health and general welfare in existing building while permitting the substantial repair, alteration, addition and change of occupancy without requiring full compliance to code currently in effect.

15.08.120 Section 501.2. Address Identification, deleted.

Section 501.2 of the California Building Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code General Regulations Section 15.00.060 Approved Numbers and Addresses.

15.08.130 Reserve.

15.08.140 Section 602.5.1. Exterior Siding Material, added.

Section 602.5. of the California Building Code, 2016 Edition of the California Building Code is amended by adding the following paragraph, to be numbered 602.5.1, to read as follows:

602.5.1. When the exterior wall is within eighteen inches (18") of the property line, and is Type V (A or B) construction, the wall shall be covered with $\frac{3}{4}$ inch nominal, naturally durable wood drop siding or similar manufactured materials with comparable life span.

15.08.150 Section 604. Use of Metal Sheets or Plates for External Covering of Roofs or Wall, added.

Section 601 of the California Building Code, 2016 Edition, amended by adding the following section 604.1 and sub-sections to read as follows:

Section 604.1. The use of metal sheets or plates for the external covering of roofs or walls is prohibited, anything in the Code notwithstanding, with the following exceptions:

1. Prefabricated and prefinished module siding approved by and acceptable to the Authorized Representative for specific installations.
Gasoline service stations and car wash structures as provided in Section 311 of this Code.
3. Building structures in an industrial zone.
4. Metal factory-manufactured tool sheds.
5. Architectural metal roofs with demonstrated resistance to corrosion, long term durability and cut edge protection acceptable to the authorized representative for specific installations.
6. Architectural features of copper metal roofing, copper granule containing asphalt shingles prohibited per Daly City Municipal Code 15.00.140 where the discharge of wastewater to storm drains is generated from the installation, cleaning, treating, and washing of the surface of copper roof.

15.08.160 Section 705.4.1. Walls Adjoining Property Line, added.

Section 705.4 of the California Building Code, 2016 Edition, is amended by adding the section 705.4.1 to read as follows:

Sec. 705.4.1. Walls Adjoining Property Lines between buildings built of wood frame construction next to each other or within eighteen nominal inches (18") of the property line, the wall shall be covered with $\frac{11}{16}$ inch nominal naturally durable wood drop siding or similar manufactured materials with comparable life span along the full length or width of buildings where any portion of two buildings could meet. Party walls are not permitted. A minimum one inch separation shall be provided between finished exterior wall surface and property line.

15.08.170 Section 809. Garbage Rooms Interior Finish, added.

Section 801 of the California Building Code, 2016 Edition, is amended by adding section 809 and sub-sections 809.1, 809.2, 809.3 and 809.4 to read as follows:

809. Garbage Rooms Interior Finish.

809.1. Shall be lined on all sides up four feet from the floor with galvanized iron of not less than No. 26 gauge U.S Standard. All seams and joints shall be interlocking and tight. As an alternate to the above, the following materials may be used: Concrete or concrete blocks finished with a smooth trowel stucco or similar materials, or one inch thick Portland cement on approved backing steel troweled to a smooth finish.

809.2. Shall have floors of concrete or quarry tile or other approved materials - no wood platforms.

809.3. Floor drains and hose bibs shall be required in, or within fifteen feet of, the garbage room in new construction.

809.4. Shall be provided with at least two garbage cans and as many more as may be considered necessary by the enforcement agency. They shall be constructed of at least No. 24 gauge U.S. Standard galvanized iron, all joints and seams riveted and soldered watertight. Each can shall be provided with a tight fitting metal cover, or any other method acceptable to the Health Department.

15.08.180 Section 903. Automatic Sprinkler System, deleted.

Section 903. of the California Building code, 2016 Edition, is deleted in its entirety and substituted by Daly City Municipal Code Section 15.32 and the 2016 California Fire Code. Automatic Fire Sprinkler Systems requirements shall be determined by the North County Fire Authority. Plan review, permits and inspections shall be under the North County Fire Authority.

15.08.190 Section 1030.1. Exception 5 and 6, Emergency Escape and Rescue, added.

Section 1030.1 of the California Building Code, 2016 Edition, is amended by adding the following exceptions, to be numbered exception 5 and 6, to read as follows:

Section 1030.1 exception 5. Emergency escape and rescue windows for Group R2 occupancies three (3) stories or less can open onto a yard that does not provide a direct means of access to the public way provided the yard has a minimum clear depth of 20 feet measured from the exterior wall to the property line, and extends to the full width of the parcel. The exterior wall where emergency escape and rescue window is located shall be protected by installing an approved non-combustible siding material or a 7/8" thick cement plaster on the exterior side of the wall. Openings in the protected fire rated wall are not required to be fire rated assemblies.

Section 1030.1 exception 6. Emergency escape and rescue windows for Group R2 occupancies three stories or less can open onto a yard not less than 10 feet in depth measured from the exterior wall to the property line and extends to the full width of the parcel. The yard

shall have direct and unobstructed access to an Exit Passageway complying with Section 1024 that leads directly to a public way.

15.08.200 Section 1203.6.1. Ventilation for Exterior Soffits, Bays, Projections and enclosed section under Exterior Stairs, added.

Section 1203.6 of the California Building Code, 2016 Edition, is amended by adding section 1203.6.1, to read as follows:

Sec. 1203.6.1. Ventilation for Exterior Soffits, Bays, Projections and enclosed sections under stairway. Ventilation shall be provided in an approved manner for all enclosed exterior soffits, bays, projections and and enclosed sections under stairs.

15.08.210 Table 1505.1. Minimum Roof Covering Classifications for Types of Construction, amended.

Table 1505.1 of the California Building Code, 2016 Edition, is amended by to read as follows:

Table 1505.1^a

Minimum Roof Covering Classification for Types of Construction

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

a. Unless otherwise required in accordance with chapter 7A within any twelve (12) month period, roof covering alterations which includes replacement or repair exceeding 50% of the projected area of the existing roof, requires the entire existing roof to be replaced with materials and construction as required for new roofs.

15.08.220 Section 1705.3. Concrete Construction Exception 1, amended.

Section 1705.3 Concrete construction of the California Building Code, 2016 Edition is amended to read as follows. The special inspection and test of concrete construction shall be performed by this section and TABLE 1705.3

Exceptions: Special inspections shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where structural design of footing is based on a specified compressive strength f'_c , no greater than 2,500 pounds per square inch (psi).

15.08.230 Section 1807.2.4. Retaining Wall, added.

Section 1807.2 of the California Building Code, 2016 Edition, is amended by adding subsection 1807.2.4 to read as follows:

Section 1807.2.4. Where it is necessary to retain earth to protect structures or adjoining property, a retaining wall must be constructed. Masonry and concrete walls higher than forty-eight inches from bottom of footing to top of wall, and wood walls higher than thirty-six inches (35") from bottom grade to top grade shall be designed by a licensed architect or engineer. Walls constructed of wood may be used to protect adjoining earth but may sustain no other loads.

Exception:

Walls constructed of wood to retaining backfilled clean earth and is mainly use for leveling a landscaping area or a planter box may be used and shall not sustain no other loads such as surcharge and not to exceed thirty eight inches in height measured from the finished grade to top of wall and shall have a minimum horizontal distance of six feet from any adjacent structures or building is exempted from design by a licensed architect or engineer.

15.08.240 Section 1905.1.7. ACI 318 Section 14.1.4.1 amended.

Section 1905.1.7 ACI 318, Section 14.1.4 of the California Building Code, 2016 Edition, is amended by deleting ACI 318, Section 14.1.4 and replace with the following:

14.1.4 - Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

14.1.4.1- Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

(a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

Exception:

In detached one- and two-family dwellings three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.

(b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. For footings that exceed 8" inches (203 mm) in thickness, A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exception:

In detached one- and two-family dwellings three stories or less in height and constructed with stud bearing walls, plain concrete footings with at least two

continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

15.08.250 Chapter 23 - Sections 2306 and 2308 Sheathing Used for Shearwall and Bracing Methods, amended.

Chapter 23 - Section 2306 and 2308 where the Type of Material used for Shearwall and Bracing Methods as described in Tables 2306.3(3) and 2308.6.3(3) are deemed to be not an approved materials and methods and are deleted:

Table 2306.3(3) Shearwall

1. Expanded metal or woven wire lath and Portland cement plaster, deleted
2. Gypsum lath, plain or perforated, deleted
3. Gypsum sheathing, deleted
4. Gypsum board, gypsum veneer base or water resistant gypsum backing board, deleted

Table 2308.6.3(3) Bracing Methods

1. LIB (Let-in-bracing), deleted
2. DWB (Diagonal wood boards), deleted
3. GB (Gypsum board- double sided), deleted
4. PBS (Particle board sheathing), deleted
5. PCP (Portland cement plaster), deleted
6. HPS (Hardboard panel siding), deleted

15.08.260 Section 3112. Trailers, Modular Units, Mobile Home added.

A new section, to be known as Section 3112 and sub-sections 3112.1, 3112.2, 3112.3 and 3112.4 to read as follows is added to Chapter of the California Building Code, 2016 Edition, which shall read as follows:

Section 3112. Trailers, Modular Units, Mobile Home:

3112.1. Trailers, modular units, mobile homes (except those mobile homes as defined in Sec. 15.40.010 B of the Daly City Municipal Code), travel trailers, house trailers, camp cars, campers or any other types of units, whether on wheels or not on wheels, and used for living quarters, shall be prohibited except in mobile home parks.

3112.2. Trailers, modular units, nor any other type unit as described in 3103.5.1, whether on wheels or not on wheels, shall not be used for any type of office-building or other business uses except they may be used for temporary offices for construction or sales purposes, formal educational occupancy and special events only, and with the specific approval of the Building Official per section 108 Temporary Structure and uses.

3112.3 Trailers, modular units or any type of unit as described in 3103.5.1 which are intended to be used for more than the specified time limitation per section California Building

Code section 108 is allowed with one extension for not more than 180 day with specific approval of the Building Official.

3112.4 Trailers, modular units or any type of unit as described in 3103.5.1 which is intended to be used as described in 3103.5.2 for more than 360 days will require specific approval of the Building Official and other Officials and Officers.

SECTION 3: Chapter 15.10 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.10 and Sections 15.10.010 through 15.10.200 are hereby added to Title 15, to read as follows:

EXHIBIT C

CHAPTER 15.10

RESIDENTIAL BUILDING CODE

Sections:

15.10.010	California Residential Building Code—Adoption—Where filed.
15.10.020	Section R105.2. Work Exempt from Permit, Building 1, amended.
15.10.030	Section R105.3.2. Time Limitation of Application, deleted.
15.10.040	Section 105.5. Permit Expiration and Extension, deleted.
15.10.050	Section R106.2.1. Site Plan or Plot Plan, added.
15.10.060	Section R106.2. 2. Construction Documents, added.
15.10.070	Section R108.7. Fees Prescribed and Established by Resolution of the City Council, added.
15.10.080	Section R112. Board of Appeals, deleted.
15.10.090	Section R113.2.1. Violation Penalties Fee, added.
15.10.100	Section 301.2. Climatic and Geographical Design Criteria Table R301.2(1), amended.
15.10.110	Section R302.6.1. Fire Protection Retrofits, added.
15.10.120	Section R303.1.1. Court, added.
15.10.130	Section R309.5. R309.6 and R313. Automatic Fire Sprinkler Systems, deleted.
15.10.140	Section R310.1.2. Emergency Escape and Rescue. Exception, substituted.
15.10.150	Section R319. Site Address, deleted.
15.10.160	Section R324.7.2.8. Location of Rapid Shutdown for Photovoltaic System, added.
15.10.170	Section R403.1.3. Seismic Reinforcement Exception, amended.
15.10.180	Section R602.10.4. Footnote “f” and “g” to Table 602.10.4, added.
15.10.190	Section R703.13. Exterior Covering, added.
15.10.200	Section R901. General Roof Assemblies, added.

15.10.10 California Residential Building Code – Adoption – Where Filed.

There is adopted by the city, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "California Residential Building Code, 2016 Edition," and excluding the following Appendices; A - Size and Capacities of Gas Piping; B - Size of Venting Systems Service Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use with Type B Vents; C - Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems; D -Recommended Procedures for Safety Inspection of an Existing Appliance Installation; E -Manufactured Housing Used as Dwellings; F - Passive Radon Gas Controls; G – Piping Standards for Various Applications; I – Private Sewage Disposal; J – Existing Buildings and Structures; K – Sound Transmission; L – Permit Fees; M – Home Day Care – R-3 Occupancy; N – Venting Methods; O – Automatic Vehicular Gates; P – Sizing of Water Piping System; R – Light Straw-Clay Construction; S – Strawable

Construction; T – Recommended Procedure for Worst –Case Testing of Atmospheric Venting Systems Under N1102.4 or N1105 Conditions $\leq 5ACH_{50}$; U – Solar-Ready Provisions – detached One- and Stwo-Family Dwellings, Mutiple Single-Family Dwellings (Townhouse); V – Swimming Pool Safety Act; W – Areas Protected By the Facilities of the Central Valley Flood Protection Plan and the whole hereof, save and except for such portions as are hereinafter set forth, of which code one copy has been and now is filed in the office of the city clerk and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the building code shall be enforceable to the same extent as if contained in the body of the residential building code.

15.10.020 Section R105.2. Work Exempt from Permit, Building 1, amended.

Section R105.2 of the California Residential Code, 2016 Edition, Work Exempted from Permit Building - item1 is amended and substituting the following paragraph to read as follows:

Building: Item 1.

One or more single story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the sum of the total floor area of these accessory structures does not exceed 120 square feet, with a maximum height of 10 feet.

Location.

Detached accessory structures shall not be located less than five (5) feet from the nearest exterior face of the residential building and not less than twelve (12) inches from a fence and where it will obstruct a bedroom window or door that is designed to be used for emergency escape and rescue per Section R310.

15.10.030 Section R105.3.2. Time Limitation of Application, deleted.

Section R105.3.2 of the California Residential Code 2016 Edition is deleted and substituted by Municipal Code General Regulations 15.00.030.

15.10.040 Section R105.5. Permit Expiration and Extension, deleted.

Section R105.5. of the California Residential Code 2016 Edition is amended and substituted by Municipal Code General Regulations 15.00.040.

15.10.050 Section R106.2.1. Site Plan or Plot Plan, added.

Section R106.2 of the California Residential Code, 2016 Edition, is amended by adding subsection R106.2.1 to read as follows:

Section R106.2.1 Site plan or plot plan shall indicate the direction and means of disposal of storm water runoff which shall be diverted to the public way and not to adjacent properties
Site plan or plot plan shall include the following information:

- 1). Location of utility electrical meter and service disconnect.
- 2). Location of utility natural gas meter
- 3). Location of rapid disconnect for new installation of a photovoltaic solar system.

15.10.060 Section R106.2.2. Construction Document, added.

Section R106.2 of the California Residential Code, 2016 Edition, is amended by adding subsection R106.2.2 to read as follows:

Section R106.2.2 Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger.

15.10.070 Section R108.7. Fees Prescribed and Established by Resolution of the City Council Fees, added.

Section R108. of the California Residential Code, 2016 Edition, is amended by adding Section R108.7 to read as follows:

Section 108.7. Daly City Municipal Code General Regulations 15.00.020 are Fees Prescribed and Established by Resolution of the City Council

15.10.080 Section R112. Board of Appeals, deleted.

Section R112 of the California Building Code, 2016 Edition, is deleted and substituted by General Regulations 15.00.050.

15.00.090 Section R113.2.1. Violation Penalties Fee, added.

Section R113.2 of the California Residential Code, 2016 Edition is amended by adding section R113.2.1 to read:

Section R113.2.1 Violation penalties fee shall be assessed per Daly Municipal Code section 15.00.020 Fees.

Section 15.10.100 Table R301.2(1). Climatic and Geographical Design Criteria, amended

Table R301.2(1) shall be as follows:

Ground Snow Load	0
------------------	---

Wind Design		
	Speed MPH	85 MPH
	Topographic Effects	No
Seismic Design Category		D2
	Wood Frame Single Family Residential Unit three stories maximum from grade plane.	
Subject to Damage From		
	Weathering	Negligible
	Frostline Depth	N/A
	Termite	None to Slight Check With A Licensed Pest Control Company
Winter Design Temperature		40
Ice Barrier Underlayment Required		N/A
Flood Hazard		Check With Public Works Department for Specific Area
Air Freezing Index Basis – National Climatic Data Center – San Francisco		44.7
Mean Annual Temperature		45

15.10.110 Section R302.6.1. Fire Protection Retrofits, added.

Section R302.6 of the California Residential Code, 2016 Edition, is amended by adding Section R302.6.1 with sub Sections R302.6.1.1 and R302.6.1.2 to read as follows:

R302.6.1. Additional residential gypsum board requirements: For homes that do not have fire protection between the Group U garage area or carport and the Group R-3, dwelling, fire-protection retrofit shall be required when new habitable space is created by the alteration of existing unimproved space, or by the expansion of an existing structure as follows:

R302.6.1.1. Fire separations shall be constructed by installing fire-taped 5/8 inch thick Type “X” gypsum board throughout the entire garage area, including all walls and ceilings adjoining living areas. Where the garage walls are supporting living space above, those supporting walls, including posts and beams, will be protected by installing fire-taped 5/8 inch thick Type “X” gypsum board.

R302.6.1.2 All framing assemblies adjoining conditioned spaces protected by gypsum board as required by R302.6.1 shall be insulated with properly installed R 13 insulation in walls and R 19 in the ceiling/floor assembly or with other approved materials complying with current California Energy Code.

15.10.120 Section R303.1.1. Court, added.

Section R303.1 of the California Residential Code, 2016 Edition, is amended by adding sub Section R303.1.1 to read as follows:

Section R303.1.1 Court. Requirements of courts as defined in R202 of the California Residential Code shall comply with Section 1206.3 of the California Building Code, 2016 Edition,

15.10.130 Section R309.5; R309.6 and R313. Automatic Fire Sprinkler Systems, deleted.

Section R309.5; R309.6 and R313 of the California Residential Code, 2016 Edition, is entirely deleted and all references to Automatic Fire Sprinkler Systems requirements in Section R309.5 and R309.6 and R313 and the entire body of the California Residential Code are replaced by Daly City Municipal Code 15.32 and the 2016 California Fire Code. Automatic Fire Sprinkler Systems requirements shall be determined by the North County Fire Authority. Plan review, permits and inspection shall be under the North County Fire Authority.

15.10.140 Section R310.1. Emergency Escape and Rescue. Exception, amended.

Section R310. Exception of the California Residential Code, 2016 Edition, is amended and substituted by the following paragraph to read as follows:

Section R310.1..Exception. Emergency escape and rescue windows for One- and Two-Family Residential Dwelling including Townhouses may open onto a yard that does not provide a direct means of access to the public way provided the yard has a minimum clear depth of 20 feet measured from the exterior wall to the property line, and that extends to the full width of the parcel. The exterior wall where emergency escape and rescue window is located shall be protected by installing an approved non-combustible siding material or a 7/8" thick cement plaster on the exterior side of the wall. Openings in the protected fire rated wall are not required to be fire rated assemblies.

15.10.150 Section R319. Site Address, deleted.

Section R319 of the California Residential Code, 2016 Edition, is deleted in its entirety and substituted by Daly City Municipal Code section 15.08.060

15.10.160 Section R324.7.2.8. Location of Rapid Shutdown for Residential Photovoltaic System, added.

Section R324 of the California Residential Code 2016 Edition is amended by adding section R324.7.2.8 to read as follows:

Section R324.7.2.8. Rapid Shutdown as required by the Article 690.12 of the California Electrical Code 2016 Edition shall be located in a readily accessible location at the exterior of the building for small roof top solar system 10 kilowatts or less.

15.10.170 Section R403.1.3. Seismic Reinforcement Exception, amended.

Section 403.1.3 of the California Residential Code, 2016 Edition is amended by substituting the following paragraph to read as follows:

Section R403.1.3 Seismic Reinforcing for concrete footings located in Seismic Design Categories D0, D1 and D2, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars, one top and one bottom and not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing. Reinforcement shall be installed with support and cover in accordance with Section R403.1.3.5.

15.10.180 Section R602.10.4. Footnote “f” and “g” to Table 602.10.4, added.

Section R602.10.4 of the California Residential Code, 2016 Edition, is amended by adding Footnote “f” to the end of Table 602.10.4 Bracing Method to read as follows:

Footnote “f”. In Seismic Design Categories D0, D1, and D2, Method **GB**-(Gypsum wall board), **LIB**-(Let-in-bracing), **DBW**-(Diagonal wood board), **SFB**-(Structural fiberboard sheathing), **PBS**-(Particleboard sheathing), **PCP**-(Portland cement plaster), **HPS**-(hardboard panel siding), are not permitted as Bracing Methods

Footnote “g” In Seismic Design Categories D0, D1, and D2, Material used for Shearwall shall comply with Daly City Municipal Code 15.08.250.

15.10.190 Section R703.13. Exterior Covering, added

Section R703 of the California Residential Code, 2016 Edition, is amended by adding Section R703.13 with sub Sections R703.13.1 and 703.13.2 to read as follows:

Section R703.13 Exterior Wall Covering

Section R703.13.1. When the exterior wall is within eighteen inches (18") of the property line, the exterior wall shall be covered with 1 1/16" nominal, naturally durable, wood drop siding or similar manufactured materials with comparable life span.

Exception: Exterior walls facing public right of way.

Section R703.13.2. Walls Adjoining Property Lines. On buildings built within eighteen inches (18") of each other or within eighteen inches (18") of the property line, the exterior wall shall be covered with 1 1/16" nominal naturally durable wood drop siding or similar manufactured materials with comparable life span along the full length or width of buildings where any portion of two buildings could meet. Party walls are not permitted. A minimum one

inch separation shall be provided between the finished exterior wall surface and the property line.

15.10.200 Section R901. General Roof Assemblies, added.

Section R901 of the California Residential Code, 2016 Edition, is amended by adding R901.2 to read as follows:

Sec. R901.2 All new roof covering materials as stated in Section R902.1 for Residential Group R occupancy classifications shall have a fire rating of Class B, or better, which complies Fire-retardant Roofing, when tested in accordance with UL790 or ASTM E 108-07a

Within any twelve (12) month period, roof covering alterations which includes replacement or repair exceeding 50% of the projected area of the existing roof, requires the entire existing roof to be replaced with materials and construction as required for new roofs.

All references referring to the use of a fire-retardant roof covering Class C are hereby deleted.

SECTION 4. Chapter 15.14 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.14 and Sections 15.14.010 through 15.14.070 are hereby added to Title 15, to read as follows:

EXHIBIT D

CHAPTER 15.14

INTERNATIONAL PROPERTY MAINTENANCE CODE

Sections:

- 15.14.010 Adopted.
- 15.14.020 Section [A] 101.1. Terms Explained.
- 15.14.030 Section 103. Terms Explained.
- 15.14.040 Section [A] 106.3. Failure to Obey Order, substituted.
- 15.14.050 Section 106.4. Violation Penalties, deleted.
- 15.14.060 Section 109.4.1. Cost Recovery for Authorized Emergency Abatement of Immediate Life, Health and Safety Hazards, added.
- 15.14.070 Section 109.6. Hearing, deleted.
- 15.14.080 Section 111. Means of Appeal, deleted.

15.14.010 International Property Maintenance Code Adopted as Reference.

There is adopted by the city, for the purpose of prescribing regulations for the protection of the public health and safety of its inhabitants, that certain code known as the "International Property Maintenance Code, 2015 Edition," as published by the International Code Council, Inc., and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended, as hereinafter set forth, of which code one copy is on file in the office of the city clerk, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

15.14.020 Section [A] 101.1. Terms Explained.

the International Property Maintenance Code 2015 Edition, be changed to "ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE CITY COUNCIL OF THE CITY OF DALY CITY".

15.14.030 Section 103. Terms Explained

Section 103 of the International Property Maintenance Code 2015 Terms Explained.

The term "Code Official" is the Building Official

The term "Department of Property Maintenance Inspection is changed to

"Enforcement of the Order of the Building Official or the City Council of the City of Daly City"

The term “Chief Appointing Authority” is the City Manager.

15.14.040 Section 106.3. Failure to Obey Order, substituted.

Section 106.3 of the international Property Maintenance Code 2015 Edition is amended by substituting the title Prosecution of violation to read “Failure to Obey Order”

15.14.050 Section 106.4. Violations Penalties, deleted

Section 106.4 of the International Property Maintenance Code, 2015 Edition, referencing to “Violation Penalties,” is deleted in their entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code Chapter 15.00.020.

15.14.060 Section 109.4.1. Cost Recovery for Authorized Emergency Abatement of Immediate Life, Health and Safety Hazards, added.

Section 109.4 of the International Property Maintenance Code, 2015 Edition, is amended by adding subsection 109.4.1 to read as follows:

Section 109.4.1. Cost Recovery. Expenses incurred for any action taken on such premises by the Enforcement of the Order of the Building Official or the City Council for authorized emergency abatement of Life, Health and Safety Hazards as authorized by the Chief Appointing Authority shall be recovered through reimbursement by the property owner.

In the event that expenses incurred for any action taken on such premises cannot be recovered through reimbursement by the property owner, the real estate upon which the structure is located shall be charge by placing a lien upon such real estate subject to the approval by City Council.

15.14.070 Section 109.6. Hearing, deleted.

Section 109.6 of the International Property Maintenance Code, 2015 Edition is deleted and substituted by Daly City Municipal Code section 15.00.050.

15.14.080 Section 111. Means of Appeal, deleted.

Section 111 of the International Property Maintenance Code, 2015 Edition is deleted and substituted by Daly City Municipal Code section 15.00.050.

SECTION 5: Chapter 15.16 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.16 and Sections 15.16.010 through 15.16.120 are hereby added to Title 15, to read as follows:

EXHIBIT E

CHAPTER 15.16

MECHANICAL CODE

Sections:

<u>15.16.010</u>	<u>Adopted.</u>
<u>15.16.020</u>	<u>Section 104.3.1. Construction Documents, added.</u>
<u>15.16.030</u>	<u>Section 104.3.2.1 Plan Review Established Fees, added.</u>
<u>15.16.040</u>	<u>Section 104.3.3. Time Limitation of Application, deleted.</u>
<u>15.16.050</u>	<u>Section 104.4.3. Expiration, deleted.</u>
<u>15.16.060</u>	<u>Section 104.4. Extensions, deleted.</u>
<u>15.16.070</u>	<u>Section 104.5. Fee Schedule Table 104.5 Mechanical Permit Fees, deleted.</u>
<u>15.16.080</u>	<u>Section 104.5.2.1. Investigation Fee, added.</u>
<u>15.16.090</u>	<u>Section 104.5.3.4. Fee Refunds, added.</u>
<u>15.16.100</u>	<u>Section 106.3.1. Assessment of Penalties, added.</u>
<u>15.16.110</u>	<u>Section 107. Board of Appeals, deleted.</u>
<u>15.16.120</u>	<u>Section 510.7.1. Grease Duct Enclosure Exception, added.</u>

15.16.010 Adopted.

There is adopted by the city for the purpose of prescribing regulations for the protection of the public health and safety, that certain code known as the California Mechanical Code, 2016 Edition, including the appendices thereto, published by the International Association of Plumbing and Mechanical Officials, and the whole thereof, save and except Appendix A - Residential plans examiner review form for HVAC System Design, Appendix B - Procedures to be followed to place gas equipment in operation, Appendix C - Installation and testing of oil (liquid) fuel-fired equipment, Appendix D - Fuel supply: manufactured/mobile home parks and recreational vehicle parks, Appendix E - Sustainable practice, Appendix F - Sizing of venting systems and outdoor combustion and ventilation opening design, Appendix G - Example calculation of outdoor air rate are adopted for reference and such portions as are hereinafter deleted, modified or amended, as set forth in this chapter, of which code one copy has been and now is filed in the office of the city clerk, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the day on which the ordinance is codified, this chapter shall take effect; the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the California Mechanical Code shall be enforceable to the same extent as if contained in the body of the Mechanical Code.

15.16.020 Section 104.3.1.1. Construction Documents, added

Section 104.3.1 of the California Mechanical Code, 2016 Edition, is amended by adding section 104.3.1.1 to read as follows:

104.1.1.1. Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger.

15.16.030 Section 104.3.2.1. Plan Review Established Fee, added

Section 104.3.2 of the California Mechanical Code , 2016 Edition is amended by adding section 104.3.2.1 to read as follows:

Section 104.3.2.1 Plan review for mechanical work shall be determined by Daly City Municipal Code section 15.00.020.

15.16.040 Section 104.3.3. Time Limitation of Application, deleted

Section 104.3.3 of the California Mechanical Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code General Regulations 15.00.030.

15.16.050 Section 104.4.3. Expiration, deleted

Section 104.4.3 of the California Mechanical Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code regulation 15.00.030

15.16.060 Section 104.4.4. Extensions, deleted

Section 104.4.4 of the California Mechanical Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code regulation 15.00.030

15.16.070 Section 104.5. –Fee Schedule Table 104.5 Mechanical Permit Fees. deleted.

Section 104.5 – Fee Schedule Table 104.5 Mechanical Permit Fees of the California Mechanical Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code section 15.00.020.

15.16.080 Section 104.5.2.1. Investigation Fee, added

Section 104.5.2 of the California Mechanical Code, 2016 Edition, is amended by adding section 104.5.2.1 to read as follows:

Section 104.5.2.1 Investigation fee shall be assessed per Daly City Municipal Code section 15.00.020.

15.16.090 Section 104.5.3.4. Fee Refunds, added

Section 104.5. of the California Plumbing Code, 2016 Edition, is amended by adding 104.5.4 to read as follows:

Section 104.5.4 Refunding of fee shall be per Daly City Municipal Code section 15.00.020.

15.16.100 Section 106.3.1. Assessment of Penalties Added

Section 106.3 of the California Mechanical Code, 2016 Edition, , is amended by adding section 106.3.1 to read as follows:

Section 106.3.1 Assessment of penalties shall be per Daly City Municipal Code section 15.00.020

15.16.110 Section 107. Board of Appeals, deleted.

Section 107 of the California Mechanical Code, 2016 Edition, is deleted in its entirety and substituted by Daly City Municipal Code section 15.00.050.

15.16.120 Section 510.7.1. Grease Duct Enclosure Exception Added.

Section 510.7.1 of the California Mechanical Code 2016 Edition is amended by adding Exception to read as follows:

Exception:

1. Grease duct wall enclosures shall be at least one-hour fire resistive construction in all buildings and shall be two-hour fire resistive construction in Types I and II fire-resistive buildings.
2. An approved Fire Wrap with an Underwriter's Laboratory (U.L.) or International Code Council Evaluation Service (ICCES) certification may be used as In-lieu of a grease duct wall enclosure and shall be installed by a certified fire wrap installer.

SECTION 6. Chapter 15.20 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.20 and Sections 15.20.010 through 15.20.240 are hereby added to Title 15, to read as follows:

EXHIBIT F

CHAPTER 15.20

PLUMBING CODE

Sections:

<u>15.20.010</u>	<u>Adopted.</u>
15.20.020	Section 104.3.1.1. Construction Documents, added
15.20.030	Section 104.3.2.1. Plan Review Established Fee, added
15.20.040	Section 104.3.3. Time Limitation of Application, deleted
15.20.050	Section 104.4.3. Expiration, deleted
15.20.060	Section 104.4. Extensions, deleted
15.20.070	Section 104.5. –Fee Schedule Table 104.5 Plumbing Permit Fees, deleted.
15.20.080	Section 104.5.2.1. Investigation Fee, added
15.20.090	Section 104.5.3. Fee Refunds, added
15.20.100	Section 106.3.1. Assessment of Penalties, added.
15.20.110	Section 107. Board of Appeals, deleted.
15.20.120	Section 301.2.6. Minimum Plumbing Standards within a Building Structure, added.
15.20.130	Section 310.6.1. Prohibited Fittings and Practices, added.
15.20.140	Section 401.3.1. Indoor Water Use Efficiency and Conservation, added.
15.20.150	Section 507.27. Additional Requirements - Protection of Water Heater from Damage, added
15.20.160	Section 602.5. Unlawful Connections, added.
15.20.170	Section 604.10. Plastic Material, deleted.
15.20.180	Section 604.14. Material for Water Piping and Fitting, added.
15.20.190	Section 604.15. Plastic Parts Included with Approved Appliance, added.
15.20.200	Section 612.0. Residential Fire Sprinkler Systems, deleted.
15.20.210	Section 703.1.1. Sizing of Building Drain and Building Sewer Pipe, added.
15.20.220	Section 707.4. Location of Cleanouts, deleted.
15.20.230	Section 713.8. Administrative Authority Relating to Building Sewer, added.
15.20.240	Section 1208.6.1. Gas Meter Location, amended.

15.20.010 Adopted.

There is adopted by the city for the purpose of prescribing regulations for the protection of the public health and safety, that certain code known as the California Plumbing Code, 2016 Edition, including the appendices thereto, published by the International Association of Plumbing and Mechanical Officials, and the whole thereof, save and except : Appendix B Explanatory notes on combination waste and vent system, Appendix C Alternate plumbing systems, Appendix E, Manufactured/mobile home park and recreational Vehicle Park, Appendix F Firefighter breathing air replenishment systems, Appendix G Sizing of venting systems, Appendix H, Private Sewage disposal System, Appendix I Installation standard for PEX tubing systems for Hot-and –cold-water distribution, Appendix

J Combination of indoor and outdoor combustion and ventilation opening design, Appendix K Potable rainwater catchment systems, and Appendix L, Sustainable Practice which are adopted by reference and such portions as are hereinafter deleted, modified or amended, as set forth in this chapter, of which code one copy has been and now is filed in the office of the city clerk, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the day on which the ordinance is codified, this chapter shall take effect; the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the California Plumbing Code shall be enforceable to the same extent as if contained in the body of the mechanical code.

15.16.020 Section 104.3.1.1. Construction Documents, added

Section 104.3.1 of the California Plumbing Code, 2016 Edition, is amended by adding section 104.3.1.1 to read as follows:

104.1.1.1. Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger.

15.20.030 Section 104.3.2.1. Plan Review Established Fee, added

Section 104.3.2 of the California Plumbing Code , 2016 Edition is amended by adding section 104.3.2.1 to read as follows:

Section 104.3.2.1 Plan review for plumbing work shall be determined by Daly City Municipal Code section 15.00.020 fees prescribed and established by resolution of the City Council.

15.20.040 Section 104.3.3. Time Limitation of Application, deleted

Section 104.3.3 of the California Plumbing Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code 1500.030.

15.20.050 Section 104.4.3. Expiration, deleted

Section 104.4.3 of the California Plumbing Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code 15.00.030

15.16.060 Section 104.4.4. Extensions, deleted

Section 104.4.4 of the California Plumbing Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code 15.00.030

15.16.070 Section 104.5. –Fee Schedule Table 104.5 Plumbing Permit Fees, deleted.

Section 104.5 – Fee Schedule Table 104.5 Plumbing Permit Fees of the California Plumbing Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code section 15.00.020 Fees Prescribed and Established by Resolution of the City Council.

15.20.080 Section 104.5.2.1. Investigation Fee, added

Section 104.5.2 of the California Plumbing Code, 2016 Edition, is amended by adding section 104.5.2.1 to read as follows:

Section 104.5.2.1 Investigation fee shall be assessed per Daly City Municipal Code section 15.00.020 fees prescribed and established by resolution of the City Council.

15.20.090 Section 104.5.3. Fee Refunds, amended

Section 104.5.3 of the California Plumbing Code, 2016 Edition, is amended by adding 104.5.4 to read as follows:

Section 104.5.4 Refunding of fee shall be per Daly City Municipal Code section 15.00.020 fees prescribed and established by resolution of the City Council.

15.16.100 Section 106.3.1. Assessment of Penalties, added

Section 106.3 of the California Plumbing Code, 2016 Edition,, is amended by adding section 106.3.1 to read as follows:

Section 106.3.1 Assessment of penalties shall be per Daly City Municipal Code section 15.00.020 fees prescribed and established by resolution of the City Council.

15.16.110 Section 107. Board of Appeals, deleted.

Section 107 of the California Plumbing Code, 2016 Edition, is deleted in its entirety and substituted by Daly City Municipal Code section 15.00.050 Procedure for Appeals.

15.20.120 Section 301.2.6. Minimum Plumbing Standards within a Building Structure, added.

Section 301.2. of the California Plumbing Code, 2016 Edition, is amended by adding Section 301.2.6 to read as follows:

Section 301.2.6. Acrylonitrile-butadiene-styrene (ABS), for drain, waste and vent fittings; Polyvinyl Chloride (PVC), for drain, waste and vent fittings; Cross-linked Polyethylene (PEX), Cross-linked Polyethylene-Aluminum-Cross-linked Polyethylene (EEX-AL-EEX), Polyethylene-Aluminum-Polyethylene (PE-AL-PE) for water; Polyethylene (PE) for building supply or for natural gas yard piping; Polyethylene (PE), Chlorinated

Polyvinyl Chloride (CPVC) and Polyvinyl Chloride (PVC) for water services are not otherwise deemed to be an approved plumbing material for use within a building or structure. All references to ABS, CPVC, PVC, PEX, EEX-AL-EEX, PE-AL-PE and PE materials throughout the body of the California Plumbing Code, 2016 Edition, are hereby deleted except as otherwise defined in this chapter.

EXCEPTION:

When a backflow preventer device is located on the exterior of the building, cold water piping for private irrigation sprinkler system installations may be PE or PVC downstream of the backflow preventer device. When such backflow preventer device is located on the interior of the building, the interior piping shall be of approved metal piping.

15.20.130 Section 310.6.1. Prohibited Fittings and Practices, added.

Section 310.6 of the California Plumbing Code, 2016 Edition, is by adding Section 310.6.1

Section 310.6.1 Approved Material Connecting Dissimilar Material.

310.6.1. Except for necessary valves, where mixing of dissimilar metals occur, the point of connection shall be confined to exposed or readily accessible locations and all connections between the two will be made by a brass nipple at least six inches (6") long or other methods approved by the Administrative Authority.

15.20.140 Section 401.3.1. Indoor Water Use Efficiency and Conservation, added.

Section 401.3 of the California Plumbing Code, 2016 Edition, is amended by adding section 401.3.1 to read as follows:

Section 401.3.1 All new construction and applicable remodels shall have, at a minimum, fixtures that comply with the Daly City Municipal Code 15.66 “Water Use Efficiency Table” for the following California Plumbing Code sections and plumbing fixtures: section 407-Lavatories, section 408-Showers, 411- section Water Closets, section 414-Diswashing Machines, section 417-Faucets and Fixture Fittings and section 420-Sinks.

Indoor Water Use Efficiency Table

Fixture	Residential	Non-Residential
Toilets	≤ 1.28 gpf, and ≥350 grams	≤ 1.28 gpf, and ≥350 grams
Urinals	≤ 0.5 gpf	≤ 0.5 gpf
Showers	≤ 2.0 gpm	≤ 2.0 gpm
Bathroom faucets	≤ 1.5 gpm	≤ 0.5 gpm
Kitchen faucets	≤ 2.2 gpm	≤ 2.2 gpm
Clothes washers	≤ 6.0 Water Factor	≤ 6.0 Water Factor

Dishwashers	≤6.5 gal/cycle, or Energy Star Qualified	Energy Star Qualified
Cooling towers	≥5 - 10 cycles, or ≥2.5 LSI	≥5 - 10 cycles, or ≥2.5 LSI
Food steamers	—	Boiler less, or Self-contained
Ice machines	—	≤25 gal/100 lbs. ice, or Air-cooled
Pre-rinse spray valves	—	≤1.15 gpm
Automatic vehicle wash facilities	—	≥50% of water that is recycled on site
Commercial refrigeration	—	Closed loop, or air cooled
Meters	Sub meters for RMF, and separate meter for outdoor if landscape >5,000 sq. ft.	Sub meters, and separate meter for outdoor if landscape >5,000 sq. ft.

Definitions:

- a. "Energy Star qualified" means that a given fixture meets the United States Environmental Protection Agency standard for an energy efficient product.
- b. "gal/cycle" means gallons per cycle.
- c. "gal/100 lbs ice" means gallons per hundred pounds of ice.
- d. "gpf" means gallons per flush.
- e. "gpm" means gallons per minute.

15.20.150 Section 507.27. Additional Requirements - Protection of Water Heater from Damage, added.

Section 507.0 of the California Plumbing Code, 2016 Edition, is amended by adding subsection 507.27, sub Sections 507.27.1, 507.27.2 and 507.27.3 to read as follows:

Section 507.27. Additional Requirements for Protection of Water Heater from Damage.

507.27.1. The owner of the property shall be required to conform to Sections 507.13 and, 507.14 in either of the following instances:

507.27.2. Whenever a building permit is issued in connection with said property, and said building permit is issued based on a valuation of \$1,000.00 or more for work adding or modifying habitable space.

507.27.3. Prior to sale or transfer of the property.

15.20.160 Section 602.5. Unlawful Connections, added.

Section 602.0 of the California Plumbing Code, 2016 Edition, amended by adding subsection 602.5 to read as follows:

Section 602.5. Other Unlawful Connections.

602.5. No installation of potable water supply piping or part thereof shall be designed in such a manner that the water system will have dead ends, incapable of being circulated, except for domestic fire sprinkler systems when sprinkler system is connected directly to the domestic service piping system. An approved backflow device shall be installed at the point of connection between the domestic piping and the sprinkler piping.

15.20.170 Section 604.10. Plastic Material, deleted.

Section 604.10 including exception of the California Plumbing Code, 2016 Edition, is deleted. Grounding methods shall be referenced to California Electrical Code:

15.20.180 Section 604.14. Material for Water Piping and Fitting, added.

Section 604.0 of the California Plumbing Code, 2016 Edition, is amended by adding subsection 604.14 to read as follows:

Section 604.14. Materials for Water Piping and Fitting.

604.14. Water piping and fittings shall be of brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron, galvanized steel, or other approved materials. Copper water pipe, as defined in Section 903.2, manufactured to recognize standards shall be used for cold water service supply systems outside a building, between the meter and the building.

15.20.190 Section 604.15. Plastic Parts Included with Approved Appliance, added.

Section 604 of the California Plumbing Code, 2016 Edition, is amended by adding subsection 604.15 to read as follows:

Section 604.15. Plastic Plumbing Parts Included with Approved Appliance or Fixture.

604.15 Plastic Plumbing Parts included as part of an approved appliance or plumbing fixture when readily accessible for repair or replacement is deemed to be an approved material as determined by the Administrative Authority.

15.20.200 Section 612.0. Residential Fire Sprinkler Systems, deleted.

Section 612.0 of the California Plumbing Code, 2016 Edition, is deleted in its entirety and substituted by Daly City Municipal Code Section 15.32 and the 2016 California Fire Code. Fire Sprinkler Systems requirements shall be determined by the North County Fire

Authority. Plan review, permits and inspections shall be under the North County Fire Authority.

15.20.210 Section 703.1.1. Sizing of Building Drain and Building Sewer Pipe, added.

Section 703 of the California Plumbing Code, 2016 Edition, is amended by adding section 703.1.1 to read as follows:

Section 703.1.1 Size of Building Drain and Building Sewer Pipe

703.1.1. The main building drain and building sewer waste line shall be a minimum of 4".

EXCEPTION:

Alternative Engineered Design complying with California Plumbing code section 301.5 and approved sewer pump discharge assemblies.

15.20.220 Section 707.4. Location of Cleanouts, deleted.

Section 707.4 of the California Plumbing Code, 2016 Edition, is deleted and the following paragraph is substituted to read as follows:

Section 707.4 Location of Cleanouts.

707.4 Each horizontal drainage pipe shall be provided with a cleanout at its upper terminal, and each run of piping, which is more than fifty feet (50') in total developed length, shall be provided with a cleanout for each fifty feet (50') or fraction thereof, in length of such piping. An additional cleanout shall be provided in a drainage line for each aggregate horizontal change of direction exceeding 135 degrees. A cleanout shall be installed above the fixture connection fitting, serving each urinal, regardless of the location of the urinal in the building.

Exceptions:

- (1) Cleanouts shall be permitted to be omitted on a horizontal drain line less than 5 feet (1524 mm) in length unless such line is serving sinks or urinals.
- (2) Cleanouts shall be permitted to be omitted on a horizontal drainage pipe installed on a slope of 72 degrees or less from the vertical angle (one-fifth bend).
- (3) Excepting the building drain, its horizontal branches, and urinals, a cleanout shall not be required on a pipe or piping that is above the floor level of the lowest floor of the building.

15.20.230 Section 713.8. Administrative Authority Relating to Building Sewer, added.

Section 713.0 of the California Plumbing Code, 2016 Edition, is amended by adding section 713.8 to read as follows:

Section 713.8. Administrative Authority Relating to Building Sewer.

713.8. The North San Mateo County Sanitation District and the Bayshore Sanitary District is referred to as the Administrative Authority for their requirements as to fees, inspections, types of pipes and fittings, pipe sizes and other requirements, relating to building sewers.

15.20.240 Section 1208.6.1. Gas Meter Location, amended.

Section 1208.6.1 of the California Plumbing Code, 2016 Edition, is amended by substituting to read as follows:

Section 1208.6.1. Gas Meter Locations.

1208.6.1. All gas meters shall be located on the exterior and shall be installed in accordance with the State Public Utilities Commission's approved Pacific Gas and Electric Standards. All Utility service meters and related equipment shall be screened from public view by enclosure or other method approved by the Administrative Authority

SECTION 7. Chapter 15.22 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.22 and Sections 15.22.010 through 15.22.050 are hereby added to Title 15, to read as follows:

EXHIBIT G

CHAPTER 15.22

CALIFORNIA GREEN BUILDING STANDARDS CODE

Sections:

- | | |
|-----------|---|
| 15.22.010 | California Green Building Standards Code adopted. |
| 15.22.020 | Section 4.303.1.4.5. Minimum Indoor Plumbing Fixtures and Fitting Requirements, added by reference. |
| 15.22.030 | Section 5.303.5. Minimum Indoor Plumbing Fixtures and Fitting Requirements, added by reference. |
| 15.22.040 | Appendix A4. Residential Enhanced Voluntary Measures Division A4.6 -- Tier 1 and Tier 2, deleted. |
| 15.22.050 | Appendix A5. Non-Residential Enhanced Voluntary Measures Division A5.6 -- Tier 1 and Tier 2, deleted. |

There is adopted by the city, for the purpose of prescribing regulations for the protection of the public health and safety of its inhabitants, that certain code known as the California Green Building Standards Code, 2016 Edition, including the appendices thereto, as published by the International Code Council, and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended, as hereinafter set forth, of which code one copy is on file in the office of the clerk, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the California Green Building Standards Code shall be enforceable to the same extent as if contained in the body of the California Green Building Standards Code.

15.22.020 – Section 4.303.1.4.5. Minimum Indoor Plumbing Fixtures and Fitting, added by reference.

Section 4.303.1 of the California Green Building Standards Code, 2016 Edition, is amended by adding section 4.303.1.4.5.

4.303.1.4.5 Minimum Indoor Fixture Requirements of the Daly City Municipal Code 15.66.040 is adopted by reference.

Minimum Indoor Fixture Requirements

Adopted by Reference

(Municipal Code 15.66.040)

All new construction and applicable remodels will have, at a minimum, fixtures that comply with the efficiency standards listed below (the "Indoor Water Use Efficiency Table"):

Fixture	Residential	Non-Residential
Toilets	≤ 1.28 gpf, and ≥ 350 grams	≤ 1.28 gpf, and ≥ 350 grams
Urinals	≤ 0.5 gpf	≤ 0.5 gpf
Showers	≤ 2.0 gpm	≤ 2.0 gpm
Bathroom faucets	≤ 1.5 gpm	≤ 0.5 gpm
Kitchen faucets	≤ 2.2 gpm	≤ 2.2 gpm
Clothes washers	≤ 6.0 Water Factor	≤ 6.0 Water Factor
Dishwashers	≤ 6.5 gal/cycle, or Energy Star Qualified	Energy Star Qualified
Cooling towers	$\geq 5 - 10$ cycles, or ≥ 2.5 LSI	$\geq 5 - 10$ cycles, or ≥ 2.5 LSI
Food steamers	—	Boiler less, or Self-contained
Ice machines	—	≤ 25 gal/100 lbs. ice, or Air-cooled
Pre-rinse spray valves	—	≤ 1.15 gpm
Automatic vehicle wash facilities	—	$\geq 50\%$ of water that is recycled on site
Commercial refrigeration	—	Closed loop, or air cooled
Meters	Sub meters for RMF, and separate meter for outdoor if landscape $> 5,000$ sq. ft.	Sub meters, and separate meter for outdoor if landscape $> 5,000$ sq. ft.

Definitions:

- Energy Star qualified" means that a given fixture meets the United States Environmental Protection Agency standard for an energy efficient product.
- "gal/cycle" means gallons per cycle.
- "gal/100 lbs ice" means gallons per hundred pounds of ice.
- "gpf" means gallons per flush.
- "gpm" means gallons per minute.

15.22.030 – Section 5.303.5. Minimum Indoor Plumbing Fixture and Fitting requirement, added by reference.

Section 5.303 of the California Green Building Standards Code, 2016 Edition, is amended by adding section 5.303.5 to read as follows:

5.303.5 Minimum Indoor Fixture Requirements of the Daly City Municipal Code 15.66.040 is adopted by reference.

15.22.040 – Appendix A4. Residential Enhanced Voluntary Measures Division A4.6 -- Tier 1 and Tier 2 of, deleted.

Appendix chapter A4 Division A4.6 Tier 1 and Tier 2 enhanced residential voluntary measures of the California Green Building Standards Code, 2016 Edition, are deleted. “The measures contained in this appendix are not mandatory unless adopted by a city, county, or city and county as specified in section 101.7.

15.22.050 Appendix A5. Non-Residential Enhanced Voluntary Measures Division A5.6 – Tier 1 and Tier 2, deleted.

Appendix Chapter A5 Division A5.6 of the California Green Building Standards Code 2016 Edition Calgreen Tier 1 and Tier 2 non-residential enhanced voluntary measures deleted. “The measures contained in this appendix are not mandatory unless adopted by a city, county, or city and county as specified in section 101.7.”

SECTION 7. Chapter 15.24 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.24 and Sections 15.24.010 through 15.24.120 are hereby added to Title 15, to read as follows:

EXHIBIT H

CHAPTER 15.24

ELECTRICAL CODE

Section:

- 15.24.010 Adopted.
- 15.24.020 Article 89.108.4.2.1. Fees Prescribed and Established by Resolution of the City Council. added.
- 15.24.030 Article 89.108.4.2.1. Plan Review Established Fee, added.
- 15.24.040 Article 89.108.4.3.2. Time Limitation of Application, added.
- 15.24.050 Article 89.108.4.3.3. Time Limitation of a Permit, added.
- 15.24.060 Article 89.108.8. Appeals Board, deleted.
- 15.24.070 Article 210.11(C) (4). Storage Room Branch Circuit for Residential Dwelling Units Covered under the California Residential Code, Added.
- 15.24.080 Article 230-43. Service Entrance Enclosure, Substituted.
- 15.24.090 Article 230-70(A) (1). Location of Disconnecting Means, substituted.
- 15.24.100 Article 310-1(A). Conductor Material, added.
- 15.24.120 Article 690.12 (6). Rapid Shutdown for Small Residential Rooftop Solar system10 kilowatts or less.

15.24.010 California Electrical Code—Adopted.

There is adopted by the city, for the purpose of prescribing regulations for the protection of the public health and safety, that certain electrical code known as the "California Electrical Code, 2013 Edition," as published by the National Fire Protection Association, save and except such portions as are hereinafter deleted, modified or amended as hereinafter set forth, of which code one copy has been and now is on file in the office of the city clerk of the city, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the day on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

15.24.020 Article 89.108.4.2.1. Fees Prescribed and Established by Resolution of the City Council Added.

Article 89.108.4.2 of the California Electrical Code, 2016 edition is amended by adding Article 89.108.4.2.1 to read as follows:

Article 89.108.4.2.1. Fees as prescribed to defray cost of enforcing rules and regulations of the Electrical Code is referenced to Daly City Municipal Code section 15.00.020, Fees Prescribed and Established by Resolution of the City Council.

15.24.030 Article 89.108.4.2.2. Plan Review Established Fee, added.

Article 89.108.4.2 of the California Electrical Code, 2016 Edition, is amended by adding section 89.108.4.2.1 to read as follows:

Article 89.108.4.2.1 Plan Review Fee for electrical work shall be determined by Daly City Municipal Code 15.00.020.

15.24.040 Article 89.108.4.3.1 Time Limitation for Application, added.

Article 89.108.4.3 of the California Electrical Code, 2016 Edition is amended by adding section 89.108.4.3.2 to read as follows:

Article 89.108.4.3.2. Time limitation for an application shall conform to Daly City Municipal code 15.00.030.

15.24.050 Article 89.108.4.3.2. Time Limitation of a Permit, added.

Article 89.108.4.3 of the California Electrical Code, 2016 Edition is amended by adding section 89.108.4.3.3 to read as follows:

Article 89.108.4.3.3. Time limitation of a Permit shall conform to Daly City Municipal code 15.00.040.

15.24.060 Article 89.108.8. Appeals Board, deleted.

Article 89.108.8 of the California Electrical Code, 2016 Edition is deleted and substituted by Daly City Municipal Code 15.00.050.

15.24.070 Article 210.11(C) (4). Storage Room Branch Circuit for Residential Dwelling Units Covered under the California Residential Code, Added.

Article 210.11(C) of the California Electrical Code, 2016 Edition is amended by adding Article 210.11(C) (4) to read:

Article 210.11(C)(4) Storage room branch circuit for residential dwelling units covered under the California Electrical Code shall be provided with a maximum of one (1) 20 ampere branch circuit to accommodate one (1) light outlet controlled by one (1) switch and one (1) AFCI receptacle outlet

15.24.080 Article 230-43. Service Entrance Enclosure, Substituted

Article 230.43 of the California Electrical Code, 2016 Edition, Wiring Method for 1000 volts nominal or less, is deleted and substituted to read as follows:

Article 230-43. Wiring Methods for 1000 Volts or Less. Overhead service entrance conductors shall be enclosed in rigid metal conduit or the equivalent factory fabricated metal duct.

15.24.090 Article 230-70(A) (1). Location of Disconnecting Means, substituted

Article 230-70(A)(1) of the California Electrical Code, 2016 Edition, Service Location is deleted and substituted with the following paragraph, to read as follows:

Article 230-70(A) (1). Location.

The main service disconnecting means and meter or meters shall be installed at a readily accessible location on the exterior of the building. All utility service meters and related equipment shall be recessed mounted and screened from public view or painted to match existing building finish, or other method approved by the Authorized Representative.

EXCEPTION:

The service disconnecting means and meter or meters, and related equipment may be installed on the interior of an apartment or commercial building in the event of unusual circumstances, if such case is determined necessary by the Administrative Authority.

15.24.100 Article 310-1(A). Conductor Material, added.

Article 310-1(A) of the California Electrical Code, 2016 Edition, Conductor Material, is amended to read as follows:

Article 310-1(A)) Conductor Material. Conductors in this article shall be copper. All other material requests shall be approved by the Administrative Authority.

15.24.120 Article 690.12 (6). Rapid Shutdown for Small Residential Rooftop Solar system10 kilowatts or Less.

Article 690.12 of the California Electrical Code 2016 Edition is amended by adding section Article 690.12(6) to read as follows:

Article 690.12(6). Rapid Shutdown shall be located in a readily accessible location at the exterior of the building for small roof top solar system 10 kilowatts or less.

SECTION 10. Chapter 15.60 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.60 and Section 15.60.010 is hereby added to Title 15, to read as follows:

EXHIBIT I

CHAPTER 15.60

ENERGY CODE

15.60.010 California Energy Code adopted.

There is adopted by the city for the purpose of prescribing regulations for the protection of the public health and safety of its inhabitants, that certain code known as the California Energy Code, 2016 Edition, including the appendices thereto, as published by the International Code Council, and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended, as hereinafter set forth, of which code one copy is on file in the office of the clerk, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance is codified, this chapter shall take effect; the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the California Energy Code shall be enforceable to the same extent as if contained in the body of the California Energy Code.

SECTION 10. Title 24 Part 10 Volume 2 of the California Building Code Chapter 15.64 and Section 15.64.010 to 15.64.080 is hereby added to Title 15, to read as follows:

EXHIBIT J

CHAPTER 15.64

California Existing Building Code

Sections

15.64.010	California Existing Building Code—Adoption—Where filed.
15.64.020	Section 1.8.4.2.1. Fees Prescribed and Established by Resolution of the City Council, added.
15.64.030	Section 1.8.4.3.1. Plan Review and Time Limitation, added.
15.64.040	Section 1.8.4.3.2. Permit Expiration and Extension, added.
15.64.050	Section 1.8.8. Board of Appeals, deleted.
15.64.060	Section 1.8.10. Terms Explained, added
15.64.070	Section 106.2.1.1. General Submittal Documents, added.
15.64.080	Section 407.4.1 Exception 3 Compliance Alternatives per section 3412 of the California Building Code 2013, added.

15.64.010 California Existing Building Code Adopted

There is adopted by the city, for the purpose of prescribing regulations and to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements for the protection of the public health and safety of its inhabitants, and to provide safety to firefighters and emergency responders during emergency operation that certain code known as the "California Existing Building Code 2016 Edition," as published by the International Code Council, Inc., and the adopted sections per Matrix Adoption Table found from the beginning of each chapter with notations under HCD 1 and HCD 2 and part thereof , save and except such portions as are hereinafter deleted, modified or amended, as hereinafter set forth, of which code one copy is on file in the office of the city clerk, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the building code shall be enforceable to the same extent as if contained in the body of the building code.

15.64.020 Section 1.8.4.2.1. Fees Prescribed and Established by Resolution of the City Council, added.

Section 1.8.4.2 of the California Existing Building Code, 2016 Edition, is amended by adding Section 1.8.4.2.1 to read as follows:

Section 1.8.4.2.1. Daly City Municipal Code General Regulations 15.00.020 are Fees Prescribed and Established by Resolution of the City Council

15.64.030 Section 1.8.4.3.1. Plan Review and Time Limitation, added.

Section 1.8.4.3 of the California Existing Building Code 2016 Edition is amended by adding Section 1.8.4.3.1 to read as follows:

Section 1.8.4.3.1. Plan Review and Time Limitation shall comply with Municipal Code General Regulations 15.00.040.

15.64.040 Section 1.8.4.3.2. Permit Expiration and Extension, added.

Section 1.8.4.3. of the California Existing Building Code 2016 Edition is amended by adding Section 1.8.4.3.2 to read as follows:

Section 1.8.4.3.2 Permit Expiration and Extension shall comply with Municipal Code General Regulations 15.00.040.

15.64.050 Section 1.8.8. Board of Appeals, deleted.

Section 1.8.8 of the California Existing Building Code, 2016 Edition, is deleted and substituted by General Regulations 15.00.050.

15.64.060 Section 1.8.10. Terms Explained, added

The terms found within the body of the “California Existing Building Code” are explained as follows:

The term “Code Official” is the Building Official

The term “Department of Department of Building Safety” is changed to
“Enforcement of the Order of the Building Official or the City Council of the City of
Daly City”

The term “Chief Appointing Authority” is the City Manager.

15.64.070 Section 106.2.1.1. General Submittal Documents, added.

Section 106.2.1 of the California Building Code, 2016 Edition, is amended by adding section 106.2.1.1 to read as follows:

106.2.1.1. Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger.

15.64.080 Section 407.4.1 Exception 3 Compliance Alternatives per section 3412 of the California Building Code 2013, added.

Section 407.4.1 of the California Existing Building Code, 2016 Edition, is amended by adding Exception 3 to read as follows:

Exception 3. Compliance Alternatives per section 3412 of the California Building Code 2013 Edition can be use as an Alternate Means and Methods subject to the approval of the Building Official to evaluate the change of occupancy that increase the current degree of public safety, health and general welfare in existing building while permitting the substantial repair, alteration, addition and change of occupancy without requiring full compliance to code currently in effect.