



# City of Sacramento City Council

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915 I Street, Sacramento, CA, 95814  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

**Meeting Date:** 5/3/2011

**Report Type:** Consent

**Title: (Pass for Publication) Ordinance Amendments: Various Sections of Title 15 and Title 8 of the Sacramento City Code and adoption of local amendments to the California Building Standards Code**

**Report ID:** 2011-00314

**Location:** Citywide

**Recommendation:** 1) Review an Ordinance amending various sections of Title 15 of the Sacramento City Code relating to the Sacramento City Building Code; adopting local amendments to the California Building Standards Code; and amending section 8.100.080 and section 8.100.300 of the Sacramento City Code; and 2) Pass for publication the Ordinance title as required by Sacramento City Charter 32(c) to be adopted on May 12, 2011.

**Contact:** Ed Short, Supervising Engineer, (916) 808-8859, Community Development Department.

**Presenter:** Ed Short, Supervising Engineer, (916) 808-8859, Community Development Department

**Department:** Community Development Dept

**Division:** Building Plan Check

**Dept ID:** 21001212

## **Attachments:**

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- 1-Description/Analysis
- 2-Redlined-Building Code Ordinance
- 3-Final Building Code Ordinance

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### **City Attorney Review**

Approved as to Form  
Paul Gale  
4/27/2011 3:33:32 PM

### **City Treasurer Review**

Prior Council Financial Policy Approval or  
Outside City Treasurer Scope  
Russell Fehr  
4/26/2011 10:33:18 AM

### **Approvals/Acknowledgements**

Department Director or Designee: Max Fernandez - 4/26/2011 1:43:18 PM

Assistant City Manager: John Dangberg - 4/26/2011 3:28:43 PM



## Description/Analysis

**Issue:** The State of California recently adopted the 2010 California Building Standards Code (Title 24 of the California Code of Regulations). The adoption of the 2010 California Building Standards Code requires amendments to the City Code. These amendments update the City Code to reflect the 2010 California Building Standards Code and add language to the City Code that is more restrictive in nature than the language in the 2010 California Building Standards Code. The language in the City Code that is more restrictive in nature than the language in the 2010 California Building Standards Code is reasonably necessary due to local climatic, topographical or geological conditions.

**Policy Considerations:** Amending the City Code to adopt the building standards in the 2010 California Building Standards Code is required by the State Housing Law (California Health and Safety Code Section 17910 et seq.)

**Environmental Considerations:** The proposed ordinance is exempt from the provisions of the CEQA under Section 15061(b)(3).

**Sustainability:** There are no sustainability considerations applicable to amending the City Code relating to the City Building Code (Title 15 of the Sacramento City Code) and adoption of local amendments to the California Building Standards Code.

**Commission/Committee Action:** On April 5, 2011, the Law and Legislation Committee approved the proposed ordinance and directed staff to bring the item before the Mayor and Council.

**Rationale for Recommendation:** The proposed Ordinance would update the City Code to reflect the adoption of the 2010 California Building Standards Code and create new local amendments to the requirements published in the 2010 California Building Standards Code.

Under this adopting ordinance, specific amendments have been established that are more restrictive in nature than those adopted by the State of California under the State Buildings Standards Code, Title 24 of the California Code of Regulations.

These new amendments are reasonably necessary because of local climatic, topographical or geological conditions.

**Financial Considerations:** None

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report



**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE TO AMEND VARIOUS SECTIONS OF TITLE 15 OF THE SACRAMENTO CITY CODE RELATING TO THE SACRAMENTO CITY BUILDING CODE AND ADOPTION OF LOCAL AMENDMENTS TO THE CALIFORNIA BUILDING STANDARDS CODE AND TO AMEND SECTION 8.100.080 AND SECTION 8.100.300 OF THE SACRAMENTO CITY CODE**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

In connection with the local amendments to the 2010 California Building Code, 2010 California Plumbing Code, 2010 California Mechanical Code, and 2010 California Residential Code set forth below in Title 15 of the Sacramento City Code, and pursuant to Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5, the City Council finds and determines that:

- A. The amendments are reasonably necessary because of local climatic, geological or topographical conditions.
- B. Under this adopting ordinance, specific amendments have been established that are more restrictive in nature than those adopted by the State of California under the State Buildings Standards Code, Title 24 of the California Code of Regulations.
- C. Express Finding Number 1: Climatic

Climate is one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. The drying out of wood shakes and wild land fuels in the summer months allows for easy ignition.

The building of homes within weed-covered rural areas and the combustible weeds on vacant urban lots, coupled with windy conditions, is a recipe for disaster. Sacramento has four distinct seasons: summer, winter, fall, and spring. The distinctions of these seasons are an attraction to the area and one reason why significant population growth has occurred. The population growth has impacted emergency service levels causing a strain on emergency services, and the result is increased response times.

Sacramento has significant variations in weather patterns. Summers are arid and warm, winters are cool to freezing, fall and spring can bring any combination of weather patterns together. It is this cyclical uncertainty that allows weather events such as the rapid melting of the snow pack that causes flooding in the low-lying valley areas of

Sacramento. As rivers rise and fall with the runoff, access to common areas of recreation and boating is affected. The doubling of average rainfall called an "El Nino" event has occurred from time to time and causes the grass to mature and grow in excess of six feet high before it dries out. Ten square feet of land with this type of fuel exhibits an explosive force equivalent to one gallon of gasoline.

Average yearly rainfall is approximately 19 inches. This rainfall normally occurs from October to April. Low-level fog (Tule fog) is present throughout the winter months, which brings visibility to almost zero feet. The fog delays emergency responders and has caused numerous vehicle accidents including the December 11, 1997, Interstate 5 incident in Elk Grove that involved 36 vehicles and caused 31 casualties including 5 fatalities. The fog can also cause freezing and slick roadways.

During the summer months, there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit and are frequently accompanied by light to gusty winds. The relative humidity during summer months ranges from 2 to 30%, which is arid. The city contains many acres of grasslands, which, in conjunction with the dry and windy conditions, create a hazardous situation that has led to extensive grass and brush fires in recent years. More development is extending from the urban core into the grass-covered areas. Wind-driven fires can lead to serious consequences as occurred in similar areas of the state.

The following building standards in the 2010 California Building Standards Code are amended or added based upon this express finding:

2010 California Plumbing Code Sections 301.1.3, 313.4, Table 3-3, 1108.3; 2010 California Mechanical Code Section 309.1.

2010 California Plumbing Code Section 301.1.3 provides that plumbing systems shall be installed so as to substantially comply with IAPMO installation standards. 2010 Plumbing Code Section 313.4 requires certain types of buried piping to be covered with a protective coating. Table 3-3 provides the allowable length of coated and wrapped buried ferrous gas or water pipes. California Plumbing Code Section 1108.3 requires the rainfall rate for purposes of sizing roof drains, conductors, leaders, gutters and storm sewers to be 3" per hour. 2010 California Mechanical Code Section 309.1 concerns disposal of condensate from air washers, air cooling coils, fuel burning condensing appliances and the overflow from evaporative coolers.

#### D. Express Finding Number 2: Geological

Sacramento is subject to ground tremors from seismic events as the City is located in a Design Category D, which relates to a high risk of earthquakes. Large portions of Sacramento have very poor soil conditions. Additionally, the very low elevations are subject to a very high water table. Experience with lightly-loaded footing and foundations and concrete slabs on grade revealed structural cracks resulting in differential settlement, in addition to moisture migrating from the soil to occupied, habitable areas of buildings.

The agricultural history for many parts of Sacramento has resulted in many areas having caustic or “hot” soil conditions due to the heavy use of fertilizers, pesticides, insecticides, etc. Unprotected metal pipe, when buried in these areas, is subject to corrosion and premature failure.

The following building standards in the 2010 California Building Standards Code are amended or added based upon this express finding:

2010 California Plumbing Code Sections 301.1.3, 313.4, Table 3.3.

2010 California Plumbing Code Section 301.1.3 provides that plumbing systems shall be installed so as to substantially comply with IAPMO installation standards. 2010 Plumbing Code Section 313.4 requires certain types of buried piping to be covered with a protective coating. Table 3-3 provides the allowable length of coated and wrapped buried ferrous gas or water pipes.

E. Express Finding Number 3: Topographical

Sacramento is impacted by several topographical features, including major rivers, minor rivers and creeks, aqueducts, lakes, sloughs, natural parkways, open space, bridges/overpasses, freeways, railroad tracks including light rail, drainage canals, sprawling industrial facilities such as Proctor and Gamble, and a former Armed Services Depot. Traffic has to be channeled around several of these topographical features and limitations, which creates traffic congestion and delays emergency response.

Heavy traffic congestion on the City’s major streets already acts as a barrier to timely response for fire and emergency vehicles. Some roadways are expected to double their traffic flow within the next ten years. In the event of an accident or other emergency at one of the key points of intersection between a road and river or freeway, sections of the City could be isolated or response time could be sufficiently slowed so as to increase the risk of injury or damage.

Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open space and endangered species habitat all have contributed to access problems as well as exemption from vegetation abatement programs. These situations, though environmentally important, increase the demands on the fire service due to the extreme fire hazard created by fuel loading and limited access.

The following building standards in the California Building Standards Code are amended based upon this express finding:

2010 California Building Code Section 501.2; 2010 California Residential Code Section R319.1.

Both 2010 California Building Code Section 501.2 and California Residential Code Section R319.1 concern address illumination.

## SECTION 2.

Chapter 15.04 of the Sacramento City Code is amended in its entirety to read as follows:

### Administration and Enforcement

#### 15.04.010 Title.

The following chapters of this title shall be known and referred to as the Sacramento City Building Code, and may be cited as such, and will be referred to as “this code” or “this building code.” Chapter 15.04 through and including Chapter 15.156, save and except for Chapter 15.36.

#### 15.04.020 Purpose.

The purpose of this code is to provide minimum requirements and standards for the protection of the public safety, health, property and welfare. This code is not intended as a design specification or an instructional manual for untrained persons.

#### 15.04.030 Applicability of code.

This code shall apply to all new construction and to any alterations, repairs, relocations or reconstruction of a building or structure or any portion thereof including any electrical, mechanical, gas or plumbing equipment installed on any property or used on or within any building or structure.

#### 15.04.040 Definitions.

When used in this code, the following terms shall be construed as defined in this section:

“Building official,” “administrative authority,” “director,” “enforcing authority,” and “manager” mean the chief building official.

“CBC” means the California Building Code, 2010 Edition, Volumes 1 and 2.

“CEC” means the California Electrical Code, 2010 Edition.

“CGC” means the California Green Building Standards Code, 2010 Edition.

“Chief building official” means the manager of the building division or his or her authorized representatives.

“CMC” means the California Mechanical Code, 2010 Edition.

“CPC” means the California Plumbing Code, 2010 Edition.

“CRC” means the California Residential Code, 2010 Edition.

“Permit” means a permit required by this code, or required by any other code or ordinance enforced by the manager.

“Responsible party” means any person, business, company or entity, and the parent or legal guardian of any person under the age of eighteen (18) years, who has done any act for which an administrative penalty may be imposed.

“Shell building” means any building or structure consisting only of floors (or slab), walls and a roof, the interior of which is to be completed at a later date.

#### 15.04.050 Adoption of the 2010 California Building Standards Code.

The building standards included in the following parts of the 2010 California Building Standards Code, Title 24 of the California Code of Regulations, are adopted by reference and incorporated in this code, except as expressly amended or superseded by the provisions of this code:

A. The CBC including Appendix I, which is based on and which amends the provisions of the 2009 International Building Code, as published by the International Code Council.

B. The CRC, including Appendix H, Appendix J, and Appendix K which is based on and which amends the provisions of the 2009 International Residential Code, as published by the International Code Council.

C. The CPC, including Appendix I, which is based on and which amends the provisions of the 2009 Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials excepting from Appendix I the following installation standards: IS 1-2006, IS 2-2006, IS 15-2006, IS 18-2006, IS 27-2003, IS 28-2005, SIS 1-2003 and SIS 2-2003 .

D. The CMC, which is based on and which amends the provisions of the 2009 Uniform Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials.

E. The CEC, which is based on and which amends the provisions of the 2008 National Electrical Code, as published by the National Fire Protection Association.

F. The CGC.

#### 15.04.060 Violation—Penalty.

A. No responsible party, whether as owner, lessee, sublessee or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy or maintain any building or premises, or cause or permit the same to be done,

contrary to or in violation of any of the provisions of this chapter or any order issued by the building official hereunder.

Any responsible party violating the provisions of this section or any other provisions of this chapter shall be guilty of a misdemeanor for each day such violation continues. Any responsible party violating the provisions of this section or any other provisions of this title shall also be liable for civil penalties of not less than two hundred fifty dollars (\$250.00) or more than twenty-five thousand dollars (\$25,000.00) for each day the violation continues. The city attorney may bring a civil action to enforce any provision of this title.

B. Administrative Penalties. In addition to criminal sanctions, civil penalties as provided in this chapter, and other remedies set forth in this title, administrative penalties may be imposed pursuant to Chapter 1.28 of the Sacramento City Code against any responsible party, whether owner, lessee, sublessor or sublessee or occupant of any premises in violation of any of the provisions of this title. Imposition, enforcement, collection and administrative review of administrative penalties imposed shall be conducted pursuant to Chapter 1.28 of the Sacramento City Code.

C. Reasonable Period to Correct Violations. No administrative penalty shall be imposed for violations of city building, plumbing, electrical, or structural codes or provisions of the zoning ordinance unless the owner has been provided a reasonable period of time to correct the violation before imposition of the penalty, except in those cases in which there is an immediate danger to health or safety. The reasonable period for purposes of this title shall be thirty (30) days from service of any notice issued pursuant to this title.

D. The increased civil penalties, imposition of administrative penalties, and modification of the crime classification from an infraction to a misdemeanor shall apply to all violations where a notice and order or other official notice from the city has not been sent to the person in violation prior to the effective date of the ordinance codified in this chapter. The civil penalties and crime classification as provided in the City Code prior to the effective date of the ordinance codified in this chapter shall continue to apply to all violations where a notice and order or other official notice of violation was sent by the city prior to the effective date of the ordinance codified in this chapter. Nothing shall prohibit the imposition of administrative penalties for continuing violations.

#### 15.04.070 Violation—A public nuisance.

The erection, construction, enlargement, alteration, repair, moving, improvement, removal, conversion, demolition, equipping, wiring, plumbing, heating, cooling, use, occupation, or maintenance of any building or structure in violation of the provisions of this code constitutes a public nuisance.

#### 15.04.080 Authority of city attorney in case of violations.

The city attorney, in the name of and on behalf of the city and the people of the state, may institute an action in a court of competent jurisdiction to restrain or abate any violation of the provisions of this code as a public nuisance.

#### 15.04.090 Chief building official—Position created—Duties.

The position of chief building official is created. The chief building official shall supervise and administer the building division. He or she shall be the principal enforcement officer of the building, dangerous buildings, and housing codes of the city. In addition, he or she shall enforce such other regulations and codes of the city as the council by ordinance may prescribe.

#### 15.04.100 Chief building official—Assistants.

The chief building official shall have the following assistants:

- A. Deputy chief building official;
- B. Chief building inspector(s);
- C. Supervising engineer.

#### 15.04.110 Liability.

The chief building official, his or her assistants and authorized representatives charged with the enforcement of this code, acting in good faith and without malice for the city in the discharge of their duties, are relieved from all personal liability for any damage to persons or property as a result of any act or omission they may perform in the discharge of their duties.

#### 15.04.120 Power to grant minor modifications.

To the extent authorized by this section or authorized by other applicable law, the chief building official may make minor modifications from the specific requirements of this code or any other portion of the Sacramento City Code enforced by him or her when such modifications are reasonable and when in his or her opinion, such changes will not create a hazard to human life or health or constitute a fire hazard.

#### 15.04.130 Right of entry—Inspection of the work.

The chief building official may enter on premises to make inspections to the extent authorized by law.

#### 15.04.140 Utility service—Temporary connections.

The chief building official may, prior to final inspection and approval of any electrical or gas equipment, grant permission for a temporary power pole to supply electrical power for construction purposes and temporary gas for dryout purposes if, in his or her

judgment, such temporary supply may be used without danger to life or property and there exists a reasonably urgent necessity for such temporary supply.

Approval for the use of temporary gas for dryout purposes shall be limited to thirty (30) days and such gas service shall be discontinued by the company or person supplying such gas to the building for such purpose at the end of the thirty (30) day period unless notified by the chief building official that such temporary gas connection approval has been extended for an additional thirty (30) days. No person shall use, or permit to be used, any electric power or gas supplied under a temporary permit for other than construction purposes. Permission for the use of temporary electric power or gas shall be subject to revocation by the chief building official if he or she finds that such temporary power or gas is being used for other than construction purposes.

#### 15.04.150 Utility service—Connection before inspection.

No person shall make a utility connection to a building or structure for the purpose of supplying gas or electricity to such building or structure until the chief building official has inspected all facilities and equipment in or on such building or structure to be serviced by such utility supply and has authorized such connection. No person shall permit any connection to be made to any existing utility supply to a building or structure, previously approved by the chief building official, for the purpose of putting into use any equipment that has been replaced, repaired, added, altered, or enlarged until the chief building official has inspected such installation and authorized such connection. Whenever the chief building official finds that any utility distribution system or any energy supply there from has been connected to any facility or equipment in or on any building or structure, or that any equipment has been replaced, repaired, added, altered, or enlarged and such equipment connected to a utility source, whether directly or indirectly, without the chief building official's authorization, the chief building official may cause such utility supply to be disconnected from such building or structure or require the utility supply to be disconnected by the person who connected it. Every person engaged in the distribution for sale of electrical or gas energy or owning or operating any electrical or gas distribution system shall be held responsible for all supply or service connections from the distribution system owned or operated by him or her.

#### 15.04.160 Utility service—Changes in service—Notice.

No utility company shall change the method of supply, supply more energy than that required by existing approved facilities, or alter the means or type of energy supplied to any installation in, on or about any building without first giving written notice to the chief building official of such change of supply or service, which notice shall specify the location and address of the installation affected; provided that notice need not be given of any such change of supply or service which has been expressly approved and authorized by the chief building official.

#### 15.04.170 Occupancy violations.

A. Whenever any structure or portion thereof is being used contrary to the provisions of this code, the chief building official may order such use discontinued and the

structure or portion thereof vacated by notice served on any person causing such use to be continued. Within ten (10) days after receipt of such notice, such persons shall discontinue such use or make the structure, or portions thereof, comply with the requirements of this code.

B. If the use of a structure or portion thereof renders the structure or portion thereof unsafe, the chief building official may proceed to abate such structure as a public nuisance pursuant to Chapter 8.96 of this code.

C. Whenever any structure is ordered vacated and the occupant fails to comply with such vacation order, the chief building official may order the utilities to such structure disconnected if:

1. The structure is unsafe to occupy due to inadequate egress, lack of proper fire protection or fire-resistive construction; or
2. There is a lack of adequate structural support against seismic forces, wind loads, or required vertical dead and/or live loads, and any or all of such conditions could result in failure or damage to the utility facilities within the structure thereby creating hazards to life.

#### 15.04. 180 Stop work orders.

Whenever any work is being done contrary to the provisions of this code, the chief building official may order the work stopped by giving notice in writing. Such notice shall be served on any person who is doing the work or causing the work to be done, or posted on the structure on or adjacent to the place where the work is being done. Upon the service or posting of the order, all persons shall forthwith stop the work until the chief building official permits its resumption.

### SECTION 3.

Chapter 15.08 of the Sacramento City Code is amended in its entirety to read as follows:

#### Chapter 15.08 Permits and Inspections

##### 15.08.010 Permits-Permit procedures.

Except as provided in this code, all permits shall be obtained as required by and in accordance with the 2010 California Building Standards Code as adopted in this Title 15.

##### 15.08.020 Permits—To whom permits may be issued.

A permit to do or to cause to be done any work regulated by this code shall be issued only to the property owner, an authorized agent of the property owner, or a licensed contractor as provided, and under the terms and conditions as specified, in state law.

15.08.030 Permits—Scope of permit.

A permit shall authorize only that work specified in the application for the permit.

15.08.040 Permits-Exemptions.

No permit is required for work that is exempt from the requirement to obtain a permit as provided for in the 2010 California Building Standards Code as adopted herein.

15.08.050 Permit fees.

A. Fees shall be charged to cover all aspects of administration of the building permit program under this title, including but not limited to application intake and processing, plan review, inspections, expedited reviews, hearings and appeals, consultation and research, certification programs, fee refund calculations, and other service charges, enforcement, and administrative overhead.

B. Plan review fees and building permit fees (inspections) shall be based either on the estimated value of the work to be done as determined by the chief building official under section 15.08.110, or on an hourly rate to be charged for actual time expended performing plan review or inspections. The chief building official shall determine whether the fee shall be based on the estimate of value or on an hourly rate, based on type of work or program. The chief building official shall issue administrative rules and regulations establishing when valuation-based fees and when hourly-based fees shall be charged.

C. The amounts of all fees (including deposits) authorized by and charged under this chapter shall be established by resolution of the city council.

15.08.060 Permits-Applications.

In addition to the requirements of the 2010 California Building Standards Code as adopted in this Title 15, the following shall be included with an application for a permit:

A. All declarations, authorizations, and notices required by this code or state law including the Licensed Contractor Declaration, the Owner-Builder Declaration, the Workers' Compensation Declaration, the Declaration Regarding Construction Lending Agency, and the Authorization to Act on Property Owner's Behalf, as applicable and fully executed; and

B. A plan review fee, where plans are required, unless a plan review fee is paid at the time of pre-application plan review; provided, that

1. If the plan review fee is to be based on an hourly rate and not the estimated value of the work to be done, a deposit shall be paid at the time of application submittal

and the balance shall be billed as plan review is conducted. The plan review fee shall be paid in full prior to issuance of the building permit;

2. If the plans submitted are incomplete or are changed so as to require additional plan review, an additional plan review fee shall be charged.

#### 15.08.070 Permits—Permit issuance.

In addition to the requirements of the 2010 California Building Standards Code as adopted in this Title 15, the following provisions shall apply to the issuance of a permit:

A. When an Owner-Builder Declaration has been executed with a permit application, no permit shall be issued until the Notice to the Property Owner required under Health and Safety Code section 19825 has been completed and signed by the owner of the property on which the proposed work is to be located and submitted to the chief building official.

B. No permit shall be issued until the applicant has paid the building permit fee (inspection) and all other required fees (including the plan review fee), taxes, and other charges; provided, that if the building permit fee (inspection) is to be based on an hourly rate and not the estimated value of the work to be done, a deposit shall be paid at the time of permit issuance, and the balance shall be billed as inspections are conducted. The building permit fee (inspection) shall be paid in full prior to final inspection approval.

C. Issuance of a building permit shall not entitle the permit holder to commence the work authorized by the permit unless and until the permit holder has obtained all other approvals required by, and has complied with, all other applicable laws, rules, and regulations relating to the proposed work.

#### 15.08.080 Work without permits—Additional fee for work done without a permit.

Where work for which a permit is required is commenced prior to the obtaining of the required permit(s), the chief building official shall charge up to four times all applicable plan review and permit (inspection) fees related to the required permit(s), including, but not limited to, building permits, sign permits and demolition permits. The payment of the increased fee(s) shall not relieve any person from fully complying with the requirements of this code, other codes adopted by the city, or the requirements of the zoning ordinance. Failure to comply with the provisions of this chapter may also subject the violator to any other penalties, sanctions or remedies provided elsewhere in this code.

#### 15.08.090 Work without permits—Exception to additional fees—Emergencies.

Where an emergency or urgent necessity is shown to exist or to have existed to the satisfaction of the chief building official, the commencement of work for which a permit is required is not a violation of this code and does not subject the person doing such work to an increased permit application and plan review fee pursuant to Section 15.08.080; provided, that an application for a permit for the work is filed with the chief

building official within twenty-four (24) hours, exclusive of Saturday, Sunday and holidays, after the work has commenced.

#### 15.08.100 Permits—Fee waiver—Emergencies.

Notwithstanding the provisions of Sections 15.08.060 and 15.08.070, no plan review fees or building permit fees (inspection) otherwise required shall be imposed on permits required to undertake repair and reconstruction work which is necessary to repair damage attributable to, and caused by, conditions of disaster or of extreme peril and for which a declaration of local emergency is made. This exception to the fee requirements of Sections 15.08.060 and 15.08.070 shall be limited to repair and reconstruction work necessary to restore the building or structure to the condition in which it existed immediately prior to the occurrence of the conditions of disaster or extreme peril which are the basis of the declaration of emergency.

15.08.110 Permits—Chief building official to establish project value for purposes of determining permit fees.

The determination of the estimated value of the work to be done for purposes of determining plan review and permit (inspection) fees under this chapter shall be made by the chief building official. In making an estimate of value, the chief building official may use, in addition to other sources, the International Code Council's then most recently published Building Valuation Data. The valuation to be used in computing the plan review and permit (inspection) fees shall be the total value of all work, including all labor, finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevator, fire extinguishing systems, and any other permanent work or permanent equipment for which the permit is issued.

#### 15.08.120 Fees—Refunds—Procedure.

A. Plan Review Fees. No plan review fee or portion thereof shall be refunded.

B. Building Permit Fees (Inspections). No building permit fee (inspection) or portion thereof shall be refunded:

1. Where any portion of the work authorized by the permit has commenced; or
2. Where the permit has expired or has been lawfully suspended or revoked by the chief building official.

C. Refund Procedure.

1. Except where the refunding of building permit fees (inspection) is prohibited by subsection B, building permit fees (inspection) may be refunded only if a written demand for refund, together with the issued permit form, is presented to the chief building official within one hundred twenty (120) days following the issuance of the permit.

2. The chief building official shall deduct from any refunded permit fee a fee refund service charge.

#### 15.08.130 Permits—Permits not transferable.

No person to whom a permit has been issued shall transfer, assign, or convey such permit to another person for the purpose of completing the work for which the permit was issued. When the permit holder to whom the permit has been issued no longer has a vested interest in the project or is no longer responsible for the project or work covered by the permit, the permit shall automatically become null and void. No person shall proceed with such a project or work without first obtaining a new permit from the chief building official.

#### 15.08.140 Permits—Expiration of permits—Extension.

A. Every permit issued by the chief 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 (180) days 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 (180) days. For the purpose of this section, work shall be considered abandoned if the chief building official reasonably determines that the permit holder does not intend or is unable to complete the work authorized by the permit. The permit holder's failure to timely request any necessary inspections or obtain any necessary approvals of work authorized pursuant to the permit may be factors considered by the chief building official in making his or her determination. Before such work can be recommenced, a new permit shall first be obtained to do so.

B. Any permit holder holding an unexpired permit may apply for an extension of the time within which he or she may commence work under that permit when he or she is unable to commence work within the time required by this section for good and satisfactory reasons. The chief building official may extend the time for action by the permit holder for a period not exceeding one hundred eighty (180) days upon written request by the permit holder showing that circumstances beyond the control of the permit holder have prevented action from being taken. No permit shall be extended more than once.

C. Building permits issued to repair under Chapter 8.96 or 8.100 of this code shall expire in sixty (60) days from the date such permit is issued unless the housing code advisory and appeals board authorizes a longer period of time in which to complete the work in which event such permit will expire at the end of such longer period of time.

#### 15.08.150 Inspections—Lot survey.

A survey of the lot on which construction of a building is planned may be required by the chief building official, at the permit holder's expense, to verify compliance of the structure location or lot size with the approved plans.

15.08.160 Inspections—Final inspection.

A final inspection and approval of all buildings and equipment installed therein is required when the work is completed and the building is ready for occupancy. The final inspection and approval shall be made prior to the building being occupied, and, except as otherwise provided herein, it shall be a violation of this code for the permit holder to permit the occupancy of a building without the final inspection and approval. No final inspection approval shall be given until the building permit fee (inspection) has been paid in full.

15.08.170 Building permits—Impacted school areas.

Building permits for residential construction within the attendance areas of impacted schools shall not be issued except in compliance with the provisions of Chapter 15.132 of this title. The director of building inspections and the planning department shall be responsible to maintain current information as provided by affected school districts as to the real property subject to the provisions of Chapter 15.132 of this title.

SECTION 4.

Chapter 15.20 of the Sacramento City Code is amended in its entirety to read as follows:

Chapter 15.20 Amendments to the California Building Code

15.20.010 Amendments to the CBC.

The CBC is amended as set forth in this chapter.

15.20.020 Title lines.

For the purposes of this chapter, and notwithstanding the provisions of Section 1.04.060 of the Sacramento City Code, the title lines (or “catchwords”) in this chapter shall be deemed to be part of such sections.

15.20.030 Local amendments to the CBC.

Subsection 501.2.1 is added to the end of the CBC Section 501.2 to read as follows:

501.2.1 Address Illumination. Addressing shall be illuminated at night in all new buildings. Address signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

SECTION 5.

Chapter 15.24 of the Sacramento City Code is amended in its entirety to read as follows:

#### Chapter 15.24 Amendments to the California Plumbing Code

##### 15.24.010 Amendments to the CPC.

The CPC is amended as set forth in this chapter.

##### 15.24.020 Title lines.

For the purposes of this chapter, and notwithstanding the provisions of Section 1.04.060 of the Sacramento City Code, the title lines (or “catchwords”) in this chapter shall be deemed to be part of such sections.

##### 15.24.030 Local amendments to the CPC.

A. The following is added to the end of the CPC Subsection 301.1.3:

All plumbing systems shall be installed so as to substantially comply with the IAPMO Installation Standards.

B. The CPC Section 313.4 is amended to read as follows:

Each system of buried ferrous piping used for either potable water or gas supply shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and is restricted to those short sections and fittings necessarily stripped for threading.

All buried ferrous piping shall be installed with cathodic protection. Private gas mains and laterals coming within the scope of the Federal Regulations for Pipeline Safety shall be designed and the installation supervised for compliance by a person qualified by experience and training in pipeline corrosion control methods. Supply piping for buildings shall be installed according to the same standards or by the use of Table 3-3 of this code.

When Table 3-3 is used, the piping system shall be installed according to the following requirements:

1. Galvanic anodes for cathodic protection of ferrous piping shall be buried not less than three (3) feet below grade, and below the bottom of the pipe to be protected. They shall be not less than four (4) feet horizontally from any buried metallic pipe. Before backfilling, the anode shall be flooded with a minimum of five (5) gallons of water.

Connecting of the anode to the pipe, when made less than six (6) inches above grade, shall be with a thermite weld. Connections six (6) inches or more above grade may be made by the use of an approved electrical service grounding clamp.

2. Water supply piping shall be isolated at the connection of the utility or private tap from the water main and at each building foundation line adjacent to the full way shut-off valve.
3. Gas supply piping shall be isolated adjacent to each building foundation line or at the appliance when located outside the building and from the serving gas supplier's service equipment.
4. Approved isolation fittings shall be located a minimum of six (6) inches above grade, except at the water tap.
5. Any piping laid in the same trench with pipe requiring cathodic protection shall be separated laterally a minimum of twelve (12) inches, and piping installed diagonally above pipe requiring cathodic protection shall be separated vertically a minimum of six (6) inches. All separations shall be maintained with clean earth in accordance with CPC Section 315.

All piping regulated by this code and subject to undue corrosion, erosion or mechanical damage shall be protected in an approved manner.

C. Table 3-3 is added to Chapter 3 of the CPC to read as follows:

Table 3-3. Anode Selection Chart

Allowable Length of Coated and Wrapped Buried Ferrous Gas or Water Pipe						
Pipe Size						
Anode Size	1/2"	3/4" & 1"	1-1/4" & 1-1/2"	2"	3"	4"
1 lb. anode	50 ft	-	-	-	-	-
3 lb. anode	150 ft	100 ft	50 ft	50 ft	-	-
9 lb. anode	500 ft	200 ft	200 ft	150 ft	100 ft	100 ft
17 lb. anode	-	500 ft	350 ft	300 ft	250 ft	150 ft
32 lb. anode	-	-	500 ft	500 ft	450 ft	350 ft

D. Subsection 1108.3 is added to the CPC Section 1108 to read as follows:

For the purpose of sizing roof drains, conductors, leaders, gutters, and storm sewers, the rainfall rate used for calculations shall be three inches (3") per hour.

## SECTION 6.

Chapter 15.28 of the Sacramento City Code is amended in its entirety to read as follows:

### Chapter 15.28 Amendments to the California Mechanical Code

15.28.010 Amendments to the CMC.

The CMC is amended as set forth in this chapter.

15.28.020 Title lines.

For the purposes of this chapter, and notwithstanding the provisions of Section 1.04.060 of the Sacramento City Code, the title lines (or “catchwords”) in this chapter shall be deemed to be part of such sections.

15.28.030 Local amendments to the CMC.

Section 309.1 of the CMC is amended to read as follows:

Section 309.1 Condensate Disposal. Condensate from air washers, air cooling coils, fuel burning condensing appliances and the overflow from evaporative coolers and similar water supplied equipment or similar air-conditioning equipment shall be collected and discharged to an approved plumbing fixture or approved disposal area.

An approved plumbing fixture for the purpose of this section shall be one of the following:

- 1. An approved trapped and vented receptor connected to a sanitary sewer;
- 2. A downspout when terminated in an approved disposal area.

An approved disposal area for the purpose of this section shall be one of the following:

- 1. A drywell with a rock fill;
- 2. A planting area large enough to accept the discharge wastes;
- 3. A storm drain system.

The waste pipe shall have a slope of not less than 1/8 inch per foot or 1 percent slope and shall be of approved corrosion-resistant material not smaller than the drain outlet size as required in either Section 309.3 or 309.4 of the CMC for air-cooling coils or condensing fuel-burning appliances, respectively.

Condensate or waste water shall not drain over a public way or over any improved private walkway, driveway, or improved surface.

Vertical piping from condensate pumps shall be sized not less than the pump outlet. Approved flexible tubing shall rise vertically, immediately to a height whereby transition to rigid gravity waste pipe can occur.

SECTION 7.

Chapter 15.32 of the Sacramento City Code is amended in its entirety to read as follows:

Chapter 15.32 Amendments to the California Residential Code

15.32.010 Amendments to the CRC.

The CRC is amended as set forth in this chapter.

15.32.020 Title lines.

For the purposes of this chapter, and notwithstanding the provisions of Section 1.04.060 of the Sacramento City Code, the title lines (or “catchwords”) in this chapter shall be deemed to be part of such sections.

15.32.030 Local amendments to the CRC.

Subsection R319.1.2 is added to the end of the CRC Section R319.1 to read as follows:

R319.1.2 Address Illumination. Addressing shall be illuminated at night in all new buildings. Address signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

SECTION 8.

Section 8.100.080 of the Sacramento City Code is amended to read as follows:

8.100.080 Code Enforcement Manager.

The director of code enforcement functions within the city, as designated by the city manager, shall be referred to hereinafter as the “code enforcement manager.” Notwithstanding Section 103.3 of the 2010 California Building Code, the code enforcement manager shall be the principal assistant of the building official and shall have the powers of the building official in matters relating to the enforcement of this chapter. As used herein, the term “code enforcement manager” shall include his or her designated representatives, except as specifically provided otherwise.

SECTION 9.

Section 8.100.300 of the Sacramento City Code is amended to read as follows:

Section 8.100.300 Ceiling Heights.

Except for habitable spaces created in existing basements, habitable spaces, laundry rooms, hallways, bathrooms and water closet compartments shall have a ceiling height of not less than seven feet. The ceiling height for habitable spaces created in existing basements shall be as specified in the 2010 California Residential Code, Appendix J.

If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half the area thereof. No portion of the room measuring less than

five feet from the finished floor to the finished ceiling shall be included in any computation of the minimum area thereof.

If any room has furred ceiling, the prescribed ceiling height is required in two-thirds the area thereof, but in no case shall the height of the furred ceiling be less than seven feet.

Adopted by the City of Sacramento City Council on \_\_\_\_\_ by the following vote:

Ayes:

Noes:

Abstain:

Absent:

\_\_\_\_\_  
MAYOR

Attest:

\_\_\_\_\_  
City Clerk

Passed for Publication:

Published:

Effective:



**ORDINANCE NO.**

Adopted by the Sacramento City Council

Date Adopted

**AN ORDINANCE TO AMEND VARIOUS SECTIONS OF TITLE 15 OF THE SACRAMENTO CITY CODE RELATING TO THE SACRAMENTO CITY BUILDING CODE AND ADOPTION OF LOCAL AMENDMENTS TO THE CALIFORNIA BUILDING STANDARDS CODE AND TO AMEND SECTION 8.100.080 AND SECTION 8.100.300 OF THE SACRAMENTO CITY CODE**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

In connection with the local amendments to the 2010 California Building Code, 2010 California Plumbing Code, 2010 California Mechanical Code, and 2010 California Residential Code set forth below in Title 15 of the Sacramento City Code, and pursuant to Health and Safety Code Sections 17958, 17958.5, 17958.7 and 18941.5, the City Council finds and determines that:

- A. The amendments are reasonably necessary because of local climatic, geological or topographical conditions.
- B. Under this adopting ordinance, specific amendments have been established that are more restrictive in nature than those adopted by the State of California under the State Buildings Standards Code, Title 24 of the California Code of Regulations.
- C. Express Finding Number 1: Climatic

Climate is one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. The drying out of wood shakes and wild land fuels in the summer months allows for easy ignition.

The building of homes within weed-covered rural areas and the combustible weeds on vacant urban lots, coupled with windy conditions, is a recipe for disaster. Sacramento has four distinct seasons: summer, winter, fall, and spring. The distinctions of these seasons are an attraction to the area and one reason why significant population growth has occurred. The population growth has impacted emergency service levels causing a strain on emergency services, and the result is increased response times.

Sacramento has significant variations in weather patterns. Summers are arid and warm, winters are cool to freezing, fall and spring can bring any combination of weather patterns together. It is this cyclical uncertainty that allows weather events such as the rapid melting of the snow pack that causes flooding in the low-lying valley areas of

Sacramento. As rivers rise and fall with the runoff, access to common areas of recreation and boating is affected. The doubling of average rainfall called an "El Nino" event has occurred from time to time and causes the grass to mature and grow in excess of six feet high before it dries out. Ten square feet of land with this type of fuel exhibits an explosive force equivalent to one gallon of gasoline.

Average yearly rainfall is approximately 19 inches. This rainfall normally occurs from October to April. Low-level fog (Tule fog) is present throughout the winter months, which brings visibility to almost zero feet. The fog delays emergency responders and has caused numerous vehicle accidents including the December 11, 1997, Interstate 5 incident in Elk Grove that involved 36 vehicles and caused 31 casualties including 5 fatalities. The fog can also cause freezing and slick roadways.

During the summer months, there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit and are frequently accompanied by light to gusty winds. The relative humidity during summer months ranges from 2 to 30%, which is arid. The city contains many acres of grasslands, which, in conjunction with the dry and windy conditions, create a hazardous situation that has led to extensive grass and brush fires in recent years. More development is extending from the urban core into the grass-covered areas. Wind-driven fires can lead to serious consequences as occurred in similar areas of the state.

The following building standards in the 2010 California Building Standards Code are amended or added based upon this express finding:

2010 California Plumbing Code Sections 301.1.3, 313.4, Table 3-3, 1108.3; 2010 California Mechanical Code Section 309.1.

2010 California Plumbing Code Section 301.1.3 provides that plumbing systems shall be installed so as to substantially comply with IAPMO installation standards. 2010 Plumbing Code Section 313.4 requires certain types of buried piping to be covered with a protective coating. Table 3-3 provides the allowable length of coated and wrapped buried ferrous gas or water pipes. California Plumbing Code Section 1108.3 requires the rainfall rate for purposes of sizing roof drains, conductors, leaders, gutters and storm sewers to be 3" per hour. 2010 California Mechanical Code Section 309.1 concerns disposal of condensate from air washers, air cooling coils, fuel burning condensing appliances and the overflow from evaporative coolers.

#### D. Express Finding Number 2: Geological

Sacramento is subject to ground tremors from seismic events as the City is located in a Design Category D, which relates to a high risk of earthquakes. Large portions of Sacramento have very poor soil conditions. Additionally, the very low elevations are subject to a very high water table. Experience with lightly-loaded footing and foundations and concrete slabs on grade revealed structural cracks resulting in differential settlement, in addition to moisture migrating from the soil to occupied, habitable areas of buildings.

The agricultural history for many parts of Sacramento has resulted in many areas having caustic or “hot” soil conditions due to the heavy use of fertilizers, pesticides, insecticides, etc. Unprotected metal pipe, when buried in these areas, is subject to corrosion and premature failure.

The following building standards in the 2010 California Building Standards Code are amended or added based upon this express finding:

2010 California Plumbing Code Sections 301.1.3, 313.4, Table 3.3.

2010 California Plumbing Code Section 301.1.3 provides that plumbing systems shall be installed so as to substantially comply with IAPMO installation standards. 2010 Plumbing Code Section 313.4 requires certain types of buried piping to be covered with a protective coating. Table 3-3 provides the allowable length of coated and wrapped buried ferrous gas or water pipes.

E. Express Finding Number 3: Topographical

Sacramento is impacted by several topographical features, including major rivers, minor rivers and creeks, aqueducts, lakes, sloughs, natural parkways, open space, bridges/overpasses, freeways, railroad tracks including light rail, drainage canals, sprawling industrial facilities such as Proctor and Gamble, and a former Armed Services Depot. Traffic has to be channeled around several of these topographical features and limitations, which creates traffic congestion and delays emergency response.

Heavy traffic congestion on the City’s major streets already acts as a barrier to timely response for fire and emergency vehicles. Some roadways are expected to double their traffic flow within the next ten years. In the event of an accident or other emergency at one of the key points of intersection between a road and river or freeway, sections of the City could be isolated or response time could be sufficiently slowed so as to increase the risk of injury or damage.

Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open space and endangered species habitat all have contributed to access problems as well as exemption from vegetation abatement programs. These situations, though environmentally important, increase the demands on the fire service due to the extreme fire hazard created by fuel loading and limited access.

The following building standards in the California Building Standards Code are amended based upon this express finding:

2010 California Building Code Section 501.2; 2010 California Residential Code Section R319.1.

Both 2010 California Building Code Section 501.2 and California Residential Code Section R319.1 concern address illumination.

## SECTION 2.

Chapter 15.04 of the Sacramento City Code is amended in its entirety to read as follows:

### Administration and Enforcement

#### 15.04.010 Title.

The following chapters of this title shall be known and referred to as the Sacramento City Building Code, and may be cited as such, and will be referred to as “this code” or “this building code.” Chapter 15.04 through and including Chapter 15.156, save and except for Chapter 15.36.

#### 15.04.020 Purpose.

The purpose of this code is to provide minimum requirements and standards for the protection of the public safety, health, property and welfare. This code is not intended as a design specification or an instructional manual for untrained persons.

#### 15.04.030 Applicability of code.

This code shall apply to all new construction and to any alterations, repairs, relocations or reconstruction of a building or structure or any portion thereof including any electrical, mechanical, gas or plumbing equipment installed on any property or used on or within any building or structure.

#### 15.04.040 Definitions.

When used in this code, the following terms shall be construed as defined in this section:

“Building official,” “administrative authority,” “director,” “enforcing authority,” and “manager” mean the chief building official.

“CBC” means the California Building Code, 2010 Edition, Volumes 1 and 2.

“CEC” means the California Electrical Code, 2010 Edition.

“CGC” means the California Green Building Standards Code, 2010 Edition.

“Chief building official” means the manager of the building division or his or her authorized representatives.

“CMC” means the California Mechanical Code, 2010 Edition.

“CPC” means the California Plumbing Code, 2010 Edition.

“CRC” means the California Residential Code, 2010 Edition.

“Permit” means a permit required by this code, or required by any other code or ordinance enforced by the manager.

“Responsible party” means any person, business, company or entity, and the parent or legal guardian of any person under the age of eighteen (18) years, who has done any act for which an administrative penalty may be imposed.

“Shell building” means any building or structure consisting only of floors (or slab), walls and a roof, the interior of which is to be completed at a later date.

#### 15.04.050 Adoption of the 2010 California Building Standards Code.

The building standards included in the following parts of the 2010 California Building Standards Code, Title 24 of the California Code of Regulations, are adopted by reference and incorporated in this code, except as expressly amended or superseded by the provisions of this code:

A. The CBC including Appendix I, which is based on and which amends the provisions of the 2009 International Building Code, as published by the International Code Council.

B. The CRC, including Appendix H, Appendix J, and Appendix K which is based on and which amends the provisions of the 2009 International Residential Code, as published by the International Code Council.

C. The CPC, including Appendix I, which is based on and which amends the provisions of the 2009 Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials excepting from Appendix I the following installation standards: IS 1-2006, IS 2-2006, IS 15-2006, IS 18-2006, IS 27-2003, IS 28-2005, SIS 1-2003 and SIS 2-2003 .

D. The CMC, which is based on and which amends the provisions of the 2009 Uniform Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials.

E. The CEC, which is based on and which amends the provisions of the 2008 National Electrical Code, as published by the National Fire Protection Association.

F. The CGC.

#### 15.04.060 Violation—Penalty.

A. No responsible party, whether as owner, lessee, sublessee or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy or maintain any building or premises, or cause or permit the same to be done,

contrary to or in violation of any of the provisions of this chapter or any order issued by the building official hereunder.

Any responsible party violating the provisions of this section or any other provisions of this chapter shall be guilty of a misdemeanor for each day such violation continues. Any responsible party violating the provisions of this section or any other provisions of this title shall also be liable for civil penalties of not less than two hundred fifty dollars (\$250.00) or more than twenty-five thousand dollars (\$25,000.00) for each day the violation continues. The city attorney may bring a civil action to enforce any provision of this title.

B. Administrative Penalties. In addition to criminal sanctions, civil penalties as provided in this chapter, and other remedies set forth in this title, administrative penalties may be imposed pursuant to Chapter 1.28 of the Sacramento City Code against any responsible party, whether owner, lessee, sublessor or sublessee or occupant of any premises in violation of any of the provisions of this title. Imposition, enforcement, collection and administrative review of administrative penalties imposed shall be conducted pursuant to Chapter 1.28 of the Sacramento City Code.

C. Reasonable Period to Correct Violations. No administrative penalty shall be imposed for violations of city building, plumbing, electrical, or structural codes or provisions of the zoning ordinance unless the owner has been provided a reasonable period of time to correct the violation before imposition of the penalty, except in those cases in which there is an immediate danger to health or safety. The reasonable period for purposes of this title shall be thirty (30) days from service of any notice issued pursuant to this title.

D. The increased civil penalties, imposition of administrative penalties, and modification of the crime classification from an infraction to a misdemeanor shall apply to all violations where a notice and order or other official notice from the city has not been sent to the person in violation prior to the effective date of the ordinance codified in this chapter. The civil penalties and crime classification as provided in the City Code prior to the effective date of the ordinance codified in this chapter shall continue to apply to all violations where a notice and order or other official notice of violation was sent by the city prior to the effective date of the ordinance codified in this chapter. Nothing shall prohibit the imposition of administrative penalties for continuing violations.

#### 15.04.070 Violation—A public nuisance.

The erection, construction, enlargement, alteration, repair, moving, improvement, removal, conversion, demolition, equipping, wiring, plumbing, heating, cooling, use, occupation, or maintenance of any building or structure in violation of the provisions of this code constitutes a public nuisance.

#### 15.04.080 Authority of city attorney in case of violations.

The city attorney, in the name of and on behalf of the city and the people of the state, may institute an action in a court of competent jurisdiction to restrain or abate any violation of the provisions of this code as a public nuisance.

#### 15.04.090 Chief building official—Position created—Duties.

The position of chief building official is created. The chief building official shall supervise and administer the building division. He or she shall be the principal enforcement officer of the building, dangerous buildings, and housing codes of the city. In addition, he or she shall enforce such other regulations and codes of the city as the council by ordinance may prescribe.

#### 15.04.100 Chief building official—Assistants.

The chief building official shall have the following assistants:

- A. Deputy chief building official;
- B. Chief building inspector(s);
- C. Supervising engineer.

#### 15.04.110 Liability.

The chief building official, his or her assistants and authorized representatives charged with the enforcement of this code, acting in good faith and without malice for the city in the discharge of their duties, are relieved from all personal liability for any damage to persons or property as a result of any act or omission they may perform in the discharge of their duties.

#### 15.04.120 Power to grant minor modifications.

To the extent authorized by this section or authorized by other applicable law, the chief building official may make minor modifications from the specific requirements of this code or any other portion of the Sacramento City Code enforced by him or her when such modifications are reasonable and when in his or her opinion, such changes will not create a hazard to human life or health or constitute a fire hazard.

#### 15.04.130 Right of entry—Inspection of the work.

The chief building official may enter on premises to make inspections to the extent authorized by law.

#### 15.04.140 Utility service—Temporary connections.

The chief building official may, prior to final inspection and approval of any electrical or gas equipment, grant permission for a temporary power pole to supply electrical power for construction purposes and temporary gas for dryout purposes if, in his or her

judgment, such temporary supply may be used without danger to life or property and there exists a reasonably urgent necessity for such temporary supply.

Approval for the use of temporary gas for dryout purposes shall be limited to thirty (30) days and such gas service shall be discontinued by the company or person supplying such gas to the building for such purpose at the end of the thirty (30) day period unless notified by the chief building official that such temporary gas connection approval has been extended for an additional thirty (30) days. No person shall use, or permit to be used, any electric power or gas supplied under a temporary permit for other than construction purposes. Permission for the use of temporary electric power or gas shall be subject to revocation by the chief building official if he or she finds that such temporary power or gas is being used for other than construction purposes.

#### 15.04.150 Utility service—Connection before inspection.

No person shall make a utility connection to a building or structure for the purpose of supplying gas or electricity to such building or structure until the chief building official has inspected all facilities and equipment in or on such building or structure to be serviced by such utility supply and has authorized such connection. No person shall permit any connection to be made to any existing utility supply to a building or structure, previously approved by the chief building official, for the purpose of putting into use any equipment that has been replaced, repaired, added, altered, or enlarged until the chief building official has inspected such installation and authorized such connection. Whenever the chief building official finds that any utility distribution system or any energy supply there from has been connected to any facility or equipment in or on any building or structure, or that any equipment has been replaced, repaired, added, altered, or enlarged and such equipment connected to a utility source, whether directly or indirectly, without the chief building official's authorization, the chief building official may cause such utility supply to be disconnected from such building or structure or require the utility supply to be disconnected by the person who connected it. Every person engaged in the distribution for sale of electrical or gas energy or owning or operating any electrical or gas distribution system shall be held responsible for all supply or service connections from the distribution system owned or operated by him or her.

#### 15.04.160 Utility service—Changes in service—Notice.

No utility company shall change the method of supply, supply more energy than that required by existing approved facilities, or alter the means or type of energy supplied to any installation in, on or about any building without first giving written notice to the chief building official of such change of supply or service, which notice shall specify the location and address of the installation affected; provided that notice need not be given of any such change of supply or service which has been expressly approved and authorized by the chief building official.

#### 15.04.170 Occupancy violations.

A. Whenever any structure or portion thereof is being used contrary to the provisions of this code, the chief building official may order such use discontinued and the

structure or portion thereof vacated by notice served on any person causing such use to be continued. Within ten (10) days after receipt of such notice, such persons shall discontinue such use or make the structure, or portions thereof, comply with the requirements of this code.

B. If the use of a structure or portion thereof renders the structure or portion thereof unsafe, the chief building official may proceed to abate such structure as a public nuisance pursuant to Chapter 8.96 of this code.

C. Whenever any structure is ordered vacated and the occupant fails to comply with such vacation order, the chief building official may order the utilities to such structure disconnected if:

1. The structure is unsafe to occupy due to inadequate egress, lack of proper fire protection or fire-resistive construction; or
2. There is a lack of adequate structural support against seismic forces, wind loads, or required vertical dead and/or live loads, and any or all of such conditions could result in failure or damage to the utility facilities within the structure thereby creating hazards to life.

#### 15.04. 180 Stop work orders.

Whenever any work is being done contrary to the provisions of this code, the chief building official may order the work stopped by giving notice in writing. Such notice shall be served on any person who is doing the work or causing the work to be done, or posted on the structure on or adjacent to the place where the work is being done. Upon the service or posting of the order, all persons shall forthwith stop the work until the chief building official permits its resumption.

### SECTION 3.

Chapter 15.08 of the Sacramento City Code is amended in its entirety to read as follows:

#### Chapter 15.08 Permits and Inspections

##### 15.08.010 Permits-Permit procedures.

Except as provided in this code, all permits shall be obtained as required by and in accordance with the 2010 California Building Standards Code as adopted in this Title 15.

##### 15.08.020 Permits—To whom permits may be issued.

A permit to do or to cause to be done any work regulated by this code shall be issued only to the property owner, an authorized agent of the property owner, or a licensed contractor as provided, and under the terms and conditions as specified, in state law.

15.08.030 Permits—Scope of permit.

A permit shall authorize only that work specified in the application for the permit.

15.08.040 Permits-Exemptions.

No permit is required for work that is exempt from the requirement to obtain a permit as provided for in the 2010 California Building Standards Code as adopted herein.

15.08.050 Permit fees.

A. Fees shall be charged to cover all aspects of administration of the building permit program under this title, including but not limited to application intake and processing, plan review, inspections, expedited reviews, hearings and appeals, consultation and research, certification programs, fee refund calculations, and other service charges, enforcement, and administrative overhead.

B. Plan review fees and building permit fees (inspections) shall be based either on the estimated value of the work to be done as determined by the chief building official under section 15.08.110, or on an hourly rate to be charged for actual time expended performing plan review or inspections. The chief building official shall determine whether the fee shall be based on the estimate of value or on an hourly rate, based on type of work or program. The chief building official shall issue administrative rules and regulations establishing when valuation-based fees and when hourly-based fees shall be charged.

C. The amounts of all fees (including deposits) authorized by and charged under this chapter shall be established by resolution of the city council.

15.08.060 Permits-Applications.

In addition to the requirements of the 2010 California Building Standards Code as adopted in this Title 15, the following shall be included with an application for a permit:

A. All declarations, authorizations, and notices required by this code or state law including the Licensed Contractor Declaration, the Owner-Builder Declaration, the Workers' Compensation Declaration, the Declaration Regarding Construction Lending Agency, and the Authorization to Act on Property Owner's Behalf, as applicable and fully executed; and

B. A plan review fee, where plans are required, unless a plan review fee is paid at the time of pre-application plan review; provided, that

1. If the plan review fee is to be based on an hourly rate and not the estimated value of the work to be done, a deposit shall be paid at the time of application submittal

and the balance shall be billed as plan review is conducted. The plan review fee shall be paid in full prior to issuance of the building permit;

2. If the plans submitted are incomplete or are changed so as to require additional plan review, an additional plan review fee shall be charged.

#### 15.08.070 Permits—Permit issuance.

In addition to the requirements of the 2010 California Building Standards Code as adopted in this Title 15, the following provisions shall apply to the issuance of a permit:

A. When an Owner-Builder Declaration has been executed with a permit application, no permit shall be issued until the Notice to the Property Owner required under Health and Safety Code section 19825 has been completed and signed by the owner of the property on which the proposed work is to be located and submitted to the chief building official.

B. No permit shall be issued until the applicant has paid the building permit fee (inspection) and all other required fees (including the plan review fee), taxes, and other charges; provided, that if the building permit fee (inspection) is to be based on an hourly rate and not the estimated value of the work to be done, a deposit shall be paid at the time of permit issuance, and the balance shall be billed as inspections are conducted. The building permit fee (inspection) shall be paid in full prior to final inspection approval.

C. Issuance of a building permit shall not entitle the permit holder to commence the work authorized by the permit unless and until the permit holder has obtained all other approvals required by, and has complied with, all other applicable laws, rules, and regulations relating to the proposed work.

#### 15.08.080 Work without permits—Additional fee for work done without a permit.

Where work for which a permit is required is commenced prior to the obtaining of the required permit(s), the chief building official shall charge up to four times all applicable plan review and permit (inspection) fees related to the required permit(s), including, but not limited to, building permits, sign permits and demolition permits. The payment of the increased fee(s) shall not relieve any person from fully complying with the requirements of this code, other codes adopted by the city, or the requirements of the zoning ordinance. Failure to comply with the provisions of this chapter may also subject the violator to any other penalties, sanctions or remedies provided elsewhere in this code.

#### 15.08.090 Work without permits—Exception to additional fees—Emergencies.

Where an emergency or urgent necessity is shown to exist or to have existed to the satisfaction of the chief building official, the commencement of work for which a permit is required is not a violation of this code and does not subject the person doing such work to an increased permit application and plan review fee pursuant to Section 15.08.080; provided, that an application for a permit for the work is filed with the chief

building official within twenty-four (24) hours, exclusive of Saturday, Sunday and holidays, after the work has commenced.

#### 15.08.100 Permits—Fee waiver—Emergencies.

Notwithstanding the provisions of Sections 15.08.060 and 15.08.070, no plan review fees or building permit fees (inspection) otherwise required shall be imposed on permits required to undertake repair and reconstruction work which is necessary to repair damage attributable to, and caused by, conditions of disaster or of extreme peril and for which a declaration of local emergency is made. This exception to the fee requirements of Sections 15.08.060 and 15.08.070 shall be limited to repair and reconstruction work necessary to restore the building or structure to the condition in which it existed immediately prior to the occurrence of the conditions of disaster or extreme peril which are the basis of the declaration of emergency.

15.08.110 Permits—Chief building official to establish project value for purposes of determining permit fees.

The determination of the estimated value of the work to be done for purposes of determining plan review and permit (inspection) fees under this chapter shall be made by the chief building official. In making an estimate of value, the chief building official may use, in addition to other sources, the International Code Council's then most recently published Building Valuation Data. The valuation to be used in computing the plan review and permit (inspection) fees shall be the total value of all work, including all labor, finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevator, fire extinguishing systems, and any other permanent work or permanent equipment for which the permit is issued.

#### 15.08.120 Fees—Refunds—Procedure.

A. Plan Review Fees. No plan review fee or portion thereof shall be refunded.

B. Building Permit Fees (Inspections). No building permit fee (inspection) or portion thereof shall be refunded:

1. Where any portion of the work authorized by the permit has commenced; or
2. Where the permit has expired or has been lawfully suspended or revoked by the chief building official.

C. Refund Procedure.

1. Except where the refunding of building permit fees (inspection) is prohibited by subsection B, building permit fees (inspection) may be refunded only if a written demand for refund, together with the issued permit form, is presented to the chief building official within one hundred twenty (120) days following the issuance of the permit.

2. The chief building official shall deduct from any refunded permit fee a fee refund service charge.

#### 15.08.130 Permits—Permits not transferable.

No person to whom a permit has been issued shall transfer, assign, or convey such permit to another person for the purpose of completing the work for which the permit was issued. When the permit holder to whom the permit has been issued no longer has a vested interest in the project or is no longer responsible for the project or work covered by the permit, the permit shall automatically become null and void. No person shall proceed with such a project or work without first obtaining a new permit from the chief building official.

#### 15.08.140 Permits—Expiration of permits—Extension.

A. Every permit issued by the chief 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 (180) days 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 (180) days. For the purpose of this section, work shall be considered abandoned if the chief building official reasonably determines that the permit holder does not intend or is unable to complete the work authorized by the permit. The permit holder's failure to timely request any necessary inspections or obtain any necessary approvals of work authorized pursuant to the permit may be factors considered by the chief building official in making his or her determination. Before such work can be recommenced, a new permit shall first be obtained to do so.

B. Any permit holder holding an unexpired permit may apply for an extension of the time within which he or she may commence work under that permit when he or she is unable to commence work within the time required by this section for good and satisfactory reasons. The chief building official may extend the time for action by the permit holder for a period not exceeding one hundred eighty (180) days upon written request by the permit holder showing that circumstances beyond the control of the permit holder have prevented action from being taken. No permit shall be extended more than once.

C. Building permits issued to repair under Chapter 8.96 or 8.100 of this code shall expire in sixty (60) days from the date such permit is issued unless the housing code advisory and appeals board authorizes a longer period of time in which to complete the work in which event such permit will expire at the end of such longer period of time.

#### 15.08.150 Inspections—Lot survey.

A survey of the lot on which construction of a building is planned may be required by the chief building official, at the permit holder's expense, to verify compliance of the structure location or lot size with the approved plans.

15.08.160 Inspections—Final inspection.

A final inspection and approval of all buildings and equipment installed therein is required when the work is completed and the building is ready for occupancy. The final inspection and approval shall be made prior to the building being occupied, and, except as otherwise provided herein, it shall be a violation of this code for the permit holder to permit the occupancy of a building without the final inspection and approval. No final inspection approval shall be given until the building permit fee (inspection) has been paid in full.

15.08.170 Building permits—Impacted school areas.

Building permits for residential construction within the attendance areas of impacted schools shall not be issued except in compliance with the provisions of Chapter 15.132 of this title. The director of building inspections and the planning department shall be responsible to maintain current information as provided by affected school districts as to the real property subject to the provisions of Chapter 15.132 of this title.

SECTION 4.

Chapter 15.20 of the Sacramento City Code is amended in its entirety to read as follows:

Chapter 15.20 Amendments to the California Building Code

15.20.010 Amendments to the CBC.

The CBC is amended as set forth in this chapter.

15.20.020 Title lines.

For the purposes of this chapter, and notwithstanding the provisions of Section 1.04.060 of the Sacramento City Code, the title lines (or “catchwords”) in this chapter shall be deemed to be part of such sections.

15.20.030 Local amendments to the CBC.

Subsection 501.2.1 is added to the end of the CBC Section 501.2 to read as follows:

501.2.1 Address Illumination. Addressing shall be illuminated at night in all new buildings. Address signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

SECTION 5.

Chapter 15.24 of the Sacramento City Code is amended in its entirety to read as follows:

#### Chapter 15.24 Amendments to the California Plumbing Code

##### 15.24.010 Amendments to the CPC.

The CPC is amended as set forth in this chapter.

##### 15.24.020 Title lines.

For the purposes of this chapter, and notwithstanding the provisions of Section 1.04.060 of the Sacramento City Code, the title lines (or “catchwords”) in this chapter shall be deemed to be part of such sections.

##### 15.24.030 Local amendments to the CPC.

A. The following is added to the end of the CPC Subsection 301.1.3:

All plumbing systems shall be installed so as to substantially comply with the IAPMO Installation Standards.

B. The CPC Section 313.4 is amended to read as follows:

Each system of buried ferrous piping used for either potable water or gas supply shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and is restricted to those short sections and fittings necessarily stripped for threading.

All buried ferrous piping shall be installed with cathodic protection. Private gas mains and laterals coming within the scope of the Federal Regulations for Pipeline Safety shall be designed and the installation supervised for compliance by a person qualified by experience and training in pipeline corrosion control methods. Supply piping for buildings shall be installed according to the same standards or by the use of Table 3-3 of this code.

When Table 3-3 is used, the piping system shall be installed according to the following requirements:

1. Galvanic anodes for cathodic protection of ferrous piping shall be buried not less than three (3) feet below grade, and below the bottom of the pipe to be protected. They shall be not less than four (4) feet horizontally from any buried metallic pipe. Before backfilling, the anode shall be flooded with a minimum of five (5) gallons of water.

Connecting of the anode to the pipe, when made less than six (6) inches above grade, shall be with a thermite weld. Connections six (6) inches or more above grade may be made by the use of an approved electrical service grounding clamp.

2. Water supply piping shall be isolated at the connection of the utility or private tap from the water main and at each building foundation line adjacent to the full way shut-off valve.
3. Gas supply piping shall be isolated adjacent to each building foundation line or at the appliance when located outside the building and from the serving gas supplier's service equipment.
4. Approved isolation fittings shall be located a minimum of six (6) inches above grade, except at the water tap.
5. Any piping laid in the same trench with pipe requiring cathodic protection shall be separated laterally a minimum of twelve (12) inches, and piping installed diagonally above pipe requiring cathodic protection shall be separated vertically a minimum of six (6) inches. All separations shall be maintained with clean earth in accordance with CPC Section 315.

All piping regulated by this code and subject to undue corrosion, erosion or mechanical damage shall be protected in an approved manner.

C. Table 3-3 is added to Chapter 3 of the CPC to read as follows:

Table 3-3. Anode Selection Chart

Allowable Length of Coated and Wrapped Buried Ferrous Gas or Water Pipe						
Pipe Size						
Anode Size	1/2"	3/4" & 1"	1-1/4" & 1-1/2"	2"	3"	4"
1 lb. anode	50 ft	-	-	-	-	-
3 lb. anode	150 ft	100 ft	50 ft	50 ft	-	-
9 lb. anode	500 ft	200 ft	200 ft	150 ft	100 ft	100 ft
17 lb. anode	-	500 ft	350 ft	300 ft	250 ft	150 ft
32 lb. anode	-	-	500 ft	500 ft	450 ft	350 ft

D. Subsection 1108.3 is added to the CPC Section 1108 to read as follows:

For the purpose of sizing roof drains, conductors, leaders, gutters, and storm sewers, the rainfall rate used for calculations shall be three inches (3") per hour.

## SECTION 6.

Chapter 15.28 of the Sacramento City Code is amended in its entirety to read as follows:

### Chapter 15.28 Amendments to the California Mechanical Code

15.28.010 Amendments to the CMC.

The CMC is amended as set forth in this chapter.

15.28.020 Title lines.

For the purposes of this chapter, and notwithstanding the provisions of Section 1.04.060 of the Sacramento City Code, the title lines (or “catchwords”) in this chapter shall be deemed to be part of such sections.

15.28.030 Local amendments to the CMC.

Section 309.1 of the CMC is amended to read as follows:

Section 309.1 Condensate Disposal. Condensate from air washers, air cooling coils, fuel burning condensing appliances and the overflow from evaporative coolers and similar water supplied equipment or similar air-conditioning equipment shall be collected and discharged to an approved plumbing fixture or approved disposal area.

An approved plumbing fixture for the purpose of this section shall be one of the following:

- 1. An approved trapped and vented receptor connected to a sanitary sewer;
- 2. A downspout when terminated in an approved disposal area.

An approved disposal area for the purpose of this section shall be one of the following:

- 1. A drywell with a rock fill;
- 2. A planting area large enough to accept the discharge wastes;
- 3. A storm drain system.

The waste pipe shall have a slope of not less than 1/8 inch per foot or 1 percent slope and shall be of approved corrosion-resistant material not smaller than the drain outlet size as required in either Section 309.3 or 309.4 of the CMC for air-cooling coils or condensing fuel-burning appliances, respectively.

Condensate or waste water shall not drain over a public way or over any improved private walkway, driveway, or improved surface.

Vertical piping from condensate pumps shall be sized not less than the pump outlet. Approved flexible tubing shall rise vertically, immediately to a height whereby transition to rigid gravity waste pipe can occur.

SECTION 7.

Chapter 15.32 of the Sacramento City Code is amended in its entirety to read as follows:

Chapter 15.32 Amendments to the California Residential Code

15.32.010 Amendments to the CRC.

The CRC is amended as set forth in this chapter.

15.32.020 Title lines.

For the purposes of this chapter, and notwithstanding the provisions of Section 1.04.060 of the Sacramento City Code, the title lines (or “catchwords”) in this chapter shall be deemed to be part of such sections.

15.32.030 Local amendments to the CRC.

Subsection R319.1.2 is added to the end of the CRC Section R319.1 to read as follows:

R319.1.2 Address Illumination. Addressing shall be illuminated at night in all new buildings. Address signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

SECTION 8.

Section 8.100.080 of the Sacramento City Code is amended to read as follows:

8.100.080 Code Enforcement Manager.

The director of code enforcement functions within the city, as designated by the city manager, shall be referred to hereinafter as the “code enforcement manager.” Notwithstanding Section 103.3 of the 2010 California Building Code, the code enforcement manager shall be the principal assistant of the building official and shall have the powers of the building official in matters relating to the enforcement of this chapter. As used herein, the term “code enforcement manager” shall include his or her designated representatives, except as specifically provided otherwise.

SECTION 9.

Section 8.100.300 of the Sacramento City Code is amended to read as follows:

Section 8.100.300 Ceiling Heights.

Except for habitable spaces created in existing basements, habitable spaces, laundry rooms, hallways, bathrooms and water closet compartments shall have a ceiling height of not less than seven feet. The ceiling height for habitable spaces created in existing basements shall be as specified in the 2010 California Residential Code, Appendix J.

If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half the area thereof. No portion of the room measuring less than

five feet from the finished floor to the finished ceiling shall be included in any computation of the minimum area thereof.

If any room has furred ceiling, the prescribed ceiling height is required in two-thirds the area thereof, but in no case shall the height of the furred ceiling be less than seven feet.

Adopted by the City of Sacramento City Council on \_\_\_\_\_ by the following vote:

Ayes:

Noes:

Abstain:

Absent:

\_\_\_\_\_  
MAYOR

Attest:

\_\_\_\_\_  
City Clerk

Passed for Publication:

Published:

Effective: