REPORT TO LAW & LEGISLATION COMMITTEE
City of Sacramento

915 I Street, Sacramento, CA 95814-2671

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Consent

November 18, 2008

Honorable Members of the
Law and Legislation Committee

Title: Amendments to the 2007 California Building Code, 2007 California Plumbing Code and 2007 California Mechanical Code

Location/Council District: Citywide

Recommendation: Review an **Ordinance** amending 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 Code and forward the Ordinance to Council for approval.

Contact: Ed Short, Supervising Engineer, (916) 808-8859; Bob Chase, Chief Building Official, (916) 808-8024

Presenters: Not applicable

Department: Development Services

Division: Building

Organization No: 21001010

Description/Analysis

Issue: The City of Sacramento must periodically amend City Code to reflect updates to the California Building Standards Codes pursuant to applicable State of California Laws. This proposed Ordinance amendment would update the City Building Code to reflect the codes published in the 2007 California Building Code, 2007 California Plumbing Code and the 2007 California Mechanical Code.

Additionally, 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, and are reasonably necessary because of local climatic, topographical or geological conditions.

Policy Considerations: Amending City Code relating to the Sacramento City Building Code is required by the California Building Standards Commission (BSC) pursuant to the California Code of Regulations, Title 24.

Committee/Commission Action: None

Environmental Considerations:

California Environmental Quality Act (CEQA):

Under the California Environmental Quality Act (CEQA) guidelines, continuing administrative activities do not constitute a project and are therefore exempt from review.

Sustainability Considerations: There are no sustainability considerations applicable to amending City Code relating to the City Building Code and adoption of local amendments to the California Building Code.

Rationale for Recommendation: The proposed Ordinance would purge old City Code amendments based on old model codes and create new amendments to the requirements published in the 2007 California Building Code, 2007 California Plumbing Code and the 2007 California Mechanical 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.

Respectfully Submitted by: _____
Robert L. Chase
Chief Building Official

Approved by: _____
William Thomas
Director of Development Services

Recommendation Approved:

RAY KERRIDGE
City Manager

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Attachment 1 - Redlined Ordinance

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

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

SECTION 1.

In connection with the local amendments to the 2007 California Building Code, 2007 California Plumbing Code and 2007 California Mechanical 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 to the requirements published in the 2007 California Building Code, 2007 California Plumbing Code and the 2007 California Mechanical Code are reasonably necessary because of local climatic, topographical or geological 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 distinction 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 Delta 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 2007 California Building Standards Code are amended based upon this express finding:

2007 California Building Code Section 501.2; 2007 California Plumbing Code Sections 301.1.3, 313.5, 1106; 2007 California Mechanical Code Section 310.1

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 2007 California Building Standards Code are amended based upon this express finding:

2007 California Building Code Section 1805.4; 2007 California Plumbing Code Sections 301.1.3, 313.5, Table 3-3.

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 have all 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:

2007 California Building Code Section 501.2.

SECTION 2.

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

Chapter 15.04 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 ~~nor~~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 any portion thereof including any electrical, mechanical, gas or plumbing equipment installed on any property or used on or within any building. ~~The provisions of this code shall be exclusive and not inclusive.~~

~~Section 15.04.040 Conflicts with other laws, rules, etc.~~

~~Section 15.04.040 Conflicts with other laws, rules, etc.In the event of any conflict between this code and any law, rule or regulation of the state of California, that requirement which establishes the higher standard of safety shall govern. Failure to comply with such higher standard of safety shall be a violation of this code.~~

15.04.0~~4~~50 Definitions.

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

"Building official," "administrative authority," "director," ~~and~~ "enforcing authority," and "manager" mean the ~~manager.~~Chief Building Official.

~~"Manager"~~"Chief Building Official" means the manager of the building ~~inspections~~ division or his or her authorized representatives.

"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.

~~"Uniform codes" means the publications incorporated by reference by Section 15.04.060 of this chapter, as amended by this code.~~

15.04.0~~5~~60 Adoption of ~~uniform codes~~ the 2007 California Building Standards Code.

The following parts of the ~~publications~~ 2007 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 Uniform Building Code, 1988 Edition, and Chapters 1, Div. 1, 7, 11, 49, 55, and 70 of the appendix thereto, as published by the International Conference of Building Officials (amended by this chapter and Chapter 15.20 of this title).~~

~~B. The Uniform Plumbing Code, 1988 Edition, including appendices A, C, and D, and the Installation Standards, as published by the International Association of Plumbing and Mechanical Officials (amended by this chapter and Chapter 15.24 of this title).~~

~~C. The Uniform Mechanical Code, 1988 Edition, including Chapter 21 of Appendix B and Appendix C as published by the International Conference of Building Officials (amended by this chapter and Chapter 15.28 of this title).~~

~~D. The National Electrical Code, 1990 Edition, as published by the National Fire Protection Association (amended by this chapter and Chapter 15.32 of this title).~~
A. The California Building Code, 2007 Edition, Volumes I and II, including Appendix Chapter 1, Appendix C, Appendix H and Appendix I, which is based on and which amends the provisions of the 2006 International Building Code, as published by the International Code Council.

B. The California Plumbing Code, 2007 edition, including Appendix Chapter 1, which is based on and which amends the provisions of the 2006 Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials.

C. The California Mechanical Code, 2007 edition, including Appendix Chapter 1, which is based on and which amends the provisions of the 2006 Uniform Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials.

D. The California Electric Code, 2007 edition, including Annex G, which is based on and which amends the provisions of the 2005 National Electrical Code, as published by the National Fire Protection Association.

15.04.06~~7~~0 Conflicts between ~~uniform~~ separate parts of the California Building Standards Code~~codes~~.

In the event of a conflict between any of the ~~uniform codes~~parts of the California Building Standards Code, the ~~code~~ part which establishes the higher standard of safety shall govern.

~~15.04.080 Conflicts between uniform codes.~~

~~Whenever there exists a conflict between the provisions of this chapter and the provisions of the uniform codes, the provisions of this chapter shall supersede the provisions of the uniform codes.~~
15.04.07~~9~~0 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. Definitions. For purposes of this chapter, the term "responsible party" shall refer to 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.~~

~~E~~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.

15.04.080~~100~~ 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.

15.04.090~~110~~ ~~Duty~~ 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.

~~15.04.120 Building inspection division created.~~

~~There is created a building inspections division within the department of planning and development.~~

15.04.1~~3~~00 ~~Manager~~Chief Building Official ~~of the building inspections division~~- Position created- Duties.

The position of ~~manager~~Chief Building Official ~~of building inspections division~~ is created. The ~~manager~~Chief Building Official shall supervise and administer the building ~~inspections~~ 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.

~~15.04.140 Qualifications of building inspections manager.~~

~~The manager shall be a registered civil engineer or a licensed architect, shall possess a valid certificate issued by the state to practice as such and shall have had at least five years experience in the design and construction of buildings.~~
~~15.04.150 Assistant building inspections manager.~~

~~The assistant manager shall be the principal administrative assistant of the manager of the building inspections division in matters relating to the enforcement of this code. He or she shall possess the minimum qualifications as required by the job description for the city.~~

15.04.1~~1~~60 ~~Manager~~ Chief Building Official—Assistants.

The ~~manager~~Chief Building Official -shall have the following assistants:

A. ~~Assistant manager~~Deputy Chief Building Official;

B. Chief ~~b~~Building ~~i~~Inspector(s);
~~C. Chief electrical inspector;~~

~~D. Chief plumbing/mechanical inspector;~~

~~E. Chief housing inspector;~~

~~F. Building permit manager;~~

~~G~~C. Supervising ~~Senior e~~Engineer.

~~15.04.170 Manager—Appointment.~~

~~The manager and his or her assistants shall be appointed by the city manager.~~

15.04.12~~8~~0 ~~Manager~~Chief Building Official—Additional duties.

The ~~manager~~Chief Building Official shall be the housing official of the city, as that position is defined in Chapter 8.100 of this code. In addition, he or she may also act as the chief building inspector.

15.04.13~~9~~0 Liability.

The ~~manager~~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.
~~Any suit brought against the manager, his or her assistants or authorized representatives, because of such an act or omission performed by any one of them in the enforcement of any of the provisions of this code, shall be defended by the legal department of the city until final termination of the proceedings.~~

15.04.~~20~~140 Power to grant minor variances.

The ~~manager~~Chief Building Official may make minor variances from the specific requirements of this code or any other portion of the Sacramento City Code enforced by him or her when such variances 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.~~21~~150 Right of entry—Inspection of the work.

The ~~manager~~Chief Building Official may enter on premises to make inspections to the extent authorized by law.

15.04.~~220~~160 Utility service—Temporary connections.

The ~~manager~~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 ~~manager~~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 ~~manager~~Chief Building Official if he or she finds that such temporary power or gas is being used for other than construction purposes.

15.04.~~23~~170 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 ~~manager~~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 ~~manager~~Chief Building Official, for the purpose of putting into use any equipment that has been replaced, repaired, added, altered, or enlarged until the ~~manager~~Chief Building Official has inspected such installation and authorized such connection. Whenever the ~~manager~~Chief Building Official finds that any utility distribution system or any energy supply therefrom 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 ~~manager~~Chief Building Official's authorization, the ~~manager~~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.~~24~~180 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 ~~manager~~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 ~~manager~~Chief Building Official.

15.04.~~25~~190 Occupancy violations.

A. Whenever any structure or portion thereof is being used contrary to the provisions of this code, the ~~manager~~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 portion 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 ~~manager~~Chief Building Official may proceed to abate such structure as a public nuisance pursuant to Chapter 8.96 of this code.

C. Whenever any building is ordered vacated and the occupant fails to comply with such vacation order, the ~~manager~~Chief Building Official may order the utilities to such building 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 building thereby creating hazards to life.

15.04.2~~6~~00 Stop work orders.

Whenever any work is being done contrary to the provisions of this code, the ~~manager~~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 ~~manager~~Chief Building Official permits its resumption.

SECTION 3.

The following title line for Chapter 15.08 is amended to read as follows:

Chapter 15.08 ~~Building~~ Permits and Inspections

SECTION 4.

Section 15.08.010 of the Sacramento City Code is amended to read as follows:

~~15.08.010 Permits – Required.No person shall erect, construct, enlarge, alter, repair, move, remove, convert, or demolish any building or structure, nor do any electrical wiring, electrical installation, plumbing work, plumbing installation, mechanical work or mechanical installation on any site, in or on any building or structure, or cause the same to be done, without first obtaining from the manager a separate building permit for each~~

~~such building or structure or work. No work shall be done for which a permit is required by this code before a permit therefor is obtained from the manager.~~15.08.010 Permits – Permit procedure.

Except as provided in this code, all permits shall be obtained in accordance with the 2007 California Building Standards Code as adopted herein.

SECTION 5.

Section 15.08.050 of the Sacramento City Code is amended to read as follows:

~~15.08.050 Permits – Permit procedure.~~

~~Except as provided in this code, all permits shall be obtained in accordance with the procedures set forth in the Uniform Building Code adopted herein by reference.~~
15.08.050 Permits – Exemptions.

A. No permit is required for work that is exempt from the requirement to obtain a permit as provided for in the 2007 California Building Standards Code as adopted herein.

B. Notwithstanding any other provisions of this chapter, to the same extent work is exempt from the requirement to obtain a permit as provided for in the 2007 California Building Standards Code for buildings, structures and applications regulated by the California Department of Housing and Community Development, work is exempt from the requirement to obtain a permit for buildings, structures and applications that are not regulated by state agencies.

SECTION 6.

Section 15.08.060 of the Sacramento City Code is amended to read as follows:

15.08.060 Permits – Submission of plans and specifications.

In addition to the requirements of the 2007 California Building Standards ~~Uniform Building~~ Code for the submission of plans and specifications for checking, plans and specifications submitted shall include all work to be done including plumbing, mechanical and electrical work and shall contain all computation, details, systems, layouts, etc., that are necessary to assure that the proposed installations conform to the requirements of this code.

SECTION 7.

Section 15.08.160 of the Sacramento City Code is amended to read as follows:

15.08.160 Permits – Expiration of permits.

Every permit issued by the ~~manager~~ 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 permittee does not intend or is unable to complete the work authorized by the permit. The permittee'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 ~~first~~ obtained to do so.

Any permittee 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 ~~manager~~ Chief Building Official may extend the time for action by the permittee for a period not exceeding one hundred eighty (180) days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. Building permits issued to repair under Chapters 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.

SECTION 8.

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

Chapter 15.20 California Building Code

15.20.010 Amendments to the 2007 California Building Code.

The 2007 California Building Code 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 California Building Code designation.

The 2007 California Building Code, as used in this chapter, shall be designated by the letters CBC.

15.20.040 Local Amendments to 2007 California Building Code.

A. The following is added to the end of the CBC Appendix Chapter 1 Section 110.1:

EXCEPTION: Group R, Division 3 and Group U Occupancies.

B. 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.

C. The CBC Subsection 1805.4 is amended in its entirety to read as follows:

1805.4 Footings. Footings shall be designed and constructed in accordance with Sections 1804.4.1 through 1804.4.6. In the absence of a geo-technical recommendation, continuous footings and slab on grade type foundations constructed with plain concrete must be provided with a minimum of one #4 rebar at top and bottom of footing.

SECTION 9.

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

Chapter 15.24 California Plumbing Code

15.24.010 Amendments to the 2007 California Plumbing Code.

The 2007 California Plumbing Code 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 California Plumbing Code designation.

The California Plumbing Code, as used in this chapter, shall be designated by the letters CPC.

15.24.040 Local Amendments to 2007 California Plumbing Code.

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 313.5 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	½ "	¾"& 1"	1-1/4" & 1-1/2"	2"	3"	4"
1 lb. anode	50ft	-	-	-	-	-
3 lb. anode	150ft	100ft	50ft	50ft	-	-
9 lb. anode	500ft	200ft	200ft	150ft	100ft	100ft
17lb. anode	-	500ft	350ft	300ft	250ft	150ft
32lb. anode	-	-	500ft	500ft	450ft	350ft

D. Subsection 1106.5 is added to the CPC Section 1106 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 (3") per hour.

SECTION 10.

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

Chapter 15.28 California Mechanical Code

15.28.010 Amendments to the 2007 California Mechanical Code.

The 2007 California Mechanical Code 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 California Mechanical Code designation.

The California Mechanical Code, as used in this chapter, shall be designated by the letters CMC.

15.28.040 Local Amendments to the 2007 California Mechanical Code.

A. Section 310.1 of the CMC is amended to read as follows:

Section 310.1 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 310.3 or 310.4 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.

B. Section 110.1 of Appendix Chapter 1 is amended to read as follows:

Section 110.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the Authority Having Jurisdiction relative to the application and interpretations of this code, there shall be and is hereby created a Board of Appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to mechanical design, construction, and maintenance and the public health aspects of mechanical systems and who are not employees of the jurisdiction. The Board of Appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Authority Having Jurisdiction.

SECTION 11.

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

Chapter 15.32 California Electrical Code

15.32.010 Amendments to the 2007 California Electrical Code.

The 2007 California Electrical Code 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 California Electrical Code designation.

The California Electrical Code, as used in this chapter, shall be designated by the letters CEC.

15.28.040 Local Amendments to the 2007 California Electrical Code.

A. Section 80.15 of Annex G is amended to read as follows:

General. In order to hear and decide appeals of orders, decisions, or determinations made by the Authority Having Jurisdiction relative to the application and interpretations of this code, there shall be and is hereby created a Board of Appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to electrical design, construction, and maintenance and the public health aspects of electrical systems and who are not employees of the jurisdiction. The Board of Appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Authority Having Jurisdiction.

SECTION 12.

The following is added to Section 15.36.050(L) of the Sacramento City Code:

(4) Appendix Chapter 1 is amended as follows:

(a) Section 108.1 is amended to read as follows:

i. Section 108.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board

of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

Attachment 2 - Ordinance

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

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

SECTION 1.

In connection with the local amendments to the 2007 California Building Code, 2007 California Plumbing Code and 2007 California Mechanical 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 to the requirements published in the 2007 California Building Code, 2007 California Plumbing Code and the 2007 California Mechanical Code are reasonably necessary because of local climatic, topographical or geological 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 distinction 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 Delta 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 2007 California Building Standards Code are amended based upon this express finding:

2007 California Building Code Section 501.2; 2007 California Plumbing Code Sections 301.1.3, 313.5, 1106; 2007 California Mechanical Code Section 310.1

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 2007 California Building Standards Code are amended based upon this express finding:

2007 California Building Code Section 1805.4; 2007 California Plumbing Code Sections 301.1.3, 313.5, Table 3-3.

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 have all 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:

2007 California Building Code Section 501.2.

SECTION 2.

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

Chapter 15.04 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 any portion thereof including any electrical, mechanical, gas or plumbing equipment installed on any property or used on or within any building.

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.

"Chief Building Official" means the manager of the building division or his or her authorized representatives.

"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 2007 California Building Standards Code.

The following parts of the 2007 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 California Building Code, 2007 Edition, Volumes I and II, including Appendix Chapter 1, Appendix C, Appendix H and Appendix I, which is based on and which amends the provisions of the 2006 International Building Code, as published by the International Code Council.

B. The California Plumbing Code, 2007 edition, including Appendix Chapter 1, which is based on and which amends the provisions of the 2006 Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials.

C. The California Mechanical Code, 2007 edition, including Appendix Chapter 1, which is based on and which amends the provisions of the 2006 Uniform Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials.

D. The California Electric Code, 2007 edition, including Annex G, which is based on and which amends the provisions of the 2005 National Electrical Code, as published by the National Fire Protection Association.

15.04.060 Conflicts between separate parts of the California Building Standards Code.

In the event of a conflict between any of the parts of the California Building Standards Code, the part which establishes the higher standard of safety shall govern.

15.04.070 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.

15.04.080 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.

15.04.090 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.

15.04.100 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.

15.04.110 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.

15.04.120 Chief Building Official—Additional duties.

The Chief Building Official shall be the housing official of the city, as that position is defined in Chapter 8.100 of this code. In addition, he or she may also act as the chief building inspector.

15.04.130 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.

15.04.140 Power to grant minor variances.

The Chief Building Official may make minor variances from the specific requirements of this code or any other portion of the Sacramento City Code enforced by him or her when such variances 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.

15.04.150 Right of entry—Inspection of the work.

The Chief Building Official may enter on premises to make inspections to the extent authorized by law.

15.04.160 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.

15.04.170 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 therefrom 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.

15.04.180 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.

15.04.190 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 portion 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 building is ordered vacated and the occupant fails to comply with such vacation order, the Chief Building Official may order the utilities to such building 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 building thereby creating hazards to life.

15.04.200 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.

The following title line for Chapter 15.08 is amended to read as follows:

Chapter 15.08 Permits and Inspections

SECTION 4.

Section 15.08.010 of the Sacramento City Code is amended to read as follows:

15.08.010 Permits – Permit procedure.

Except as provided in this code, all permits shall be obtained in accordance with the 2007 California Building Standards Code as adopted herein.

SECTION 5.

Section 15.08.050 of the Sacramento City Code is amended to read as follows:

15.08.050 Permits – Exemptions.

A. No permit is required for work that is exempt from the requirement to obtain a permit as provided for in the 2007 California Building Standards Code as adopted herein.

B. Notwithstanding any other provisions of this chapter, to the same extent work is exempt from the requirement to obtain a permit as provided for in the 2007 California Building Standards Code for buildings, structures and applications regulated by the California Department of Housing and Community Development, work is exempt from the requirement to obtain a permit for buildings, structures and applications that are not regulated by state agencies.

SECTION 6.

Section 15.08.060 of the Sacramento City Code is amended to read as follows:

15.08.060 Permits – Submission of plans and specifications.

In addition to the requirements of the 2007 California Building Standards Code for the submission of plans and specifications for checking, plans and specifications submitted

shall include all work to be done including plumbing, mechanical and electrical work and shall contain all computation, details, systems, layouts, etc., that are necessary to assure that the proposed installations conform to the requirements of this code.

SECTION 7.

Section 15.08.160 of the Sacramento City Code is amended to read as follows:

15.08.160 Permits – Expiration of permits.

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 permittee does not intend or is unable to complete the work authorized by the permit. The permittee'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.

Any permittee 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 permittee for a period not exceeding one hundred eighty (180) days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. Building permits issued to repair under Chapters 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.

SECTION 8.

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

Chapter 15.20 California Building Code

15.20.010 Amendments to the 2007 California Building Code.

The 2007 California Building Code 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 California Building Code designation.

The 2007 California Building Code, as used in this chapter, shall be designated by the letters CBC.

15.20.040 Local Amendments to 2007 California Building Code.

A. The following is added to the end of the CBC Appendix Chapter 1 Section 110.1:

EXCEPTION: Group R, Division 3 and Group U Occupancies.

B. 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.

C. The CBC Subsection 1805.4 is amended in its entirety to read as follows:

1805.4 Footings. Footings shall be designed and constructed in accordance with Sections 1804.4.1 through 1804.4.6. In the absence of a geo-technical recommendation, continuous footings and slab on grade type foundations constructed with plain concrete must be provided with a minimum of one #4 rebar at top and bottom of footing.

SECTION 9.

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

Chapter 15.24 California Plumbing Code

15.24.010 Amendments to the 2007 California Plumbing Code.

The 2007 California Plumbing Code 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 California Plumbing Code designation.

The California Plumbing Code, as used in this chapter, shall be designated by the letters CPC.

15.24.040 Local Amendments to 2007 California Plumbing Code.

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 313.5 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	½ "	¾"& 1"	1-1/4" & 1-1/2"	2"	3"	4"
1 lb. anode	50ft	-	-	-	-	-
3 lb. anode	150ft	100ft	50ft	50ft	-	-
9 lb. anode	500ft	200ft	200ft	150ft	100ft	100ft
17lb. anode	-	500ft	350ft	300ft	250ft	150ft
32lb. anode	-	-	500ft	500ft	450ft	350ft

D. Subsection 1106.5 is added to the CPC Section 1106 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 (3") per hour.

SECTION 10.

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

Chapter 15.28 California Mechanical Code

15.28.010 Amendments to the 2007 California Mechanical Code.

The 2007 California Mechanical Code 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 California Mechanical Code designation.

The California Mechanical Code, as used in this chapter, shall be designated by the letters CMC.

15.28.040 Local Amendments to the 2007 California Mechanical Code.

A. Section 310.1 of the CMC is amended to read as follows:

Section 310.1 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 310.3 or 310.4 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.

B. Section 110.1 of Appendix Chapter 1 is amended to read as follows:

Section 110.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the Authority Having Jurisdiction relative to the application and interpretations of this code, there shall be and is hereby created a Board of Appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to mechanical design, construction, and maintenance and the public health aspects of mechanical systems and who are not employees of the jurisdiction. The Board of Appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Authority Having Jurisdiction.

SECTION 11.

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

Chapter 15.32 California Electrical Code

15.32.010 Amendments to the 2007 California Electrical Code.

The 2007 California Electrical Code 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 California Electrical Code designation.

The California Electrical Code, as used in this chapter, shall be designated by the letters CEC.

15.28.040 Local Amendments to the 2007 California Electrical Code.

A. Section 80.15 of Annex G is amended to read as follows:

General. In order to hear and decide appeals of orders, decisions, or determinations made by the Authority Having Jurisdiction relative to the application and interpretations of this code, there shall be and is hereby created a Board of Appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to electrical design, construction, and maintenance and the public health aspects of electrical systems and who are not employees of the jurisdiction. The Board of Appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all

decisions and findings in writing to the appellant with a duplicate copy to the Authority Having Jurisdiction.

SECTION 12.

The following is added to Section 15.36.050(L) of the Sacramento City Code:

(4) Appendix Chapter 1 is amended as follows:

(a) Section 108.1 is amended to read as follows:

i. Section 108.1 Board of appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.