

SAN ANSELMO BUILDING DEPARTMENT GOVERNING CONSTRUCTION CODES

STATE CONSTRUCTION CODES

The State of California requires that the codes required as the basis for the design and construction must be the:

- 2007 edition of the California Building Code,
- 2007 edition of the California Plumbing Code,
- 2007 edition of the California Mechanical Code,
- 2007 edition of the California Electrical Code and
- 2007 edition of the California Energy Code.

Note these are different than the Uniform Building Codes. The Uniform Building Code was abolished in 2000 when the International Code Council (ICC) was established and the International Building Code (IBC) was first published. The California codes are based upon the IBC and they do have significant differences.

Contact the ICC at 1-800-786-4452 or www.iccsafe.org to obtain a copy.

DESIGN CRITERIA SPECIFIC TO SAN ANSELMO

Earthquake loading must be based upon Seismic Design Category E unless a Licensed Design Professional can demonstrate other wise.

Wind load shall be based upon an 85MPH wind (3 second gust), Exposure B, unless a Licensed Design Professional can demonstrate otherwise.

AMENDMENTS TO THE CODES AND POLICIES SPECIFIC TO SAN ANSELMO

- All utilities to new buildings must be placed underground.
- Property lines must be surveyed for all projects that include a new structure and any remodel to a structure located 5' or less to the property line. Additional projects may be required to be surveyed if location is an issue.
- Any areas on the property used for driving or parking must be paved with asphalt or concrete or a material approved in advance by the Public Works Director. (gravel is not allowed)
- Swimming pools require a 5 foot enclosure around the pool. Any gates must swing away from the pool and be self-latching and self-closing. Pools, spas, and hot tubs must have an approved cover, or alarms on the doors from the house to the pool, or a 4' fence between the house and pool. Enclosures or covers must be in place before any water is placed in the pool. (Refer to CBC 3109 & Health & Safety Code 115921)
- All roofs must be constructed to a Class A assembly.
- Garage ceilings must be at least 7' high.
- All doors used for personnel access must be at least 6'-8" tall.
- In commercial or industrial buildings, types NM, NMC, and NMS electric cable or conduit is not allowed.