

ORDINANCE NO. 1111

**AN ORDINANCE OF THE TOWN OF SAN ANSELMO AMENDING TITLE 9 OF THE SAN ANSELMO MUNICIPAL CODE TO ADOPT BY REFERENCE THE CALIFORNIA BUILDING CODE, 2016 EDITION, THE CALIFORNIA RESIDENTIAL CODE, 2016 EDITION, CALIFORNIA ELECTRICAL CODE, 2016 EDITION, CALIFORNIA MECHANICAL CODE, 2016 EDITION, CALIFORNIA PLUMBING CODE, 2016 EDITION, CALIFORNIA ENERGY CODE, 2016 EDITION, CALIFORNIA HISTORICAL BUILDING CODE, 2016 EDITION, CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 EDITION, INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION, (CALIFORNIA CODE OF REGULATIONS TITLE 24)
AS AMENDED**

WHEREAS, the Town of San Anselmo wishes to adopt by reference the current 2016 State Construction Standards in California Code of Regulations Title 24, as modified by this ordinance:

WHEREAS, pursuant to Section 17958.5, 17958.7 and 18941.4 of the California Health and Safety Code, the Town of San Anselmo has determined and finds that the modifications to the 2016 California Construction Standards are reasonably necessary because of local climatic, geological or topographical conditions as reflected in Town Council Resolution No. 4181 and

WHEREAS, the Town of San Anselmo has found that adoption of this ordinance is exempt from the California Environmental Quality Act because it has no potential for causing a significant effect on the environment (California Code of Regulations, Title 14, § 15061(b)(3)).

NOW, THEREFORE, the Town Council of the Town of San Anselmo does hereby ordain as follows:

SECTION 1.

FINDINGS.

The required findings shall be found in the Town Council Resolution No. 4181

Chapter 1 (Construction Codes) and Chapter 4 (Underground Electric and Communication Service Laterals to Buildings and Structures) of Title 9, Building Regulations, of the San Anselmo Municipal Code are hereby amended as follows.

Amend Chapter 1, Article 1, Section 9-1.101 as follows:

**Chapter 1
CONSTRUCTION CODES**

Article 1. Construction Codes

Section:

9-1.101 Adoption of Construction Codes

The following parts of Title 24, California Code of Regulations are adopted by reference as Construction Codes for the Town of San Anselmo, including the amendments noted in this Article.

- (a) 2016 edition of the California Building Code (CBC)(Title 24 Part 2) based upon the 2015 International Building Code (IBC) including Appendix G - Flood-Resistant Construction, Appendix H - Signs, Appendix I - Patio Covers, and Appendix J- Grading.
- (b) 2016 California Existing Building Code, California Code of Regulations, Title 24, Part 10
- (c) 2016 edition of the California Residential Building Code (CRC)(Title 24 Part 2.5) based upon the 2015 International Residential Code including Appendix G, Swimming Pools, Appendix H, Patio Covers, Appendix J, Existing Buildings, Appendix K, Sound Transmission.
- (d) 2016 edition of the California Electrical Code (CEC)(Title 24 Part 3) based upon the 2014 National Electrical Code (NEC).
- (e) 2016 edition of the California Mechanical Code (CMC)(Title 24 Part 4) based upon the 2015 Uniform Mechanical Code (UMC).
- (f) 2016 edition of the California Plumbing Code (CPC)(Title 24 Part 5) based upon the 2015 Uniform Plumbing Code (UPC).
- (g) 2016 edition of the California Energy Code (CEC)(Title 24 Part 6).
- (h) 2016 California Historical Building Code (Title 24 Part 8)
- (i) 2016 California Green Building Standards Code (CALGreen)(Title 24 Part 11).
- (j) 2016 International Property Maintenance Code (IPMC).
- (k) 2015 International Swimming Pool and Spa Code (ISSPS)

A copy of each of these documents is maintained in the office of the Building Official.

Amend Chapter 1, Article 2, Section 9-1.201 through Section 9-1.208 as follows:

Article 2. Amendments

- 9-1.201 Buried Utilities (CBC 112)(CRC R111)(CEC 230)**
All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial improvement as defined by CBC Chapter 2 must be placed underground.
- 9-1.202 Non-metallic Cable (CEC 334)**
Non-metallic electric cable (Type NM, NMC, NMS) is not allowed in electrical wiring in non-residential applications.
- 9-1.203 Swimming Pools, Spas and Hot Tubs (CBC 3109)(CRC Appendix G)**
Design and construction must adhere to the most stringent requirements of California Building Code Section 3109, California Residential Code Appendix G, International Swimming Pool and Spa Code 2015 edition and California Health & Safety Code Section 115921. Barriers enclosing a swimming pool must be at least 5' tall. Before water is placed in a pool for any reason, including the curing of the pool walls, a barrier at least 5' tall conforming to the requirements of CBC Section 3109.4 must be in place or a pool cover complying with ASTM F1346 must be installed and operational.
- 9-1.204 Garage/Carport Ceiling Height (CBC 1208)(CRC R305)**
Private garages and carports shall have a clear ceiling height of not less than 7'.
- 9-1.205 Size of Doors (CBC 1010.1.1)(CRC R311)**
Except for access to a storage room or closet, all doors must be at least 6'-8" (80") high. Required exit doors must be side-hinged, swing type.
- 9-1.206 Roofing (CBC 1505)(CRC R902)**

For all new structures and any addition that exceeds 50% of the original area, the new roof must be covered with a Class A Roofing Assembly. A noncombustible roof may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

Existing buildings that have 50 percent or more of the roof surface replaced within a five-year period are required to totally replace the roof with a Class A roof assembly or be fire resistive by other provisions of this code.

9-1.207 Permit and Application Expiration (CBC 105.5)(CRC R105.3.2), (CPC 104.3.3) (CMC 104.3.3)

The permit application process must be completed and a permit issued within one year of application submittal. If a permit is not issued one year of the application date the application shall expire. The building official may extend the permit application one time for a period of 180 days. The request must be in writing before the application has expired and demonstrate the circumstances beyond the applicant's control that delayed the application. In order to renew action on an expired application, the applicant shall submit new plans and pay a new plan review fee.

Building permits are valid provided work has commenced within 180 days after the permit is issued and a building department inspection has been completed. If 180 days pass and no inspection by the building department has taken place the permit shall expire. The building official may extend the expired permit one time for up to 180 days if the applicant makes a written request before the expiration date demonstrating circumstances beyond the applicant's control for the delay in the progression of the work. If a permit expires, work may not resume until a new permit is obtained. If the period of expiration is greater than 180 days, no changes are made to the plans and the original plans and specifications may be utilized, the applicant shall pay half the required amount of the building fee. If there are changes to the plans and or specifications the applicant must pay the full amount.

9-1.208 Fee Refunds (CBC 109.6)(CRC R108.5)(CPC 104.5.3)(CMC 104.5.3)

The building official may authorize refunding of any fee paid which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application is withdrawn or canceled before any plan review is done.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee and not later than 180 days after the date of fee payment.

9-1.213 Automatic Fire Sprinkler Systems (CRC R313.1 and R313.2)

Automatic sprinkler systems shall be required in one- and two-family dwellings and townhouses where the structure is undergoing a substantial improvement as defined in CBC Chapter 2 and/or if so determined by the RVFD.

Amend Chapter 1, Article 5, Section 9-1.501 as follows:

Article 5. Violation, Penalties

9-1.501 Violations, Penalties

- (a) Stop work orders/work without permits or other actions in violations of this Code - For work performed in violation of this Code, an investigation/penalty fee shall be assessed up to three (3) times the construction permit fee. The minimum penalty fee for a permit shall be five hundred (\$500) dollars. This applies to revisions, alterations, or changes on an authorized project where the work done is not within the scope of the originally authorized permit. The fee shall be due whether a permit is issued or not. Additional penalties may be assessed in the event of repeated violations.
- (b) No new construction permits shall be issued for work on a property unless all existing violations and expired permits issued for work on such property are cleared by abatement, issue or reinstatement of a permit.
- (c) The penalties imposed in this section are in addition to any penalties that may be imposed pursuant to other provisions of this Code.

Amend Chapter 4, Section 9-4.01 as follows:

Chapter 4

UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE LATERALS TO BUILDINGS AND STRUCTURES

9-4.01 Underground Utilities

All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial improvement as defined by CBC Chapter 2 shall be placed underground from the main service equipment within the building or structure to a location designated by the supplying utility in accordance with the supplying utility's applicable rules, regulations and tariffs on file with the Public Utilities Commission of the State or other competent jurisdiction. This applies to both commercial and residential property.

The foregoing ordinance was introduced at a regular meeting of the San Anselmo Town Council on the 15th day of November, 2016 and was adopted at a regular meeting on the 29th day of November, 2016 by the following vote.

AYES: Coleman, McInerney, Wright, Brown

NOES: None

ABSENT: Greene



Mayor

ATTEST



Town Clerk