

CITY OF SAN ANSELMO

ORDINANCE NO. 580

AN ORDINANCE OF THE CITY OF SAN ANSELMO ADOPTING BY REFERENCE THE UNIFORM BUILDING CODE, VOLUME III, AND KNOWN AS THE HOUSING CODE, 1967 EDITION OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, SUBJECT TO CERTAIN AMENDMENTS THERETO, AND INCORPORATING THE SAME IN THE SAN ANSELMO MUNICIPAL CODE AS CHAPTER 11, TITLE 9.

The City Council of the City of San Anselmo do ordain as follows:

Section 1. There is added to Title 9, a new Chapter 11, as follows:

Chapter 11. Uniform Building Code, Housing

Article 1.

9-11.1101. The Uniform Building Code, Volume III, Housing, 1967 Edition, of the International Conference of Building Officials is hereby adopted by reference thereto and as so adopted is made part of the San Anselmo Municipal Code under Title 9, Chapter 11, thereof, subject to the changes, alterations, deletions and amendments thereto as hereinafter provided in this article.

9-11.1102. Amendments: Section 203(a), (b), (c), (d), (e).

Section 203(a) is amended by deleting the words and letters at the end thereof reading as follows: "Subsections (b), (c), (d), and (e) of this section", and substituting therefor the words and figures, "Title 9, Article 4, of the San Anselmo Municipal Code".

Section 203(b), (c), (d), and (e) are deleted.

9-11.1103. Amendments: Section H-202.

Section H-202 is amended by deleting the words at the end thereof reading "in section 203 of the Uniform Building Code, Volume 1, 1967

edition", and substituting therefor the words and figures: "in the San Anselmo Municipal Code, Title 9, Article 4".

9-11.1104. Amendments: Section H-203.

Section H-203 is deleted and substituted in place thereof is the following:

"The Building Official shall interpret this Code and any person aggrieved by any interpretation or ruling rendered by the Building Official may appeal in writing to the City Council within thirty days of such interpretation or ruling, and upon hearing such appeal the City Council may dismiss the appeal, modify the ruling, or grant the appeal conditionally or unconditionally as in its discretion it deems just and proper."

9-11.1105. Amendments: Section H-204.

The second paragraph of section H-204 is deleted.

9-11.1106. Amendments: Section H-401.

The definition of "Health Officer" in section H-401, (page 11 of the Code) is amended to read as follows:

"Health Officer shall be the person legally designated by the City Council to hold such office."

9-11.1107. Amendments: Section H-1002.

Section H-1002 (a) is amended by deleting the last sentence and substituting therefor the following:

"The owner or other person affected shall then have the right to appeal to the City Council for investigation and review of the Building Official's determination."

Section H-1002(b) is amended by deleting the last words and figures reading, "Section 203(b) of the Uniform Building Code, Volume I, 1967 Edition", and substituting therefor the words and figures as follows: "Municipal Code, Title 9, Article 4."

Section H-1002(c) is amended by deleting the last words and figures reading, "Section 203 of the Uniform Building Code, Volume 1, 1967 Edition", and substituting therefor the words and figures as follows: "Municipal Code, Title 9, Article 4".

9-11.1108. Amendments: Section 301(a).

Section 301(a), page 24, is amended as follows: Change the period at the end of section 301(a) to a comma and add the following: "except as follows:

1. One permit may be issued to construct a dwelling and accessory building or structure when such accessory building or structure is to be built in conjunction with and at the same time as the dwelling, provided that the plans submitted (as required under Section 301(c) ) include construction details of all such structures and the permit valuation is based on the valuation of all such structures.

2. Subject to applicable zoning regulations, a Building Permit will not be required for detached accessory buildings and lath houses one hundred (100) square feet or less in area, and one (1) story in height.

3. Re-roofing permits: A permit shall be required for re-roofing structures where a valid building permit is not in force; except as follows:

- (1) No permit will be required to re-roof structures of "H", "I", and "J" occupancies in Fire Zone II and III.

- (2) No permit will be required for any structure if the area to be re-roofed is 25% or less than the area of the complete roof.

- (3) No permit shall be required if the valuation of the work does not exceed \$100.00.

4. FEES: Where a permit is required for re-roofing the fee shall be a flat rate of \$7.50 for each permit.

Application of said permit shall be on forms provided for that purpose.

5. CONSTRUCTION: All re-roofing work shall be done in conformance with the requirements of this Code, specifically Chapters 23 and 32."

9-11.1109. Amendment: Section 301(d).

Section 301(d), page 25, is amended to read as follows:

301(d) Information on Plans and Specifications:

Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the house and street address of the work and the name and address of the owner and person who prepared them. The plans shall include three (3) copies of a plot plan, minimum scale 1"=20' or 1/16"=1'-0", and shall provide the following information:

(a) Dimensions of plot and north point, dimensions of front, rear and side yard, location and dimensions of accessory buildings, location and dimensions of easements.

(b) Elevations at the following points: finish curb at points of extension of lot lines, finish and existing grade elevations at each corner of plot, finish and existing grade at each principal corner of the structure and points of significant change of slope. Final elevations shall also show floor levels, disposition of surface and roof drainage and location and grades of proposed driveways.

(c) All applications for a building permit shall include on the plot plan adequate driveway access to the off-street parking area. In the case of sloping driveways this information

shall include the maximum grade of the proposed driveway, the elevation of the parking area with respect to the gutter grade, and centerline grade of the access street.

The finished floor elevation of the garage, carports, parking deck or space shall be set above or below street grade in conformance with the following table:

SET BACK (1)	FINISHED FLOOR ELEVATION (2)
25 feet or less	1/9 of setback
Over 25 feet	3 feet plus 1/5 of setback in excess of 25 feet.

NOTES: (1) The setback for the purpose of this section shall be measured from the inside of the sidewalk, or from the edge of street pavement where no sidewalk is proposed. (2) Elevation shall be measured from top of street curb or six inches (6") above edge of street pavement if no street curb exists.

(d) The slope of off-street parking areas as required by zoning ordinances shall not exceed 5%."

9-11.1110. Amendment: New section 301(e).

A new section 301(e) is added to read as follows:

"When required by the Building Official, all persons, firms or corporations applying for a permit for the erection or construction of a building or structure, or moving an existing building to a new location, shall file with the plans and specifications, duplicate copies of a map of a survey of the property proposed to be improved by the building or structure, which shall include the following: The map shall be drawn to a scale of not smaller than twenty (20) feet to one (1) inch and shall be in permanent marking or copy. The map shall show the accurate location of all proposed improvements and the grades at which they are to be constructed. Contours shall

be shown at intervals of one (1) foot or less on slopes up to five (5) percent, and not more than five (5) feet on slopes in excess of five (5) percent, and shall extend across adjoining streets when said streets are unimproved. All grades and contours shall have relative elevations in reference to a convenient datum or by geodetic reference. All drainage, driveways, sewers, existing curbs, sidewalks, easements and the exterior boundaries of the property shall be shown on the map. The exterior boundaries shall be clearly outlined on the ground by permanent stakes or monuments. The survey shall have been made by a licensed land surveyor, or a registered civil engineer of the State of California and shall be signed by him and certified with his license or certificate number."

9-11.1111. Amendment: New section 302(d).

A new section 302(d) is added to read as follows:

"The permit shall also expire if the building or work authorized by the permit is not completed within two (2) years from the date of the permit."

9-11.1112. Amendment: Section 303(b).

The following is added to section 303(b):

"Plan checking fees will not be required for permits when a plan check fee has been paid for plans which involve repetition of a basic type structure or building, provided there is no change in said plans or respective construction."

9-11.1113. Amendment: New section 303(c).

A new section 303(c) is added as follows:

"For the purpose of determining building valuations the following schedule of costs shall prevail:

<u>Occupancy and Type</u>	<u>Cost Per Square Foot</u>
1. DWELLINGS:	
Type V-Masonry.....	\$ 15.00
Type V-Wood Frame.....	14.00

2. APARTMENT HOUSES AND HOTELS:

Type I or II.....	\$ 18.00
Type V-Masonry (or Type III).....	14.00
Type V-Wood Frame.....	11.00
Type I-Basement Garage.....	8.00

3. HOSPITALS:

Type I or II.....	27.00
Type III-1 Hour.....	22.00
Type V-1 Hour.....	14.00

4. SCHOOLS AND CHURCHES:

Type I or II.....	20.00
Type III-1 Hour.....	17.00
Type III-N.....	15.00
Type V-1 Hour.....	14.00

5. COMMERCIAL BUILDINGS:

Type I or II.....	14.00
Type III-1 Hour.....	12.00
Type III-N.....	10.00
Type V-1 Hour.....	9.00
Type V-N.....	8.00

6. INDUSTRIAL PLANTS:

Type I or II.....	11.00
Type III-1 Hour.....	7.00
Type III-N.....	6.00
Tilt-up.....	5.00
Type IV-1 Hour.....	5.50
Type IV (Stock).....	4.00
Type V-1 Hour.....	5.50
Type V-N.....	5.50

7. SERVICE STATIONS:

Type III-1 Hour.....	13.00
Type IV-N.....	9.00
Type V-1 Hour.....	8.00
Canopies.....	4.00

8. PUBLIC GARAGES:

Type I or II.....	10.00
Type III-1 Hour.....	7.50
Type III-N.....	7.00
Type IV-N.....	6.50
Type V-1 Hour.....	6.00

9. PRIVATE PARKING AND DECKS:

Attached Garages.....	4.50
Detached Garages.....	5.00
Carports.....	4.00
Cardecks.....	3.00
Roofed Porches.....	3.00
Unroofed Porches.....	2.00 "

9-11.1114. Amendment: New section 303(d).

A new section 303(d) is added as follows:

"303(d). Special Fees:

Where more than one reinspection of any item requiring inspection has to be made because work has not been ready or defects have not been corrected a fee of \$7.50 will be charged for each additional reinspection, and must be paid before final approval of work. Where any special inspection is requested, such as to determine how an existing structure may be made to conform to present Code requirements, or otherwise where no current permit is involved, a charge will be made at the rate of \$7.50 per hour of the inspector's time, including travel time, with a minimum charge of \$5.00. When this code is applicable to a County, City, Public District, or other political subdivision, inspection may be provided to the public agency involved on a "no fee" basis."

9-11.1115. Amendment: New section 303(e).

A new section 303(e) is added as follows:

"303(e). Refunds:

If a project under any permit is abandoned without any work having been done, 80% of the permit fees paid may be refunded on written application and surrender of the permit within 60 days of the date of issuance. If a permit is issued in error, refund of the full fee may be made. Checking fees for plans which have been reviewed or corrected are not subject to refund".

9-11.1116. Amendment: Section 306(a).

To section 306(a) is added the following:

"No building or structure in Group I occupancy shall be used or occupied until final inspection and approval in writing by the Building Official."



9-11.1117. Amendment: Section 1703.

Section 1703 is amended by designating the present section as (a) and adding (b) as follows:

"(b) Space under floors:

Unused underfloor space shall be enclosed and such enclosure shall be constructed of the same materials as required for the exterior walls of the building, except that unused underfloor space of Group I and J Occupancies need not be enclosed when the following conditions are met:

1. The floor area above is protected as required for one-hour fire-resistive construction.
2. The supporting members are incombustible or one-hour fire-resistive construction.
3. All plumbing and mechanical equipment within said space is concealed within the floor framing or enclosed as required for one-hour fire-resistive construction.
4. Such space is readily accessible for maintenance and cleaning. To be readily accessible said space shall have an average height of not less than five (5) feet."

9-11.1118. Amendment: Section 2517(a).

To section 2517(a) is added the following:

"Where underfloor heating ducts are used a clearance of eighteen (18) inches under girders must be obtained.

Where the grade under the structure is more than four (4) inches below the outside grade adjacent to the foundation, a drain shall be provided to prevent the accumulation of water under the building; such drain shall be a minimum of four (4) inches in diameter and shall be carried away from the building."

9-11.1119. Amendment: Section 3304(f).

"(f) Construction:

Walls and ceilings of corridors shall be not less than one-hour fire-resistive construction. Floors of exterior exit balconies shall be not less than one-hour fire-resistive construction. Walls and ceilings of exterior exit balconies shall have the same period of fire-resistance as required for the walls and ceiling of the building.

EXCEPTION: This subsection shall not apply to exterior exit balcony railings, corridors of a one-story building housing a Group F or G Occupancy occupied by one tenant only and which serves an occupant load of 30 or less, nor to corridors formed by temporary partitions regulated by Section 1705(a).

Exterior exit balconies cannot project into an area where protected openings are required."

9-11.1120. Amendment: Section 3704(m).

Section 3704(m) is amended by adding thereto the following:

"EXCEPTIONS:

When approved by the Building Official, fireplaces may be constructed on wood framing subject to the following limitations:

1. Where the height of the floor supporting the fireplace exceeds eight (8') feet above grade.
2. Submission of complete structural calculations including lateral, wind and earthquake forces.
3. There shall be no masonry face more than five (5') feet above the floor on which it is supported, and there shall be no lateral extension of masonry beyond the required hearth width. The fireplace opening shall not exceed thirty-six (36") inches in width and not more than thirty (30") inches in height, and the wood framing shall be specially designed to carry the weight of the fireplace and chimney.

4. The fireplace shall be constructed on a steel plate not less than one-quarter (1/4") inch thick or a reinforced concrete slab or approved combination thereof. There shall be no wood or other combustible subfloor or formwork left in place under the masonry or steel plate.
5. The heat transmission coefficient "U" of the construction below the level of the firebox shall not exceed 0.10 BTU/sq.ft. °F, the insulating value being equivalent to a layer of four (4") inch foam glass, plus a layer of two-and-one-half (2½") inches thick fire brick.
6. The space between the joists supporting the fireplace shall be vented.
7. The chimney above the smoke chamber shall be of an approved type."

Section 2. This ordinance shall be published once in full within fifteen (15) days from and after its passage and adoption in the \_\_\_\_\_  
 \_\_\_\_\_ Reporter \_\_\_\_\_ a ~~daily~~ newspaper of general circulation, published and circulated in the City of San Anselmo, County of Marin, and said ordinance shall be in full force and effect thirty (30) days after its final passage and adoption.

The foregoing ordinance was duly and regularly introduced at a regular \_\_\_\_\_ meeting of the City Council of the City of San Anselmo, held in said City on the 14 day of January, 1969, and was thereafter at a regular meeting of said City Council, held in said City on the 28 day of January, 1969, duly passed and adopted by the following vote:

AYES:	COUNCILMEN:	Reed, Capurro, Anderson, Scott, Ragan
NOES:	COUNCILMEN:	None
ABSENT:	COUNCILMEN:	None

SS/ Duane Ragan  
 MAYOR

ATTEST:  
Anita Gannon  
 ANITA GANNON, City Clerk