ORDINANCE NO. 2013-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ AMENDING TITLE 18 OF THE SANTA CRUZ MUNICIPAL CODE, ADOPTING CALIFORNIA CODE OF REGULATIONS TITLE 24 BUILDING STANDARDS CODES

The City Council of the City of Santa Cruz ordains as follows:

Section 1. Chapter 18.04, Section 18.04.030 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

(NOTE: Those sections of Chapter 18 not included in this exhibit remain in force unchanged.)

18.04.030 ADOPTION OF CODES.

Subject to the modifications and deletions set forth in Section 18.04.040 and by the State of California Building Standards Commission, the following documents are hereby adopted as part of the Building Code of the city of Santa Cruz:

California Code of Regulations Title 24 (hereafter CCR T 24), Part 1, The 2013 California Administrative Code;

CCR T 24, Part 2, Volumes 1 and 2, The 2013 California Building Code, including Appendices H and I, except as modified herein (hereafter CBC);

CCR T 24, Part 2.5, The 2013 California Residential Code, including Appendix H, except as modified herein (hereafter CRC);

CCR T 24, Part 10, The 2013 California Existing Building Code, except as modified herein;

CCR T 24, Part 11, The 2013 California Green Standards Code, except as modified herein (Refer to Chapter 24.15, Green Building Regulations);

CCR T 24, Part 12, The 2013 California Referenced Standards Code;

The Uniform Administrative Code, 1997 Edition, for the purpose of maintaining and administering the existing fee structure, except as modified herein (hereafter UAC);

The Uniform Housing Code, 1997 Edition, except as modified herein (hereafter UHC);

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, except as modified herein (hereafter UCADB);

One copy of each of the above documents is and shall be maintained on file in the office of the building official, for use and examination by the public.

Section 2. Chapter 18.04, Section 18.04.040 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

18.04.040 BUILDING CODE – DELETIONS AND MODIFICATIONS.

The following sections of the codes as adopted in Section 18.04.030 are hereby modified as follows:

Add sentence to CBC Section 1.8.8.1 and CRC Section 1.8.8.1:

Refer to Santa Cruz Municipal Code (hereafter SCMC) Chapter 18.41, board of appeals.

Add sentence to CBC Section 1804:

Refer to SCMC Chapter 18.45, excavation and grading regulations.

Add sentence to CRC Section R313:

Refer to SCMC Title 19, Fire Prevention Code.

CBC 1905.1.8 ACI 318, Section 22.10.1(a): delete entire subsection (a) and subsection (c) Exception 3, modify and delete portions of third sentence of subsection (c) to read as follows:

A minimum of one bar shall be provided at the top and bottom of the footing.

Modify first sentence of CRC R403.1.3 to read as follows;

Concrete footings located in Seismic Design Categories D_0, D_1, D_2 as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars, one top and one bottom and not smaller than No. 4 bars.

Modify CBC 1705.3 Exception 1 to read as follows;

Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength , f'_c, no greater than 2,500 pound per square inch (psi) (17.2 Mpa).

Add sentence to CBC Section 2305.1 and CRC Section R602.10 to read as follows:

Shear walls sheathed with gypsum board, lath and plaster are not permitted to resist horizontal forces.

Modify CBC Section 2505.3, as applicable to all projects in the city of Santa Cruz.

CBC Section 406.3.4 item 1 is hereby amended to insert a sentence after the second sentence of the paragraph to read as follows:

Gypsum board applied to the garage side shall be suitably fire taped and have the nail heads spotted with taping compound.

Add sentence to CRC Section R302.6:

Refer to city amended CBC Section 406.3.4 item 1 for requirements.

CRC Section R302.5.1: delete exception.

CBC Section 1505 is hereby amended to add a first paragraph as follows:

1505 FIRE CLASSIFICATION

Class “C” wood, and non-rated wood roofs prohibited. No Class “C” wood, or non-rated wood roof covering shall be installed on any new or existing building or structure. Any reference, table, footnote, or exception allowing Class “C” wood, or “N”, or non-classified wood roofing in this code is hereby amended to read as Class “B”. Any qualified historical building or structure as defined in Health and Safety Code Section 18955 may utilize alternative roof classifications as provided by the State Historical Building Code. Where Title 19 of the SCMC

and/or State standards identifies conflicting Wildland/Urban Interface requirements in this jurisdiction are referenced, the most restrictive shall apply.

Add sentence to CRC Section R902:

Refer to city amended CBC Section 1505 for requirements.

CBC Section 1510 is hereby amended to add a first paragraph as follows:

1510.0 Overlay on Existing Wood Roofs or Asphalt Shingle Roofs. Re-roofing over Class "C" wood or non-rated wood shakes and wood shingles is prohibited. When a roof has one or more layers of roof covering, any layer of which is wood shake or wood shingle, all built-up roof covering shall be completely removed before applying a new roof covering without exception (unless specifically provided for in SCMC Title 18).

Add sentence to CRC Section R907:

Refer to city amended CBC Section 1510.0 for requirements.

CBC Section 1510 is hereby amended to add a Section 1510.1.1 to read as follows:

1510.1.1 Minor Work on Existing Wood Roofs. The requirements of Section 1510.0 shall not apply when an existing building or structure with a wood roof covering is subject to roof installation, addition, repair, alteration or replacement of less than 25% of the existing building or structure's wood roof-covering area, accumulated over the life of the building, commencing on or after the official date of this ordinance. In such circumstances, wood roof coverings with a CSFM listed rating may be used, provided the completed roof assembly complies with all other provisions of this code. For the purpose of this ordinance, 25% of the wood roof covering area shall be calculated from the area of wood roof covering existing on the effective date of this ordinance.

CBC Section 1406 is hereby amended to add two new paragraphs as follows:

1406.1.1 Shingles or Shakes. A minimum Class "B" Listing by a manufacturer acceptable to the Fire Marshal or the Chief Building Official shall be required for all wood shingles or shakes, and other shingles or shakes that may be used for exterior wall covering referred to elsewhere in this code. No Class "C" wood and non-rated wood shakes or wood shingles shall be installed as an exterior wall covering on any new or existing building or structure. Wood shingles shall meet the minimum thickness requirements of Table 1405.2.

1406.1.2 Existing Wood Exterior Repairs or Installations of less than 25%. The Class "B" requirements of this section shall not apply when an existing building or structure with wood shake or wood shingle exterior wall covering is subject to installation, addition, repair, alteration or replacement of less than 25% of the existing building or structure's wood shake or wood shingle exterior wall covering area accumulated over the life of the building commencing on or after the effective date of this ordinance. For the purposes of this code, 25% of the area of wood exterior wall covering shall be calculated from the area of the wood exterior wall shake or wood shingle covering existing on the effective date of this ordinance.

Add sentence to CRC Section R703.5:

Refer to city amended CBC Sections 1406.1.1 and 1406.1.2 for requirements.

The UAC Chapter 1 and the CBC Chapter 1, Division II shall have the following inserted under their respective headings to read as follows:

The 1997 Uniform Administrative code (UAC) shall be used for the purpose of maintaining and administering the existing fee structure as established in the UAC or adopted by the City of Santa Cruz as authorized by the UAC. The California Building Code Chapter 1, Division II shall be used in its entirety, as applicable, for the administration of the building standards codes for all buildings, structures and equipment in the City of Santa Cruz, except as modified in SCMC Title 18.

CBC Section 101.4.4, replace references to “the Property Maintenance Code” with “the CBC” and/or “UHC” and/or “UCADB.”

CBC Section 105.1, insert second paragraph to read as follows:

Except as specified in Section 105.2, no building, structure or building service equipment regulated by this code and the technical codes shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separated, appropriate permit for each building, structure or building service equipment has first been obtained from the building official.

CBC Section 105.2 is hereby amended to add the following modification to exemption No. 1 and to add exemption No. 14:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet ($11m^2$). Exempted structures shall not be placed within six feet of each other or any other permanent structure and shall comply with local zoning requirements for setbacks and maximum number of structures allowed.

14. Decks and platforms not exceeding thirty inches above the adjacent grade and serving individual dwelling units and are not over any basement or story below. (Decks serving common areas in multi-family residential construction and all commercial decks are not exempted by this section.)

CRC Section 105.2 exemptions 1 and 10 shall be replaced with CBC modified exemptions 1 and 14 respectively.

CBC Section 107.2.3 shall strike reference to R-2 and I-1 occupancies with the second sentence to read as follows:

In other than occupancies in Group R-3, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

CBC Section 110.1, insert second paragraph to read as follows:

A survey of the lot may be required by the building official to verify that the structure is located in accordance with the approved plans.

CBC Section 112, add section 112.4 to read as follows:

112.4 Connection after Order to Disconnect. Persons shall not make connections from an energy, fuel or power supply nor supply energy or fuel to building service equipment which has been disconnected or ordered to be disconnected by the building official or the use of which has been ordered to be discontinued by the building official until the building official authorizes the reconnection and use of such equipment.

Add sentence to CBC Section 113:

Refer to SCMC 18.41, Board of Building and Fire Appeals.

CRC Table R301.2(1) shall be populated with the following criteria as established by the city of Santa Cruz, using criteria published in the CRC where applicable:

Ground Snow load = 0, Wind Design/Speed (mph) = 85, Wind Design/Topographic Effects = No, Seismic Design Category = D_2, Subject To Damage From/Weathering = Negligible, Subject To Damage From/Frost line depth = 12 inches below undisturbed soil, Subject To Damage From/Termite = Very Heavy, Winter Design Temp = 40 degrees Fahrenheit, Ice Barrier Underlayment Required = No, Flood Hazards = FIRM 3/2/2006 (Panels 219D, 238D, 329D, 331D, 332D, 333D, 334D, 351D), Air Freezing Index = 0, Mean Annual Temp = 55 degrees Fahrenheit.

UHC Section 401, Nuisance, is hereby amended by adding item 9 to read:

9. Any residential property upon which a person or persons conducts activities, accumulates materials, or fails to maintain structures and grounds to a degree, which by common standards, is disruptive and/or damaging to general welfare, peace and sanctity of the surrounding neighborhood.

UHC Section 103 and UCADB Section 102.2 shall have the following paragraph added, to read as follows:

Where reference is made to any code or standard, the most relevant code(s) and/or standard(s) as currently adopted in SCMC Title 18 shall be used. Where conflict may occur between other provisions of the Santa Cruz Municipal Code and this Title 18, Title 18 shall govern.

Section 3. Chapter 18.06, Section 18.06.020 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

18.06.020 BUILDING PERMIT FINAL INSPECTION.

(a) It shall be unlawful for any person or persons to occupy any space for which a building permit has been issued by the building official until a final inspection has been performed and the building or work is found to comply with all applicable codes and ordinances.

(b) This section shall not apply to permits for interior remodel or renovation of existing accessory spaces such as utility rooms and any unheated spaces, or existing habitable rooms when not involving structural, electrical or plumbing work.

Failure to comply with this section by any permittee is a violation of the Santa Cruz Municipal Code and subject to the penalties of Title 4.

Section 4. Chapter 18.08, Section 18.08.030 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

18.08.030 ADOPTION OF THE ELECTRICAL CODE.

The following documents are hereby adopted as part of the Electrical Code of the city of Santa Cruz:

CCR T 24, Part 3, The 2013 California Electrical Code, except as modified herein (hereafter CEC).

One copy of the above documents is and shall be maintained on file in the office of the building official, for use and examination by the public.

Section 5. Chapter 18.12, Section 18.12.030 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

18.12.030 ADOPTION OF THE PLUMBING CODE.

The following documents are hereby adopted as part of the Plumbing Code of the city of Santa Cruz:

CCR T 24, Part 5, The 2013 California Plumbing Code, including Appendices A, B, D, I and H except as modified herein (hereafter CPC).

One copy of the above documents are and shall be maintained on file in the office of the building official.

Section 6. Chapter 18.14, Section 18.14.030 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

18.14.030 ADOPTION OF THE MECHANICAL CODE.

The following documents are hereby adopted as part of the Mechanical Code of the city of Santa Cruz:

CCR T 24, Part 4, The 2013 California Mechanical Code, including Appendices B, C and D, except as modified herein (hereafter CMC).

One copy of the above documents is and shall be maintained on file in the office of the building official, for use and examination by the public.

Section 7. Chapter 18.20, Section 18.20.160 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

18.20.160 PENALTIES FOR VIOLATIONS.

(1) Any person who violates any of the provisions of this chapter or who violates any of the terms and conditions of any permit issued pursuant to this chapter is subject to the penalties provided in Title 4 of this code, and is deemed guilty of a separate offense for each and every day during which any building moved by such person is in violation of the provisions of this chapter, or such building continues in such condition and is punishable therefor as provided in this code.

(2) In addition to enforcing penalties for any such violation, the city may institute civil action to enjoin any violation of any provision of this chapter or secure any other appropriate legal or equitable relief, including abatement.

(3) In addition to all other penalties imposed by this code, the moving of any building in violation of this chapter and failure to remove, remodel, relocate and complete the same in accordance with the terms of the permit shall constitute such building a public nuisance and the same may be abated by appropriate legal action.

Section 8. Chapter 18.40, Section 18.40.030 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

18.40.030 ADOPTION OF HISTORICAL BUILDING CODE.

CCR T 24, Part 8, The 2013 California Historical Building Code (hereafter CHBC) is hereby adopted as part of the Historical Building Code of the city of Santa Cruz. One copy of the CHBC referred to above shall be maintained on file in the office of the building official, for use and examination by the public.

Section 9. Chapter 18.40, Section 18.40.050 of the Municipal Code of the City of Santa Cruz shall be amended to read as follows:

18.40.050 AMENDMENTS TO THE CHBC.

To the extent required by law the CHBC adopted by the state of California and becoming effective after January 1, 2014, shall be effective in the city of Santa Cruz. To the extent authorized by law the city of Santa Cruz shall have the authority to adopt ordinances pertaining to historical building which vary from the CHBC or impose requirements in addition to those imposed by the CHBC.

Section 10. This ordinance shall be in force and take effect thirty (30) days after its final adoption but not prior to January 1, 2014.

ORDINANCE NO. 2013-22

PASSED FOR PUBLICATION this 12th day of November, 2013, by the following vote:

AYES: Councilmembers Terrazas, Comstock, Lane, Mathews, Posner; Vice Mayor Robinson; Mayor Bryant.

NOES: None.

ABSENT: None.

DISQUALIFIED: None.

APPROVED: ss/Hilary Bryant, Mayor

ATTEST: ss/Bren Lehr, City Clerk Administrator

PASSED FOR FINAL ADOPTION this day of November, 2013, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: _____
Mayor

ATTEST: _____
City Clerk Administrator

This is to certify that the above and foregoing document is the original of Ordinance No. 2013-22 and that it has been published or posted in accordance with the Charter of the City of Santa Cruz.

_____
City Clerk Administrator