

## **ORDINANCE NO. 2014-0001**

Adopted by the Sacramento City Council

January 14, 2014

### **AMENDING VARIOUS CHAPTERS AND SECTIONS OF TITLE 15 OF THE SACRAMENTO CITY CODE RELATING TO THE SACRAMENTO CITY BUILDING CODE, ADOPTING LOCAL AMENDMENTS TO THE CALIFORNIA BUILDING STANDARDS CODE AND AMENDING SECTION 8.100.300 OF THE SACRAMENTO CITY CODE**

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

#### **SECTION 1.**

In connection with the local amendments to the 2013 California Building Code, 2013 California Plumbing Code, 2013 California Mechanical Code, and 2013 California Residential Code set forth below, and pursuant to California Health and Safety Code sections 17958, 17958.5, 17958.7 and 18941.5, the City Council finds and determines that:

- A. The amendments are reasonably necessary because of local climatic, geological or topographical conditions.
- B. Under this adopting ordinance, specific amendments are established that are more restrictive 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 allows for easy ignition.

The building of homes within weed-covered rural areas and 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 distinctions 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 Sierra snowpack 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. Although rapid melting of the Sierra snowpack may cause flooding in low-lying valley areas, direct snowfall is rare and light in Sacramento.

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 can also cause freezing and slick roadways and is a contributing factor to serious vehicle accidents.

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 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 2013 California Building Standards Code are amended or added based upon this express finding:

2013 California Plumbing Code sections 301.1.2, 312.4, Table 312.4, 1108.3;  
2013 California Mechanical Code section 312.1; 2013 California Building Code, Appendix I; and 2013 California Residential Code, Appendix H.

2013 California Plumbing Code section 301.1.2 provides that plumbing systems shall be installed so as to substantially comply with IAPMO installation standards. 2013 Plumbing Code section 312.4 requires certain types of buried piping to be covered with a protective coating. Table 312.4 provides the allowable length of coated and wrapped buried ferrous gas or water pipes. California Plumbing Code section 1108.3 requires the rainfall rate for purposes of sizing roof drains, conductors, leaders, gutters and storm sewers to be 3" per hour. 2013 California Mechanical Code section 312.1 concerns disposal of condensate from air washers, air cooling coils, fuel burning condensing appliances and the overflow from evaporative coolers. California Building Code Appendix I and California Residential Code, Appendix H address structural designs for patio covers.

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 2013 California Building Standards Code are amended or added based upon this express finding:

2013 California Plumbing Code sections 301.1.2, 312.4, Table 312.4.

2013 California Plumbing Code section 301.1.2 provides that plumbing systems shall be installed so as to substantially comply with IAPMO installation standards. 2013 Plumbing Code section 312.4 requires certain types of buried piping to be covered with a protective coating. Table 312.4 provides the allowable length of coated and wrapped buried ferrous gas or water pipes.

#### 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 all have 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.

Sacramento contains agricultural areas at the outlying city boundaries. Specific requirements are necessary because of the location of these agricultural buildings. Sacramento contains a significant inventory of existing buildings and structures. Maintaining a minimum sound transmission class rating between tenant walls and floors is desirable.

The following building standards in the California Building Standards Code are amended based upon this express finding:

2013 California Building Code section 501.2; 2013 California Residential Code section R319.1; 2013 California Building Code, Appendix C; 2013 California Residential Code, Appendix J; and 2013 California Residential Code, Appendix K.

Both 2013 California Building Code section 501.2 and California Residential Code section R319.1 concern address illumination. 2013 California Building Code, Appendix C addresses agricultural buildings; 2013 California Residential Code,

Appendix J addresses existing buildings and structures. 2013 California Residential Code, Appendix K addresses sound transmission.

## SECTION 2.

Section 15.04.040 of the Sacramento City Code is amended to read as follows:

### 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.

"CBC" means the California Building Code, 2013 Edition, Volumes 1 and 2.

"CEC" means the California Electrical Code, 2013 Edition.

"CGC" means the California Green Building Standards Code, 2013 Edition.

"Chief building official" means the manager of the building division or authorized representatives.

"CMC" means the California Mechanical Code, 2013 Edition.

"CPC" means the California Plumbing Code, 2013 Edition.

"CRC" means the California Residential Code, 2013 Edition.

"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 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.

### SECTION 3.

Section 15.04.050 of the Sacramento City Code is amended to read as follows:

15.04.050 Adoption of the 2013 California Building Standards Code.

The building standards included in the following parts of the 2013 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 CBC including Appendix C and Appendix I, which is based on and which amends the provisions of the 2012 International Building Code, as published by the International Code Council.

B. The CRC, including Appendix H, Appendix J, and Appendix K which is based on and which amends the provisions of the 2012 International Residential Code, as published by the International Code Council.

C. The CPC, including Appendix I, which is based on and which amends the provisions of the 2012 Uniform Plumbing Code, as published by the International Association of Plumbing and Mechanical Officials excepting from Appendix I the following installation standards: IS 1-2006, IS 2-2006, IS 15-2006, IS 18-2006, IS 27-2003, IS 28-2005, SIS 1-2003 and SIS 2-2003.

D. The CMC, which is based on and which amends the provisions of the 2012 Uniform Mechanical Code, as published by the International Association of Plumbing and Mechanical Officials.

E. The CEC, which is based on and which amends the provisions of the 2011 National Electrical Code, as published by the National Fire Protection Association.

F. The CGC.

#### SECTION 4.

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

15.08.010 Permits—Permit procedures.

Except as provided in this code, all permits shall be obtained as required by and in accordance with the 2013 California Building Standards Code as adopted in this Title 15.

#### SECTION 5.

Section 15.08.040 of the Sacramento City Code is amended to read as follows:

15.08.040 Permits—Exemptions.

No permit is required for work that is exempt from the requirement to obtain a permit as provided for in the 2013 California Building Standards Code as adopted herein.

#### SECTION 6.

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

15.08.060 Permits—Applications.

In addition to the requirements of the 2013 California Building Standards Code as adopted in this Title 15, the following shall be included with an application for a permit:

A. All declarations, authorizations, and notices required by this code or state law including the licensed contractor declaration, the owner-builder declaration, the workers' compensation declaration, the declaration regarding construction lending agency, and the authorization to act on property owner's behalf, as applicable and fully executed; and

B. A plan review fee, where plans are required, unless a plan review fee is paid at the time of pre-application plan review; provided, that

1. If the plan review fee is to be based on an hourly rate and not the estimated value of the work to be done, a deposit shall be paid at the time of application submittal and the balance shall be billed as plan review is conducted. The plan review fee shall be paid in full prior to issuance of the building permit;
2. If the plans submitted are incomplete or are changed so as to require additional plan review, an additional plan review fee shall be charged.

## SECTION 7.

Section 15.08.070 of the Sacramento City Code is amended to read as follows:

### 15.08.070 Permits—Permit issuance.

In addition to the requirements of the 2013 California Building Standards Code as adopted in this Title 15, the following provisions shall apply to the issuance of a permit:

- A. When an owner-builder declaration has been executed with a permit application, no permit shall be issued until the notice to the property owner required under California Health and Safety Code section 19825 has been completed and signed by the owner of the property on which the proposed work is to be located and submitted to the chief building official.
- B. No permit shall be issued until the applicant has paid the building permit fee (inspection) and all other required fees (including the plan review fee), taxes, and other charges; provided, that if the building permit fee (inspection) is to be based on an hourly rate and not the estimated value of the work to be done, a deposit shall be paid at the time of permit issuance, and the balance shall be billed as inspections are conducted. The building permit fee (inspection) shall be paid in full prior to final inspection approval.
- C. Issuance of a building permit shall not entitle the permit holder to commence the work authorized by the permit unless and until the permit holder has obtained all other approvals required by, and has complied with, all other applicable laws, rules, and regulations relating to the proposed work.

## SECTION 8.

Chapter 15.20 of the Sacramento City Code is repealed and added to read as follows:

### Chapter 15.20 AMENDMENTS TO THE CALIFORNIA BUILDING CODE

#### 15.20.010 Amendments to the CBC.

The CBC 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 Local amendments to the CBC.

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.

## SECTION 9.

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

### Chapter 15.24 AMENDMENTS TO THE CALIFORNIA PLUMBING CODE

#### 15.24.010 Amendments to the CPC.

The CPC 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 Local amendments to the CPC.

- A. The following is added to the end of the CPC Subsection 301.1.2:

All plumbing systems shall be installed so as to substantially comply with the IAPMO Installation Standards.

- B. The CPC section 312.4 is amended to read as follows:

**Corrosion, Erosion, and Mechanical Damage.** 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 312.4 of this code.

When Table 312.4 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 feet below grade, and below the bottom of the pipe to be protected. They shall be not less than four feet horizontally from any buried metallic pipe. Before backfilling, the anode shall be flooded with a minimum of five gallons of water.

Connecting of the anode to the pipe, when made less than six inches above grade, shall be with a thermite weld. Connections six 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 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 12 inches, and piping installed diagonally above pipe requiring cathodic protection shall be separated vertically a minimum of six inches. All separations shall be maintained with clean earth in accordance with CPC section 314.

All piping regulated by this code and subject to undue corrosion, erosion or mechanical damage shall be protected in an approved manner.

C. Table 312.4 is added to Chapter 3 of the CPC to read as follows:

**Table 312.4. Anode Selection Chart**

| <b>Allowable Length of Coated and Wrapped Buried Ferrous Gas or Water Pipe</b> |        |           |                 |        |        |        |
|--|--------|-----------|-----------------|--------|--------|--------|
| <b>Pipe Size</b>   |        |           |                 |        |        |        |
| Anode Size   | 1/2"   | 3/4" & 1" | 1-1/4" & 1-1/2" | 2"     | 3"     | 4"     |
| 1 lb. anode  | 50 ft  | -         | -               | -      | -      | -      |
| 3 lb. anode  | 150 ft | 100 ft    | 50 ft           | 50 ft  | -      | -      |
| 9 lb. anode  | 500 ft | 200 ft    | 200 ft          | 150 ft | 100 ft | 100 ft |
| 17 lb. anode   | -      | 500 ft    | 350 ft          | 300 ft | 250 ft | 150 ft |
| 32 lb. anode   | -      | -         | 500 ft          | 500 ft | 450 ft | 350 ft |

D. Subsection 1108.3 is added to the CPC section 1108 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 inches (3") per hour.

## SECTION 10.

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

### Chapter 15.28 AMENDMENTS TO THE CALIFORNIA MECHANICAL CODE

#### 15.28.010 Amendments to the CMC.

The CMC 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 Local amendments to the CMC.

Section 312.1 of the CMC is amended to read as follows:

Section 312.1 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 one percent slope and shall be of approved corrosion-resistant material not smaller than the drain outlet size as required in either section 309.3 or 309.4 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.

## SECTION 11.

Chapter 15.32 of the Sacramento City Code is repealed and added to read as follows:

### Chapter 15.32 AMENDMENTS TO THE CALIFORNIA RESIDENTIAL CODE

#### 15.32.010 Amendments to the CRC.

The CRC 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 Local amendments to the CRC.

Subsection R319.1.2 is added to the end of the CRC section R319.1 to read as follows:

R319.1.2 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.

## SECTION 12.

Section 8.100.300 of the Sacramento City Code is amended to read as follows:

#### 8.100.300 Ceiling heights.

Except for habitable spaces created in existing basements, habitable spaces, laundry rooms, hallways, bathrooms and water closet compartments shall have a ceiling height of not less than seven feet. The ceiling height for habitable spaces created in existing basements shall be as specified in the 2013 California Residential Code, Appendix J.

If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half the area thereof. No portion of the room measuring less than five feet from the finished floor to the finished ceiling shall be included in any computation of the minimum area thereof.

If any room has furred ceiling, the prescribed ceiling height is required in two-thirds the area thereof, but in no case shall the height of the furred ceiling be less than seven feet.

Adopted by the City of Sacramento City Council on January 14, 2014, by the following vote:

Ayes: Members Ashby, Cohn, Fong, Hansen, McCarty, Pannell, Schenirer, Warren, and Mayor Johnson


Noes: None

Abstain: None

Absent: None

Attest:

Digitally signed by Shirley A. Concolino  
DN: cn=Shirley A. Concolino, o=City of Sacramento, ou=City Clerk, email=sconcolino@cityofsacramento.org, c=US  
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Shirley Concolino, City Clerk

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