



CITY OF SACRAMENTO

16

CITY PLANNING DEPARTMENT  
927 TENTH STREET  
SUITE 300  
SACRAMENTO, CA 95814  
TELEPHONE (916) 449-5604

CITY MANAGER'S OFFICE  
**RECEIVED**  
OCT 10 1984

MARTY VAN DUYN  
PLANNING DIRECTOR

October 9, 1984

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination

2. Ordinance Amendment to eliminate the requirement of a Two-hour Firewall Separation for New Condominium Construction (M-483)

**APPROVED**  
BY THE CITY COUNCIL

OCT 10 1984

OFFICE OF THE  
CITY CLERK

SUMMARY

This report transmits to the City Council, a proposed amendment to the Condominium and Condominium Conversion Ordinance (Ordinance No. 2250, Fourth Series). The amendment would delete the specification of a two-hour fire wall for new condominium units. The ordinance amendment is supported by the Building Industry Association (BIA) and Staff.

On October 3, 1984, the Council's Planning and Community Development Committee considered the amendment and voted to recommend adoption by the City Council.

BACKGROUND

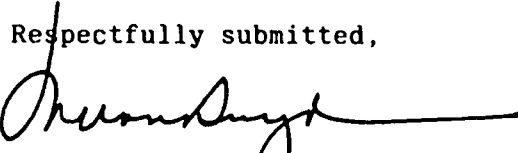
The Building Industry Association (BIA), in a letter to Committee Chairman, Terry Kastanis (attached), requested elimination of the two-hour firewall requirement for new construction. This matter was referred to staff for review and recommendation. The Fire Department Staff has evaluated the proposed amendment and does not oppose the change. The Building Division Staff has also reviewed the amendment and recommends elimination of the requirement for new construction (see attached August 23, memorandum from Building Division).

A draft ordinance implementing the proposed change is attached for the Council's consideration. Copies of the draft ordinance have been sent to the Building Industry Association, Building Exchange, Board of Realtors and Chamber of Commerce.

RECOMMENDATION

The Planning and Community Development Committee and staff recommend the City Council:

1. Ratify the Negative Declaration; and
2. Adopt the attached Ordinance Amendment.

Respectfully submitted,  
  
 Marty Van Duyn  
 Planning Director

RECOMMENDATION APPROVED:

  
 \_\_\_\_\_  
 Walter J. Slipe City Manager

AG:lao  
 attachments  
 M-483

October 16, 1984  
 All Districts



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**BUILDING INDUSTRY ASSOCIATION OF SUPERIOR CALIFORNIA, INC.**  
2211 Royale Road • Sacramento, California 95815 • Telephone (916) 925-2772

May 1, 1984

Mr. Terry Kastanis, Chairman  
Sacramento City Planning & Community  
Development Committee  
Ninth & I Street  
Sacramento, California 95814

Dear Terry:

As you are aware, the Building Industry Association of Superior California has been involved in the discussions to make amendments to the City of Sacramento's Condominium Conversion Ordinance. We have suggested the following changes be made; (1) remove all building codes, leaving only the procedures for condominium conversions in the ordinance; or (2) follow the Uniform Building Code (UBC) for any building codes adopted for condominium conversion or construction. Specifically, the Building Industry Association of Superior California feels that the two-hour firewall required by the ordinance mandates a level of fire separation in walls between adjacent condominium units, exceeds that required by the state building codes.

In our effort to resolve the stalemate that centers around the interpretation of the UBC as it pertains to condominiums, I solicited assistance from Mr. Bob Raymer, Engineer/Technical Specialist with the California Building Industry Association, for his interpretation of the level of fire separation between condominium units. He, in turn, wrote to Mr. Ed King, with the Department of Housing & Community Development, for further discussion and I've enclosed the correspondence between those two gentlemen for your information.

The Building Industry Association of Superior California supports the City's desire to assure housing is safe for occupants and to ascertain housing needs meets all applicable health and safety regulations. I am therefore asking that you give consideration to removing new construction standards from the ordinance and that those standards be in accordance with UBC.

(continued)

COVERING 17 COUNTIES

AMADOR • BUTTE • CALAVERAS • COLUSA • EL DORADO • NEVADA • NORTHERN SAN JOAQUIN  
PLUMAS • SIERRA • PLACER • SACRAMENTO • SUTTER • YOLO • YUBA • ALPINE • GLENN • LASSEN

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Mr. Terry Kastanis  
May 1, 1984

If I can be of any further assistance, please do not  
hesitate to contact me.

Respectfully submitted,

*Vincent T. Latino*

Vincent T. Latino  
Director of Governmental Affairs

VTL/rs.

enclosure

cc: City Councilmen:

Grantland Johnson

Tom Chinn

Bill Smallman

cc: Marty Van Duyn, Director of Planning

Tim Sullivan, Director of Building Inspection

cc: Bob Raymer,

California Building Industry Association



California Building  
Industry Association

1107 9th Street, Suite 1060  
Sacramento, CA 95814  
(916) 443-7933

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San Francisco Bay Area

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of the San Joaquin Valley  
Fresno

Building Industry Association  
of Southern California  
Los Angeles

Building Industry Association  
of Superior California  
Sacramento

March 22, 1981  
16  
Mr. Ed King, Director  
State Housing Law Program  
California State Department of  
Housing and Community Development  
6007 Folsom Boulevard  
Sacramento, CA 95819

Dear Ed:

I've enclosed a copy of the "Condominium and Condominium Conversion Projects, Ordinances and General Plan Provisions of the City of Sacramento" for your review and comment.

The Building Industry Association of Superior California, whose region includes the City of Sacramento, has contacted our office regarding their concern over the requirements within Part D. Condominium New Construction, Subsection (d) Fire Safety, of the above mentioned city ordinance. Specifically, BIA of Superior California representatives assert that this provision (see pg. 26) mandates a level of fire separation in walls between adjacent condominium units which exceeds that required by the State Building Code.

From discussions with various builders and representatives of the city it has become apparent that the problem stems from differing interpretations of the relevant sections of the 1979 Uniform Building Code, which is referenced by the State Building Code. Accordingly, I would at this time request an official interpretation by HCD on the following:

- 1) In regards to the International Conference of Building Officials' 1979 Edition of the Uniform Building Code, under what occupancy-type does a condominium fall?
- 2) Does the Sacramento City requirement that "each condominium unit shall have . . . a two-hour fire separation on its floors and each wall common to itself and an adjacent unit" exceed state building code requirements?
- 3) In regards to the State Building Code, what are the fire-wall requirements for adjacent units in:
  - a) apartments?
  - b) townhouses?
  - c) condominiums?
- 4) If Sacramento City is mandating a fire-wall construction standard which exceeds that required by the State Building Code, have they filed such a change, along with the finding of need, with the Department of Housing and Community Development?

Your timely response is greatly appreciated.

Sincerely,

Bob Raymer

Business Development Specialist

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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS - Administrative Office  
Mailing Address: P.O. Box 1407, Sacramento, CA 95807-1407  
6007 Folsom Blvd., Suite A, Sacramento, CA 95819-4698  
(916) 445-9471

RECEIVED

APR 3 1984

CDDA



March 23, 1984

Mr. Bob Raymer  
Engineer/Technical Specialist  
California Building Industry Assn.  
1107 9th Street, Suite 1060  
Sacramento, CA 95814

Dear Mr. Raymer:

This is in reference to your letter concerning the condominium and condominium conversion ordinances of the City of Sacramento.

Your letter will be addressed in the order posed to ensure continuity.

1. In regards to the International Conference of Building Officials' 1979 Edition of the Uniform Building Code, under what occupancy type does a condominium fall?

Mr. T. J. Koyamatsu, P.E., Chief Plan Check Engineer, International Conference of Building Officials published an interpretation, (attached), that places condominiums in an R-1 occupancy group.

The Department concurs with that interpretation.

2. Does the Sacramento City requirement that "Each condominium unit shall have...a two-hour fire separation on its floors and each wall common to itself and an adjacent unit" exceed state building code requirements?

This Department adopted regulations into Title 24, California Administrative Code, Part 2, Section 2-1202(b) on June 15, 1981, which was subsequently approved by the State Building Standards Commission and printed in Title 24, California Administrative Code in December, 1981, which reads in part:

Exception: Interior nonload bearing partition within individual dwelling units in apartment houses and guest rooms or suites in hotels where such dwelling units, guest rooms or suites are separated from each other and from corridors by not less than one-hour fire resistive construction....

The requirement for a two-hour fire wall separation between condominium units does exceed the state building code requirements.

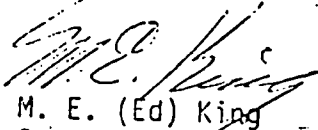
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3. In regards to the state building code, what are the fire-wall requirements for adjacent units in:
  - (a). Apartments? One-hour.
  - (b). Townhouses? Two-hour.
  - (c). Condominiums? One-hour.
  
4. If Sacramento City is mandating a fire-wall construction standard which exceeds that required by the state building code, have they filed such a change, along with the finding of need, with the Department of Housing and Community Development?

The Department has not yet received a copy of the ordinances nor a finding of need.

I hope this information proves to be helpful.

Sincerely,



M. E. (Ed) King  
State Housing Law  
Program Manager

MEK:nm

Enclosure

# Separately Owned Multiple-unit Residential Buildings



by T. J. Koyamatsu, P.E.  
Chief Plan Check Engineer  
International Conference of Building Officials

## INTRODUCTION

Where are condominiums covered in the Uniform Building Code? What degree of fire-resistive separation must be provided between units in a condominium? Must a property line be assumed between the units? If so, are parapet walls required? Are townhouses treated differently? In what occupancy classification should such buildings be placed?

Does the foregoing sound familiar? These are some of the numerous questions which have been raised regarding multiple-tenant residential buildings where each unit within a building is under separate ownership. The key to the answers to most of these questions is how the building is actually constructed and this, in turn, will determine whether the provisions for a Group R, Division 1 or Group R, Division 3 will apply.

## CONDOMINIUMS OR TOWNHOUSES?

Whether a multiple-unit building with each unit under separate ownership is called a condominium or a townhouse (or is identified by any other name) is really immaterial insofar as building code application is concerned. The ultimate goal is to determine under what occupancy group a building should be classified. For the purposes of this article, however, a definite distinction will be made between the terms "condominiums" and "townhouses." The following concepts apply to multiple-unit commercial buildings as well as to residential buildings, but because most of the questions raised have been related to residential buildings this article will be limited thereto.

In a nutshell, if the method of ownership of a unit within a building is such that it is possible for an owner to own only air space

occupied by his unit (e.g., a unit located entirely on the third story), such a building will be referred to as a *condominium*. On the other hand, if it is a building in which the owner of a unit (regardless of the number of stories) also owns the land upon which his unit is located, and is completely independent except for the yard surrounding the building, the structure will be referred to as a *townhouse*.

## CONDOMINIUMS

Condominiums as defined above are considered apartments and all the requirements for Group R, Division 1 Occupancies apply (except for two-unit condominiums which fall into a Group R, Division 3 classification). An owner of a unit within a condominium owns outright only the air space occupied by his unit. The portion of the land upon which the building is situated, the surrounding grounds, party walls, corridors, services other than those within independent units, such as electrical, water, gas, sewers, etc., become joint responsibilities of all the owners as tenants in common. Accordingly, some legal agreement among all the owners will be necessary for the ownership and maintenance of these areas owned in common. The building may be assumed to require no special building code compliance other than that for a typical apartment building.

In order to support the position described in the previous paragraph, let us assume that a group of ten individuals built a ten-unit, two-story apartment building with equal shares for renting or leasing purposes. Unless otherwise specifically stated in the renting or leasing agreement, the upkeep and maintenance of the entire building becomes the responsibility of the ten owners. Now let us assume that each of the owners decides to

occupy one of the units instead of renting or leasing. The conditions have not changed and the building occupancy classification is still an apartment. Each owner owns his unit but the group of owners are collectively responsible for the remainder of the building. The resulting conditions for the apartment building are exactly those described in the previous paragraph for condominiums.

## TOWNHOUSES

Townhouses as explained previously are buildings which are subdivided into individual units such that each owner owns his own unit and also has entitlement to the parcel of land upon which his unit is located. The yards surrounding the building are owned jointly by the owners of the townhouse. Each unit may be only one story in height but could be two or even three (combustible construction assumed) stories in height. In any case, the owner has exclusive use of the land upon which his unit is constructed.

Provisions within building codes are written based on the premise that buildings must be structurally independent and located within the extremities of its own parcel of land, i.e., within the boundaries of its property lines, except for permitted projections into public property. Recording of property lines between adjacent parcels of land is the method by which boundaries of ownership are established. In other words, between adjacent units within a townhouse, property lines must be established since the adjacent parcels of land are owned separately and respectively by owners of the units.

Referring to FIGURE 1, property lines 2-11, 3-10, 4-9 and 5-8 must be established between units A and B, B and C, C and D, and D and E, respectively. Code requirements based on location on property set



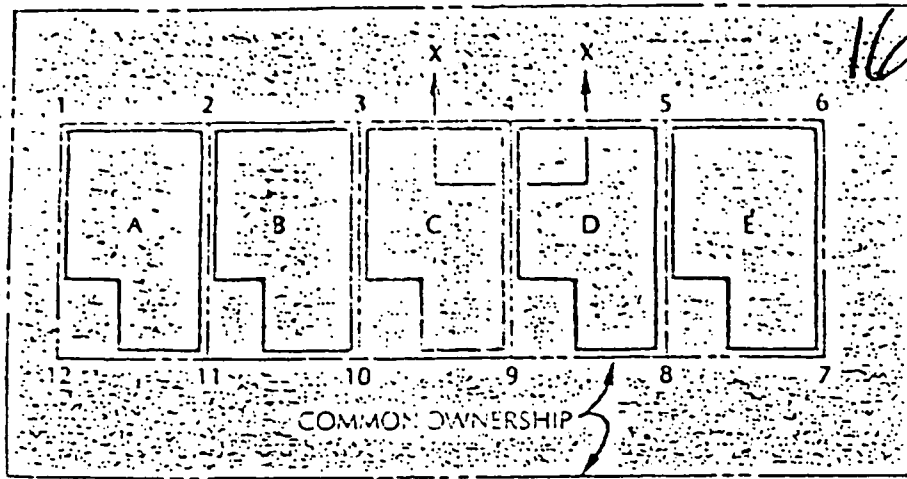


FIGURE I

forth in Section 504 are applicable to these walls and wall openings facing these interior property lines between units.

Property lines should also be established between the boundary of the entire building and the adjoining common property since the units and their respective parcels of land are independently owned and the common property is jointly owned. In this case, however, the common property may be considered open yard to determine the fire-resistive requirements for walls and wall openings for walls such as 1-2, 2-3, 3-4 . . . 12-1. The property lines for this purpose may be considered analogous to property lines between private property and public streets or alleys. Some legal instrument will be necessary to reserve these open spaces in perpetuity.

#### Occupancy Classification

Now that it has been established that each of the units A, B, C, D and E in FIGURE I is independently owned and, furthermore, the parcel of land upon which each unit is situated is also independently owned, each unit may be classified as a Group R, Division 3 Occupancy. In other words the building is a series or a row (thus, sometimes referred to as row houses) of single-family dwellings abutting each other. In order to qualify completely as an R-3 Occupancy, however, the walls at the interior property lines should be properly constructed and services to the units must be independent as hereinafter described.

#### Wall Construction

Since each of the units of the townhouse is an independent building on an independent parcel of land, the code requires that each must be provided with independent exterior walls of the appropriate fire-resistive con-

struction, including the footings as indicated in Section X-X, FIGURE II. A single footing as indicated in Detail Y could be considered an acceptable alternate with a legal agreement between adjacent unit owners. In addition, if the floor area of any unit at any level exceeds 1,000 square feet, parapets of the same degree of fire-resistive construction as required for the walls complying with Section 1709 should be provided. In this regard questions have been raised whether or not a one-hour roof for a distance

Section 505 (d) for area separation walls. Section 1709 (a) lists a number of exceptions in lieu of or conditions under which parapets may be omitted. Since the 5-foot one-hour roof is not listed as one of the exceptions, the code does not recognize this alternate.

Is it permissible to construct a single two-hour area separation wall in lieu of two independent one-hour walls at the interior property lines in townhouse construction? This is another question which is often raised. Section 505 (d) states, in part, that "Each portion of a building separated by one or more area separation walls may be considered a separate building . . ." A single two-hour area separation wall could be as effective, or perhaps more so in some respects, from a fire-resistive standpoint compared to two separate one-hour walls required at property lines. This is under the assumption that the two-hour wall is *not pierced* with openings since the consideration is for an alternate for a pair of one-hour walls. Section 504 prohibits any openings in property line exterior walls. A 30-inch parapet may also be required for the property line walls.

Practically, to prohibit the area separation wall from being pierced may be easier said than done. This statement would also be true for the required fire-resistive exterior property line walls. In the latter case, however, if the interior face of the exterior wall within a unit is pierced, one fire-resistive membrane for this wall still remains, separating it from the exterior wall of the adjacent unit. See

(Continued on page 30)

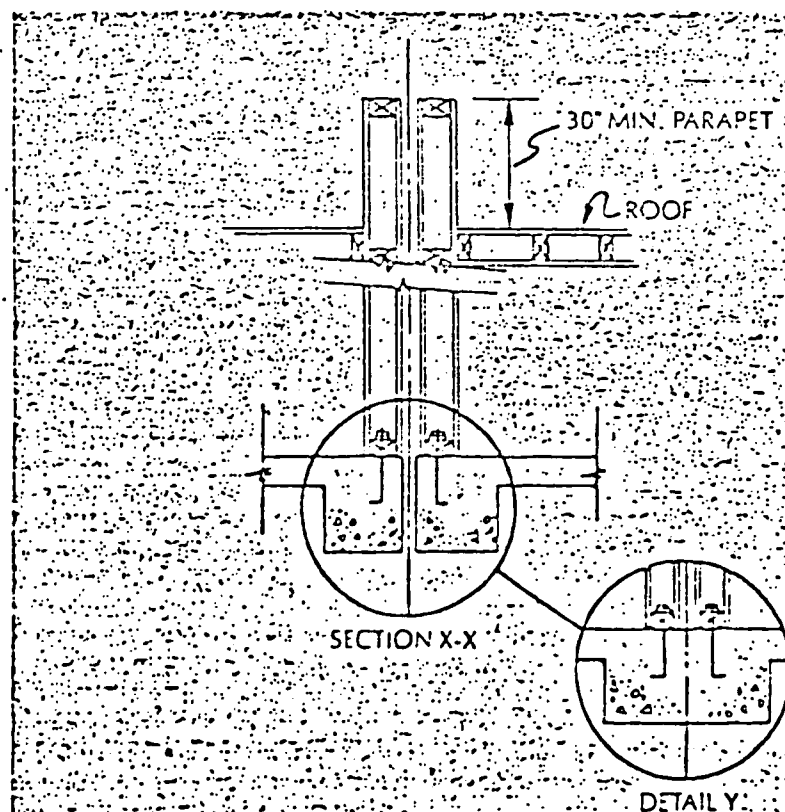


FIGURE II

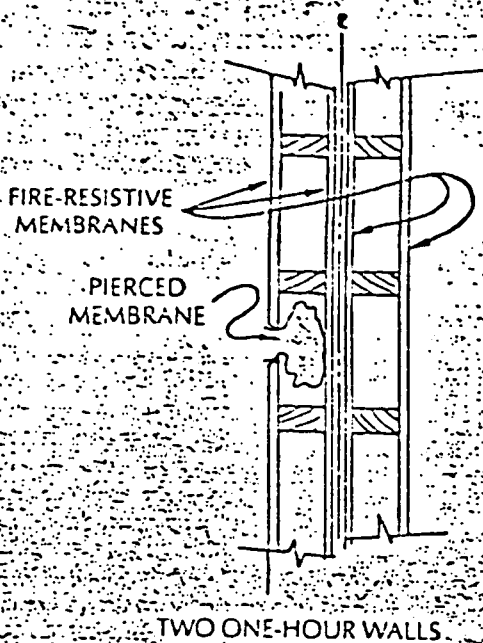


FIGURE III

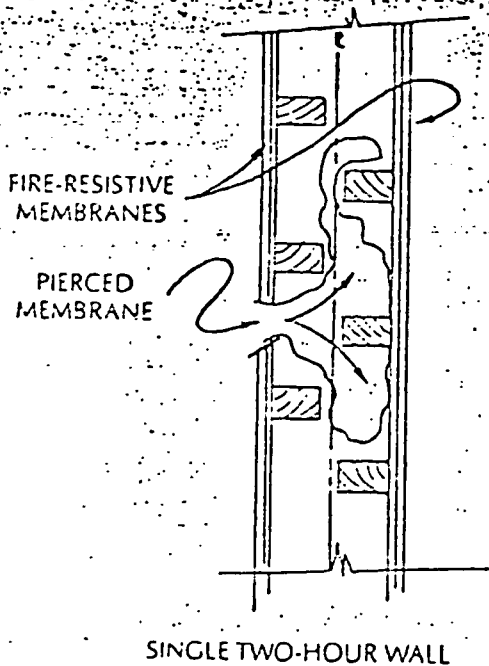


FIGURE IV

FIGURE III. In the case of a single two-hour wall, if the face of a two-hour wall within a unit is pierced, the wall of the adjacent unit and the unit itself become exposed to hazards from the first unit. See FIGURE IV.

It should be kept in mind that when the two one-hour walls are replaced by a single two-hour wall the adjacent units are no longer completely independent of each other. If a separate ownership concept is to be maintained between the units, legal provisions must be made for the maintenance of the common walls between them. After weighing the pros and cons of a single two-hour wall compared to two one-hour walls required at the property line by the code, the decision is left to the building official for acceptance or rejection of the area separation wall as an alternate. See Section 105.

#### Services

In order for units and parcels within a townhouse to be considered separately owned, services such as water, gas, sewers, electricity, etc., must also be independent of each other. They should not cross over property lines established between units. It would be acceptable, however, to have main distribution or collector lines to serve the independent units, provided they are separately metered where required. A maintenance and repair agreement will be necessary for such main lines since they are items of joint ownership. See FIGURE V.

Perhaps the townhouse concept could be better explained if we were to begin with a subdivided tract containing, for example, a row of 40-foot-wide lots fronting on a 60-foot-wide street with a 20-foot alley at the

rear as indicated in FIGURE VI. Now let us assume that the zoning ordinances were such that zero setbacks were permitted, i.e., construction is permitted to extend to all property lines of each lot. If, for example, the owner of lot 29 were to take full advantage of this he may construct a house and garage as indicated. The exterior walls at the interior property line which are adjacent to lots 28 and 30 must be of one-hour fire-resistant construction and, furthermore, one-hour parapets may be required. Walls facing the 60-foot street and 20-foot alley need not be fire resistant since the center lines of streets and alleys may be considered the property line for the purposes of determining these exterior wall and opening projections, based on Section 504. Sewers, water, gas, electricity, etc., services should be connected to the street or alley without crossing interior property lines into either lot 28 or 30. I'm sure we would all agree that the building must be structurally independent. The owners of lots 28 and 30, may each do likewise by erecting completely independent buildings, including services, as did the owner of lot 29. By repeating this procedure for the remaining lots, the end result would be a row of R-3 Occupancy buildings. The point is that townhouse construction and ownership must be as given in this example in order that they may be considered as Group R, Division 3 Occupancies. The lot on which each unit is constructed must be owned by the unit owner, and the building erected thereon plus the services must be completely independent.

The yards which surround the townhouse building may be compared to that of the streets and alleys in this example for the purposes of establishing exterior wall and opening requirements for those walls which face these yards. It is important to recognize that all of the conditions which apply in this example must be satisfied in the construction of a townhouse as defined earlier in this article so that the units may be considered Group R, Division 3 Occupancies. Unless complete independence is provided, any multiple-unit residential building would fall into a Group R, Division 1; in other words, a condominium—as defined earlier.

#### OTHER OWNERSHIP COMBINATIONS

In the previous paragraphs it has been pointed out that in order for units within a multiple-dwelling building to be considered as Group R, Division 3 Occupancies it would be necessary that each unit be completely independent from another and constructed on a parcel of land which is also owned by the owner of the unit; it is also necessary that all of the services be independent of each other. What happens when all of these conditions are *not* satisfied?

Let us assume that each of the units of a multiple-unit dwelling meets all of the requirements for townhouses previously discussed but that they are not provided with independent fire-rated walls (or an alternate two-hour area separation wall approved by

A single property line wall is a single wall of perhaps one-hour fire-resistive construction. Despite the fact that the owner of each unit also owns the parcel of land upon which his unit is located, the single-wall construction at the property line creates continuity among the units, resulting in a single building, i.e., an apartment house. If the various services are interconnected with each other across the interior property line interdependence is created and a similar condition results. In such cases the proper occupancy classification for the building is Group R, Division 1 (except that a building consisting of two such units is classified as a Group R, Division 3).

**SUMMARY**

It would be accurate to say that in most cases multiple-dwelling-unit buildings consisting of three or more units where the units are separately owned are considered condominiums and are regulated by the code as apartments or Group R, Division 1 Occupancies. Multiple-dwelling-unit buildings where units are completely independent of each other, including the parcel of land upon which each unit is constructed, and all the services to each unit are independent, are classified as townhouses; these buildings are regulated by the requirements for Group R, Division 3 Occupancies.

Regardless of the method of ownership of dwelling units within a building when there are only two units, such buildings are regulated by the requirements for Group R, Division 3 Occupancies.

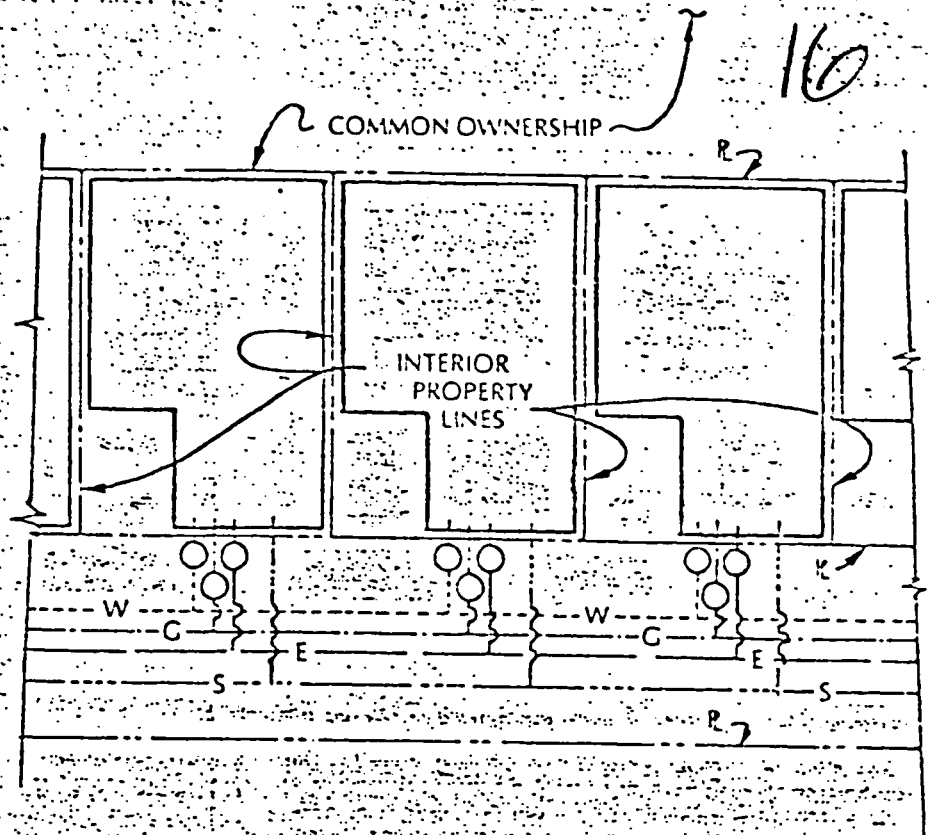


FIGURE V

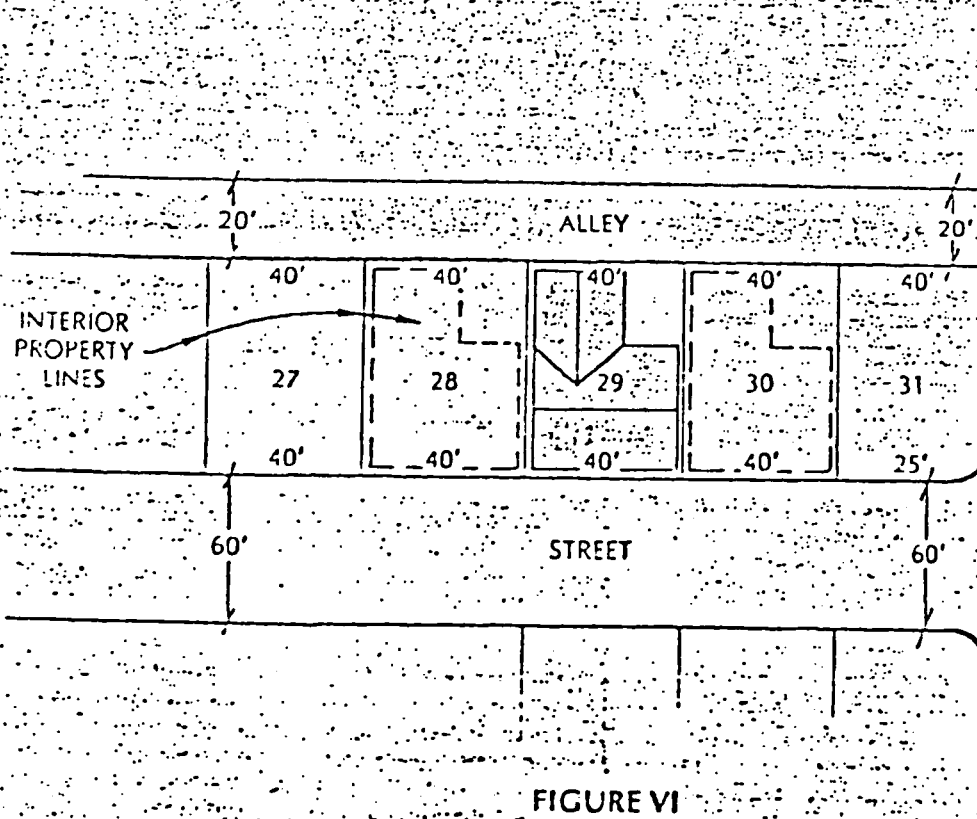


FIGURE VI



# CITY OF SACRAMENTO

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DIVISION OF BUILDING INSPECTIONS  
927-10TH STREET SACRAMENTO, CALIFORNIA 95814  
ROOM 100

August 23, 1983

## MEMORANDUM

FROM: Tim Sullivan, Superintendent, Building Inspections Division

SUBJECT: THE SACRAMENTO CITY CONDO FIRE PROTECTION ISSUE

## HISTORY

The question before us is one of the degree of fire protection between condominium units.

The City currently requires two-hour fire ratings between condo units as stated in the condo ordinance. This requirement originated by a definition of condominium placed in Chapter 9 of the City code in 1977. The definition states that a condominium unit shall be assumed to have property lines between condo units. By applying Table 5-A of the U.B.C. to this situation, each unit is required to have a one-hour wall because the exterior wall of the unit is less than 3 feet from the assumed property line. Hence, each of two adjacent units with its one-hour wall totals two hours between units. This situation is applied vertically between units also.

## CODE ASPECTS

The U.B.C. does not mention condominium or required fire protection for them. It is a well-known fact that the City of Sacramento is one of about three cities in California that requires the two-hour fire rating.

If the City did not have the definition of condo and the condo ordinance, the U.B.C. would be applied. There are several sections of the U.B.C. that effect the way condos are treated.

Section 102 states "the purpose of this code is to provide minimum standards to safeguard life, health, property and public welfare by regulating construction etc., of buildings".

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I have defended the two-hour protection in numerous public hearings by maintaining that we are protecting the property of the condo owner.

Section 501 states that "every building shall be classified by the building official into an occupancy group. Any occupancy not mentioned specifically shall be classified by the building official and included in the group which it most nearly resembles, based on proposed life and fire hazard".

I feel that a residential condominium building most nearly resembles a R-1 occupancy (hotel, motel, apartment house). I do not feel that a condo building resembles a group of single family dwellings (R-3) which are placed together to form one large building. This is how we are treating condos when we apply the condo ordinance.

The State H.C.D. is of the opinion that condominium buildings should be classified as apartments.

A proposed code change to the U.B.C. includes condominiums and townhouses in the definition of apartment. The inclusion of condo has not had one challenge. The inclusion of townhouse has seven challenges including one by myself. I predict that condominium will be included in the definition of apartments in future codes. This in itself will cause the two-hour requirement to be more out of synch with other jurisdictions that it is at present.

#### PRACTICAL ASPECTS

The two-hour protection is expensive as all developers of condos have informed us. Two thousand dollars/unit and up are estimates. Not only are two-hour floors and walls required, but all bearing walls supporting two-hour floors are required to be two-hour rated. Penetrations of ducts and light fixtures through rated ceilings must also be fire protected for two hours.

The irony of this is, a condo structure incorporates the two-hour protection but is permitted unprotected windows to be placed vertically above on succeeding floors where fire can jump from floor-to-floor between condo units.

Since many architects are not aware of the two-hour provision, plans are incorrectly drawn causing problems and delays during the plan-checking process. The field construction confusion is staggering. Which walls are required to be two-hour? Does the two-hour go to the roof? Can the ducts penetrate the ceiling? Does each layer of sheetrock need inspection?

There is no doubt that a two-hour condo building will retard fire more effectively than one of lesser rating, however, the U.B.C. requirements for apartments provides a safe place for the dwellers therein!

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RECOMMENDATIONS

Eliminate the definition of condo in the City code and the two-hour fire protection in the condo ordinance. Utilize the provisions in the U.B.C. for apartment house construction. By utilizing the U.B.C., most condos would be constructed of one-hour fire resistive construction, unless the area separation walls were utilized to divide the building into smaller buildings with less than 3000 sq. ft. above the first floor then non-rated construction could be utilized.



TS/mm

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# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING SECTION 28-D-2(d)  
RELATING TO CONSTRUCTION OF NEW CONDOMINIUMS

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

SECTION 1.

Section 28-D-2(d) of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550 Fourth Series, as amended) is hereby amended to read as follows:

(d) Fire Safety.

It is the purpose of this development standard to provide safety to the occupants of condominium units and to protect the investment in real property represented by the ownership interest of each condominium owner.

Each condominium unit shall have a smoke detection system.

Section 2. Section 13-A-8 shall not apply to the procedure for adoption of this ordinance because this ordinance was reviewed thoroughly by the Planning and Community Development Committee of the City Council prior to the City Council's public hearing on it.

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

OCT 16 1984

OFFICE OF THE  
CITY CLERK

(b) Utilities

(i) Sewer: Each condominium unit shall have a separate sewer service hookup; provided, that the Planning Commission may permit the use of common sewer lines that are oversized by one size or more, or which are hydraulically designed with the concurrence of the City Engineer, finds the common sewer lines can adequately service the condominiums and that separate service hookups would not be feasible.

(ii) Water: Each condominium unit shall have a separate water service hookup or shutoff; provided, that the Planning Commission may permit a single water system to service more than one condominium unit where shutoffs are provided wherever practicable and where the Planning Commission, with the concurrence of the City Engineer, finds that the single water system can adequately service the condominiums and separate service hookups or shutoffs are not feasible.

(iii) Gas: Each condominium unit shall have a separate gas service where gas is a necessary utility.

(iv) Electricity: Each condominium unit shall have a separate electrical service, with separate meters and disconnects and ground fault interrupters where and as required by the Building Code.

(c) Sound Attenuation.

Each condominium unit shall comply with the State of California's Noise Insulation Standards (Cal. Amd. Code Section 1092).

(d) Fire Safety.

It is the purpose of this development standard to provide safety to the occupants of condominium units and to protect the investment in real property represented by the ownership interest of each condominium owner.

Each condominium unit shall have a smoke detection system, and a two-hour fire separation on its floors and each wall common to itself and an adjacent unit.

(e) Ownership Organization.

All condominium projects shall provide an ownership association responsible for the care and maintenance of all common areas and common improvements and any other interest common to the condominium owners. Complete and true copies of all Covenants, Conditions, and Restrictions, articles of incorporation and by-laws shall be subject to review and approval by the City





CITY OF SACRAMENTO

12  
16

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

October 1, 1984

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance amending Section 28-D-2(d) relating to construction of  
new condominiums (M-483)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 38.

BACKGROUND

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to October 16, 1984.

Respectfully submitted,

*Marty Van Duyn*  
Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:lao  
attachment  
M-483

FOR INFORMATION  
& CONTINUED  
TO 10-16-84

October 9, 1984  
All Districts

# ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ORDINANCE AMENDING SECTION 28-D-2(d)  
RELATING TO CONSTRUCTION OF NEW CONDOMINIUMS

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

SECTION 1.

Section 28-D-2(d) of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550 Fourth Series, as amended) is hereby amended to read as follows:

(d) Fire Safety.

It is the purpose of this development standard to provide safety to the occupants of condominium units and to protect the investment in real property represented by the ownership interest of each condominium owner.

Each condominium unit shall have a smoke detection system.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK