ORDINANCE NO. 5451

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA BARBARA AMENDING CHAPTER 22.04 OF TITLE 22 OF THE SANTA BARBARA MUNICIPAL CODE CONCERNING LOCAL AMENDMENTS TO THE CALIFORNIA BUILDING CODE AND CALIFORNIA PLUMBING CODE, AND REVISING REFERENCES TO THE UNIFORM BUILDING CODE IN THE CODE TO REFER TO THE CALIFORNIA BUILDING CODE

WHEREAS, model construction codes are developed and published periodically by professional organizations of building official experts;

WHEREAS, these codes are adopted by the State of California and by local communities with amendments pertinent to local conditions;

WHEREAS, the City of Santa Barbara relies on local ground and surface water for its local water supplies;

WHEREAS, drought conditions are common occurrences within Santa Barbara and the surrounding areas;

WHEREAS, local topography and climate present unique fire hazard and fire abatement conditions;

WHEREAS, local geological conditions present unique geophysical hazards; and

WHEREAS, the City Council of the City of Santa Barbara finds that such local geological, topographic and climatic conditions warrant certain amendments to the model codes related to construction.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA BARBARA DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 22.04.020 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is amended to read as follows:

22.04.020 Amendments to the California Building Code.

The California Building Code, as adopted by reference pursuant to this Chapter, is amended as set forth in this Section 22.04.020.

A. Section 701A.1 of Chapter 7A of the California Building Code is amended to read as follows:

701A.1 Scope. This chapter applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, remodels or additions to existing buildings located within a High Fire Hazard Area as defined by the City of Santa Barbara Fire Department.

B. Section 704A.1.2 of Chapter 7A of the California Building Code is deleted in its entirety and readopted to read as follows:

704A.1.2 Roof Coverings. Roof coverings on new buildings shall be class A noncombustible in accordance with adopted UBC Standards or otherwise as may be approved by the Chief Building Official. Roof coverings shall be class A or noncombustible fire retardant materials on existing buildings and additions or repairs to existing buildings. Treated or untreated wood shakes or shingles shall not be permitted, except on existing structures which are constructed with shake or shingle roofs where less than 20% of the existing roof is being replaced within a two (2) year period, provided such replacement roofing is fire retardant treated wood shakes or shingles.

C. Section 903.2 "Where required." of Section 903 is amended to add Section 903.2.18 to read as follows:

903.2.18 Local Requirements. Approved automatic sprinkler systems shall be installed throughout buildings and structures as specified elsewhere in this Section 903.2 or as specified in this Section 903.2.18, whichever is more protective:

903.2.18.1 General. Automatic fire sprinkler systems shall be installed and maintained in operable condition in all buildings, except residential buildings containing four (4) or less dwelling units or guest rooms, where any one of the following occurs:

1. A new building has a total floor area in excess of 5,000 square feet.

2. An existing building has a total floor area in excess of 5,000 square feet and a change is made in the character of occupancy or use of the building places the building in a different division of the same group of occupancies or in a different group of occupancies that is more hazardous based on life and fire risk than the existing occupancy or use.

3. An addition is made to an existing building so the total floor area of the building, including the addition, exceeds 5,000 square feet. In the case of such an addition to an existing building, the sprinkler system required by this section shall be provided for the existing building and the addition.

4. In any existing building where an occupancy classification change to a higher hazard classification has occurred, regardless of square footage.

903.2.18.2 Computation of Square Footage. For the purposes of Section 903.2.18.1, the floor area of buildings shall be computed in accordance with the definition of "Floor area, Gross" provided in Section 1002.1 of the California Building Code.

903.2.18.3 Existing use. Any existing building not classified as Group R, Division 3, in existence at the time of the effective date of this code may have their use continued if such use was legal at the time. Additions to existing buildings shall require the installation of an automatic fire sprinkler system if one is required pursuant to Section 903.2.18.1.

D. Section 903.3.1 "Standards." of Section 903.3 "Installation Requirements" is deleted in its entirety and amended to read as follows:

903.3.1 Standards. Where the provisions of Section 903.2 of this Code, as amended by the City of Santa Barbara, require a building to be equipped with an automatic fire sprinkler system, sprinklers shall be designed and installed throughout the building in accordance with NFPA Standard 13, 13R or 13D as applicable to the particular occupancy.

E. Section 907 "Fire Alarm and Detection Systems" is amended to add Section 907.1.5 to read as follows:

907.1.5 Mixed Use Occupancies. Where residential occupancies are combined with commercial occupancies, a fire alarm system shall be installed which notifies all occupants in the event of a fire. The system shall include automatic smoke detection throughout the commercial and common areas. In addition, a notification system shall be installed in a manner and location approved by the fire code official that indicates the presence of residential dwelling units in accordance with Municipal Code Section 8.04.030.B.

F. Section 1208.4 of Chapter 12 of the California Building Code is amended to read as follows:

1208.4 Efficiency Dwelling Units. Unless modified by local ordinance pursuant to Health and Safety Code Section 17958.1, efficiency dwelling units shall comply with the following:

1. The unit shall have a living room of not less than 220 square feet (20.4 m^2) of floor area. An additional 100 square feet (9.3 m^2) of floor area shall be provided for each occupant of such unit in excess of two.

2. The unit shall be provided with a separate closet.

3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.

4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

5. Notwithstanding the provisions of subsection 1 above, for projects constructed or operated by a nonprofit or governmental agency offering housing at an Affordable Housing Cost to Lower Income Households (as those terms are defined in sections 50052.5 and 50079.5 of the California Health and Safety Code), the City may permit efficiency dwelling units for occupancy by no more than two persons who qualify as either very low or low income households where the units have a minimum useable floor area, (excluding floor area in the kitchen, bathroom and closet), of not less than 150 square feet. In all other respects, such efficiency dwelling units shall conform to the minimum standards specified in this code.

G. Sections 1505.1.3 and 1510.1 of Chapter 15 of the California Building Code are deleted in their entirety and readopted to read as follows:

1. **Section 1505.1.3 Roof coverings in all other areas**. The roof covering or roofing assembly of any new building or the re-roofing of any existing building, regardless of type or occupancy classification, shall be no less than Class B, except that Group H, Division 1 and Group I occupancies shall be Class A. Treated or untreated wood shakes or shingles shall not be permitted, except on existing structures which are constructed with shake or shingle roofs where less than 20 % of the existing roof is being replaced within a two 2) year period, provided such replacement roofing is fire retardant treated wood shakes or shingles. Exception: In the High Fire Hazard District, roof coverings shall be in accordance with Chapter 7A as amended.

2. **1510.1 General.** Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15. However, buildings located in the High Fire Hazard Area, as defined by the City of Santa Barbara Fire Department, shall comply with the provisions of Chapter 7A and Chapter 15. In the event that the provisions of Chapter 7A and Chapter 15 conflict, the provisions that are more protective against fire hazard shall control.

H. Section 1704.1 of Chapter 17 of the California Building Code is amended to read as follows:

1704.1 General. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on the types of work listed under Section 1704. The special inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring special inspection. These inspections are in addition to the inspections specified in Section 109, Appendix Chapter 1.

Exceptions:

1. Special inspections are not required for work of a minor nature or as warranted by conditions in the jurisdiction as approved by the building official.
2. The provisions of Health and Safety Code Division 13, Part 6 and the California Code of Regulations, Title 25, Division 1, Chapter, commencing with Section 3000, shall apply to the construction and inspection of factory-built housing as defined in Health and Safety Code Section 19971.

I. Section 1707.3 of Chapter 17 of the California Building Code is amended to read as follows:

1707.3 Structural wood. Continuous special inspection is required during field gluing operations of elements of the seismic-force-resisting system. Periodic special inspection is required for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs.

Exceptions:

1. Special Inspection is not required for wood shear walls, shear panels and diaphragms, including nailing, bolting, anchoring and other fastening to other components of the seismic-force-resisting system, where the fastener spacing of the sheathing is more than 4 inches (102 mm) on center (o.c.).
2. Special Inspection is not required if the building is designed in accordance with Tables 2306.3.1 and 2306.4.1 assuming that the allowable shear values reflected in Tables 2306.3.1 and 2306.4.1 are reduced by 25%.

J. Section 1709.1 "General" of Chapter 17 of the California Building Code is hereby amended to read as follows:

Section 1709.1 General. Where required by the provisions of Section 1709.2 or 1709.3 the owner shall employ a registered design professional to perform structural observations as defined in Section 1702.

Written statements of the observations shall be prepared by the engineer or architect employed by the owner and shall be received by the Chief Building Official, a full City of Santa Barbara workday before the work may be concealed. Said structural observations shall not authorize work to continue or to be concealed, until inspections required by Section 305.5 have been conducted and approved by a City Building Inspector.

K. Section 2308.12 "Additional requirements for construction in Seismic Design Category D or E" is amended to add Sections 2308.12.10 and 2308.12.11 to read as follows:

1. **Section 2308.12.10 Foundations with stemwalls.** Foundations with stemwalls shall be provided with a minimum of one No. 4 bar at the top of the wall and one No. 4 bar at the bottom of the footing.

2. **Section 2308.12.11 Slabs-on-ground with turned down footings.** Slabs-on-ground with turned down footings shall have a minimum of one No. 4 bar at the top and one No. 4 bar at the bottom.

   Exception. For slabs cast monolithically with a footing, one No. 5 bar may be located at either the top or the bottom.

L. Section 2506.2.1. "Other Materials" is amended to read as follows:

2506.2.1. Other Materials. Metal suspension systems for acoustical and lay-in panel ceilings shall conform with ASTM C 635 listed in Chapter 35 and 1997 UBC Standard 25-2.

M. Section 3109 of Chapter 31 of the California Building Code is amended as follows:

1. Section 3109.2 "Definition" is amended to read as follows:

   Section 3109.2 Definition. The following word and term shall, for the purposes of this section and as used elsewhere in this code, have the meaning shown herein.

   SWIMMING POOLS. Any structure intended for swimming, recreational bathing or wading that contains water over 18 inches (457 mm) deep.

This includes in-ground, above-ground, and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

2. Section 3109.3 "Public swimming pools" is amended to read as follows:

Section 3109.3 Public swimming pools. Public swimming pools shall be completely enclosed by a fence at least 5 feet (1524 mm) in height or a screen enclosure. Openings in the fence shall not permit the passage of a 4-inch-diameter (102 mm) sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates.

3. Section 3109.4 "Residential swimming pools" is amended to read as follows:

Section 3109.4 Residential swimming pools. Residential swimming pools shall comply with Sections 3109.4.1 through 3109.4.3.

4. Section 3109.4.1 "Barrier height and clearances" is amended to read as follows:

Section 3109.4.1 Barrier height and clearances. The top of the barrier shall be at least 5 feet (1524 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, and the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

5. Section 3109.4.1.10 "Fence Permits" is added to Section 3109 to read as follows:

Section 3109.4.1.10 Fence Permits. Where new fencing is required because of pool installation, the permit for that fencing shall be obtained prior to, or concurrently with, the pool permit. No water shall be placed in any swimming pool prior to the installation of all safeguards required by this Chapter and the approval of all associated electrical and mechanical work.

6. Section 3109.4.4 "Private swimming pools (statewide)" is deleted in its entirety.

SECTION 2. Subsections K through M of Section 22.04.020 of the Santa Barbara Municipal Code are redesignated as Subsections N through P. The text of such subsections, as adopted in Ordinance No. 5440, remains unchanged.

SECTION 3. Section 22.04.030 of Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code is amended to read as follows:

22.04.030 Amendments to the California Plumbing Code.

The 2007 California Plumbing Code, as adopted by reference pursuant to this Chapter, is amended as set forth in this Section 22.04.030.

A. Section 402 Water-Conserving Fixtures and Fittings is amended by the addition of subsections 402.7 and 402.8 as follows:

1. **402.7 Fountains**. All fountains and other decorative bodies of water shall be equipped with a recirculation system and shall be designed to operate without a continuous supply of water.

2. **402.8. Vehicle Wash Facilities**.

402.8.1. All vehicle wash facilities using conveyorized, touchless and/or rollover in-bay technology shall reuse a minimum of fifty percent (50%) of water from previous vehicle rinses in subsequent washes.

402.8.2 Vehicle wash facilities using reverse osmosis to produce water rinse with a lower mineral content, shall incorporate the unused concentrate in subsequent vehicle washes.

402.8.3 All hoses, pipes and faucets designed for manual application of water to vehicles at vehicle wash facilities shall be equipped with a positive shut-off valve designed to interrupt the flow of water in the absence of operator applied pressure.

B. Section 412.0 Minimum Number of Fixtures Required is amended by adding Section 412.11 as follows:

412.11 Existing Building Fixture Count. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum number shown in Table 4-1.

Exception: Within existing buildings, the Chief Building Official may make alternate
consideration findings for partial compliance on the basis of the following criteria:

1. The cost of compliance is in excess of 15% of all cost of construction as proposed or incurred within one (1) year before or after the work proposed; and

2. The proposed use does not intensify the occupant load by more than 15% of the existing occupant load; and

3. Water closets are not reduced by more than one fixture from that required under CPC Table 4-1 criteria for the use proposed; and

4. Other physical constraints of existing buildings and occupancies relative to disabled access regulations exist.

C. Chapter 4 of the California Plumbing Code is amended to add Section 419 Water Meters Required to read as follows:

419. Water Meters Required.

419.1. Group R Occupancies. Each dwelling unit, including but not limited to apartments units, shall be served by separate City water meter. Except in projects of less than five (5) dwelling units, such meter shall serve only uses within the dwelling unit and other uses shall be served by an additional separate City water meter.

419.2. Occupancies Other Than Group R. All occupancies other than Group R on a single parcel of land, may be served by a single meter, except that no such meter shall also serve any Group R occupancy.

D. Section 603.0 Cross-Connection Control of Chapter 6 is amended to read as follows:

603.0 Cross-connection control. Cross-connection control shall be provided in accordance with the provisions of this chapter and Sections 7583 through 7630 "Drinking Water Supplies" of Title 17 of the California Administrative Code, and where there is a conflict between the requirements, the higher level of protection shall apply.

E. Section 608.2 Excessive Water Pressure of Chapter 6 is amended to read as follows:

608.2 Excessive Water Pressure. Regardless of the pressure at the main, all occupancies served by the City of Santa Barbara Water Resource Division shall be equipped with an approved pressure regulator preceded by a strainer (unless a strainer is built into the device). Any irrigation system or other secondary piping that bypasses said regulator shall be equipped with its own approved pressure regulator and strainer, installed upstream of any piping, backflow

device, valve, solenoid or outlet. Such regulator(s) shall control the pressure to all water outlets in the building unless otherwise approved by the Authority Having Jurisdiction. Each such regulator and strainer shall be accessibly located above ground or in a vault equipped with a properly sized and slope bore-sighted drain to daylight, shall be protected from freezing, and shall have the strainer readily accessible for cleaning without removing the regulator or strainer body or disconnecting the supply piping. All pipe size determinations shall be based on eighty (80) percent of the reduced pressure when using Table 6-6.

SECTION 4. Subsections E and F of Section 22.04.030 of the Santa Barbara Municipal Code are redesignated as Subsections F and G. The text of such subsections, as adopted in Ordinance No. 5440, remains unchanged.

SECTION 5. All references to the "Uniform Building Code" or "Building Code" in the Santa Barbara Municipal Code are amended to refer to "the California Building Code as adopted and amended by the City".

SECTION 6. Whenever the California Building Code, as amended by this Ordinance, references another code or publication of standards, rules, or regulations, such reference shall incorporate and adopt by reference such other codes, standards or rules or regulations as part of this ordinance. A copy of said primary and secondary codes are on file and shall be maintained for public inspection by the Chief Building Official while this Ordinance is in force as provided in Title 5, Division 1, Part 1, Chapter 1 of the California Government Code.

ORDINANCE NO. 5451

STATE OF CALIFORNIA)
)
COUNTY OF SANTA BARBARA) ss.
)
CITY OF SANTA BARBARA)

I HEREBY CERTIFY that the foregoing ordinance was introduced on April 8, 2008, and was adopted by the Council of the City of Santa Barbara at a meeting held on April 15, 2008, by the following roll call vote:

AYES: Councilmembers Iya G. Falcone, Dale Francisco, Roger L. Horton, Grant House, Helene Schneider, Das Williams; Mayor Marty Blum

NOES: None

ABSENT: None

ABSTENTIONS: None

IN WITNESS WHEREOF, I have hereto set my hand and affixed the official seal of the City of Santa Barbara on April 16, 2008.

Cynthia M. Rodriguez

Cynthia M. Rodriguez, CMC
City Clerk Services Manager

I HEREBY APPROVE the foregoing ordinance on April 16, 2008.

Marty Blum

Marty Blum
Mayor