



Legislation Details (With Text)

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On agenda: 11/9/2022 Final action:

Title: An ordinance repealing Chapters 15.06 (California Administrative Code), 15.08 (California Building Code), 15.10 (International Property Maintenance Code, 2018 Edition), 15.12 (California Plumbing Code), 15.14 (California Residential Code), 15.16 (California Mechanical Code), 15.20 (California Electrical Code), 15.22 (California Green Building Standards Code), 15.24 (California Fire Code), 15.26 (California Energy Code), 15.32 (California Historical Building Code), 15.34 (California Existing Building Code), and 15.36 (California Referenced Standards Code) of the South San Francisco Municipal Code and making findings, adopting by reference, making local amendments to the 2022 Edition of the California Building Standards Code, California Code of Regulations, Title 24, parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, 12 and International Property Maintenance Code, 2021 Edition.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit A - 2022 Code Adoption (final)

Table with 5 columns: Date, Ver., Action By, Action, Result. Row 1: 11/9/2022, 1, City Council, introduced on first reading, Pass

An ordinance repealing Chapters 15.06 (California Administrative Code), 15.08 (California Building Code), 15.10 (International Property Maintenance Code, 2018 Edition), 15.12 (California Plumbing Code), 15.14 (California Residential Code), 15.16 (California Mechanical Code), 15.20 (California Electrical Code), 15.22 (California Green Building Standards Code), 15.24 (California Fire Code), 15.26 (California Energy Code), 15.32 (California Historical Building Code), 15.34 (California Existing Building Code), and 15.36 (California Referenced Standards Code) of the South San Francisco Municipal Code and making findings, adopting by reference, making local amendments to the 2022 Edition of the California Building Standards Code, California Code of Regulations, Title 24, parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, 12 and International Property Maintenance Code, 2021 Edition.

WHEREAS, the 2022 California Building Standards Code has been amended and adopted by the California Building Standards Commission under Title 24 of the California Code of Regulations (“CCR”); and

WHEREAS, pursuant to Health and Safety Code sections 17950 et seq. and 18935 et seq., local jurisdictions must adopt the Building Standards Code for local enforcement within 180 days after Title 24 of CCR is

published; and

WHEREAS, the City of South San Francisco (“City”) wishes to adopt building and fire code regulations in accordance with law and to use the most updated regulations in the processing of development and fire protection within the City; and

WHEREAS, Government Code § 50022.2 authorizes cities to enact ordinances adopting any code by reference and further authorizes cities to adopt a code, the adoption of which is expressly required or permitted as a condition of compliance with a state statute, by reference without complying with the procedures and requirements typically required for adopting codes by reference; and

WHEREAS, California Health and Safety Code Sections 17958.5 and 17958.7 authorizes local jurisdictions to make necessary changes or modifications to the provisions of the Building Standards Code upon finding such changes are necessary to due to local climatic, geologic, and topographic conditions; and

WHEREAS, notice of this ordinance was published in accordance with Government Code Sections 36931 et seq. and 6066; and that such notice was sufficient to give notice to interested persons of the purpose of the ordinance and the subject matter thereof, and all legal prerequisites prior to the adoption of this ordinance have occurred; and

WHEREAS, because of the City’s unique climatic, geologic, and topographic conditions, the City desires to make amendments and additions to the building and fire code regulations, as set forth herein; and

WHEREAS, pursuant to California Health and Safety Code sections 18941.5 and 17958, the City Council of the City of South San Francisco hereby finds that the amendments adopted herein are reasonably necessary because of local climatic, geologic and topographic conditions; and

WHEREAS, in accordance with Health and Safety Code Section 17958.7, the City Council hereby finds that the findings attached and incorporated as Exhibit A are applicable to the modifications described in this Ordinance; and

WHEREAS, prior to the effective date of this ordinance, the City Clerk shall file a copy of this ordinance, including the findings, with the California Building Standards Commission.

NOW THEREFORE, the City Council of the City of South San Francisco does hereby ordain as follows:

SECTION 1 Findings

The City Council of the City of South San Francisco finds that in order to best protect the health, safety and welfare of the citizens of the City of South San Francisco, the standards of building within the City must conform to state law except where local climatic, geological, and topographic conditions warrant more restrictive regulations. Therefore, the City Council is to adopt the current state building codes, contained in the 2022 California Building Standards Code, and other codes governing the construction and regulation of buildings, structures and fire protection, with the modifications, additions and amendments contained herein.

Pursuant to California Health and Safety Code Section 17958.7, the City Council makes the factual findings set forth in “Exhibit A” attached hereto and incorporated herein by reference, and finds that the amendments made in this ordinance to the 2022 California Building Standards Code, codified in the California Code of Regulations, Title 24, Parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11,12, and International Property Maintenance Code,

2021 Edition, are reasonably necessary because of the local climatic, geological or topographical conditions described in Exhibit A.

SECTION 2 Repeal

Chapters 15.06, 15.08, 15.10, 15.12, 15.14, 15.16, 15.20, 15.24, 15.26, 15.32, 15.34 and 15.36 of the South San Francisco Municipal Code are hereby repealed in their entirety. This repeal shall not affect or prevent the prosecution or punishment of any person for any act done or omitted in violation of this chapter prior to the effective date of this ordinance.

SECTION 3 Adoption of the California Building Standards Code

SECTION 3. A Adopt Chapter 15.06 - California Administrative Code

Chapter 15.06 of the South San Francisco Municipal Code, entitled “California Administrative Code” is hereby added to read as follows:

Section 15.06.010 California Administrative Code, 2022 Edition, adopted by reference.

The California Administrative Code, 2022 Edition, published by the International Code Council, is hereby adopted by reference as the California Administrative Code for building codes of the City of South San Francisco, and may be cited as such.

SECTION 3. B Adopt Chapter 15.08 - California Building Code

Chapter 15.08 of the South San Francisco Municipal Code, entitled “California Building Code” is hereby added to read as follows:

Section 15.08.010 California Building Code Vols. 1 and 2, adopted by reference

Section 15.08.020 Amendments, General.

Section 15.08.030 Concrete Slab Design.

Section 15.08.040 Moved Buildings and Temporary Structures. Section 15.08.050 Spark Arresters.

Section 15.08.010 California Building Code Vols. 1 and 2, adopted by reference

The California Building Code Volumes 1 and 2, 2022 Edition, and Appendixes G, H, I published by the International Code Council, and as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Building Code of the City of South San Francisco, and may be cited as such.

Section 15.08.020 Amendments, General.

Set forth below are the amendments, additions and deletions to the 2022 California Building Code, Volume 1 and 2. Chapter, section and table numbers used herein are those of the California Building Code.

Section 15.08.030 Concrete Slab Design.

Section 1907.1.2 Slab on Grade is added to read as follows:

New concrete slabs supported directly on the ground within the foundation perimeter and used as a finished floor, or as a base for other floor finishes shall meet the following requirements:

1. Steel reinforcement equivalent to no. 3 deformed steel bars at 18 inches on center each way placed approximately mid-depth within the concrete slab. Blocks or chairs shall be provided in order to maintain the reinforcement in the center of the slab.

Section 15.08.040 Moved Buildings and Temporary Structures.

Section 3410.2 Moved Buildings is added to read as follows:

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures. In addition to all other requirements of the building code relative to the moving of buildings and structures, no permit for the moving of a building or structure shall be granted until the applicant has filed with the Chief Building Official the following items:

1. A performance bond in favor of the city, of not less than one thousand dollars (\$1,000.00) nor more than one hundred thousand dollars (\$100,000.00), as the Chief Building Official may determine, shall be conditioned to require the applicant to strictly comply with all conditions and provisions of this chapter, and of any provision of the municipal code relating to the moving of buildings or structures, and of any order, rule or regulation which may be hereafter passed or adopted by the City Council. The applicant also shall be required to pay any and all damages to any fence, hedge, tree, pavement, sidewalk, street, curb, gas, sewer or water pipe, electric wire or pole supporting the same, or to any public or private property which may result from moving the building or structure; and
2. An undertaking to indemnify, defend and hold harmless the city and its elective officers, agents and employees against all liabilities, claims, actions, judgments, cost or any expense which may for any reason arise out of the issuance of said permit or moving of such buildings or structures.

All removals made under any permit granted for such moving shall be done over and along only the street or streets designated in such permit, and at the times therein specified, and shall be done in a careful manner to the satisfaction of the Chief Building Official, and the Public Works Director/City Engineer.

No person owning or having charge of the removal of any building or structure being moved over any street, shall permit such building or structure to be, or stand, on any street within the limits of any one block for a period of more than twenty-four (24) hours.

No person owning or having charge of the removal of any building or structure being moved over any street, shall allow or cause injury to any fence, hedge, tree, pavement, street, sidewalk, curb, gas pipe, water pipe, sewer pipe, electric wire or pole supporting same, or any other public or private property by reason of such removal.

Temporary structures such as reviewing stands and other miscellaneous structures, sheds, construction trailers, canopies or fences used for the protection of the public and/or in conjunction with construction work may be erected by special permit from the Chief Building Official for a limited period of time. Such buildings or structures need not comply with the type of construction or fire- resistive time periods required by this code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

Section 15.08.050 Spark Arresters.

Section 1510.7 Spark Arresters Required is added to read as follows:

Chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. The net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney. The spark arrester screen shall be heat and corrosion resistant equivalent to 12 gage wire, 19-gage galvanized or 24-gage stainless steel. Openings shall not permit the passage of spheres having a diameter larger than ½ inch and shall not block the passage of spheres having a diameter of less than 3/8 inch.

SECTION 3.C Adopt Chapter 15.10 - International Property Maintenance Code.

Chapter 15.10 of the South San Francisco Municipal Code, entitled “International Property Maintenance Code” is hereby added to read as follows:

- Section 15.10.010** **International Property Maintenance Code, 2018 Edition, adopted by reference.**
- Section 15.10.020** **Amendments, General.**
- Section 15.10.030** **Authority.**
- Section 15.10.040** **Violations.**
- Section 15.10.050** **Penalties.**

Section 15.10.010 **International Property Maintenance Code, adopted by reference.**

The International Property Maintenance Code, 2021 Edition, and published by the International Code Council is hereby adopted by reference as the International Property Maintenance Code of the City of South San Francisco and may be cited as such.

Section 15.10.020 **Amendments, General.**

Set forth below are the additions accompanying the adoption of International Property Maintenance Code, 2022 Edition. Chapter, to the South San Francisco Municipal Code.

Section 15.10.030 **Authority.**

The Building Official and the Fire Chief, or the designee of the City Manager are hereby authorized and directed to enforce all provisions of this code. For such purposes the Building Official shall have the powers of a law enforcement officer. In conflicts of interpretation on technical issues the Building Official shall govern.

Section 15.10.040 **Violations.**

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building, structure or service equipment or cause or permit the same to be done in violation of provisions of this code. Each day during any portion of which any violation is committed or continued by any person, firm or corporation shall constitute a separate offense and shall be punishable as herein provided.

Section 15.10.050 **Penalties.**

Any person, firm or corporation who shall violate a provision of this code, or fail to comply therewith, or with

any of the requirements thereof, shall be prosecuted within the limits provided by stated or local laws.

SECTION 3. D **Adopt Chapter 15.12 - California Plumbing Code**

Chapter 15.12 of the South San Francisco Municipal Code, entitled “California Plumbing Code” is hereby added to read as follows:

Section 15.12.010 **California Plumbing Code, 2022 Edition, adopted by reference.**

The California Plumbing Code, 2022 Edition, and Appendix I, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference as the California Plumbing Code of the City of South San Francisco, and may be cited as such.

SECTION 3. E **Adopt Chapter 15.14 - California Residential Code**

Chapter 15.14 of the South San Francisco Municipal Code, entitled “California Residential Code” is hereby added to read as follows:

Section 15.14.010 **California Residential Code, 2022 Edition, adopted by reference.**

Section 15.14.020 **Amendments, General.**

Section 15.14.030 **Concrete Slab Design**

Section 15.14.040 **Moved Buildings and Temporary Structures**

Section 15.14.050 **Spark Arresters**

Section 15.14.060 **Excavation and Grading**

Section 15.14.070 **Work Hours**

Section 15.14.080 **Amendments to Appendix K**

Section 15.14.090 **Definitions**

Section 15.14.010 **California Residential Code Part 2.5, 2022 Edition, adopted by reference.**

The California Residential Code Part 2.5, 2022 Edition, and Appendixes AH,AK published by the International Code Council, and as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Residential Code of the City of South San Francisco, and may be cited as such.

Section 15.14.020 **Amendments, General**

Set forth below are the amendments, additions and deletions to the 2022 California Residential Code, Part 2.5, 2022 Edition. Chapter, section and table numbers used herein are those of the California Residential Code.

Section 15.14.030 **Concrete Slab Design**

Section R506.3 Slab on Grade in Conditioned Areas is added to read as follows:

New concrete slabs supported directly on the ground and used as a finished floor or as a base for other floor finishes in conditioned rooms shall meet the following requirements:

1. Steel reinforcement equivalent to no. 3 deformed steel bars at 18 inches on center each way placed

approximately mid-depth within the concrete slab. Blocks or chairs shall be provided in order to maintain the reinforcement in the center of the slab.

Section 15.14.040 Moved Buildings and Temporary Structures

Section 1.8.10.3 Moved Structures is added to read as follows:

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures. In addition to all other requirements of the building code relative to the moving of buildings and structures, no permit for the moving of a building or structure shall be granted until the applicant has filed with the Chief Building Official:

1. A performance bond in favor of the city, of not less than one thousand dollars (\$1,000.00) nor more than one hundred thousand dollars (\$100,000.00), as the Chief Building Official may determine, shall be conditioned to require the applicant to strictly comply with all conditions and provisions of this chapter, and of any provision of the municipal code relating to the moving of buildings or structures, and of any order, rule or regulation which may be hereafter passed or adopted by the City Council. The applicant also shall be required to pay any and all damages to any fence, hedge, tree, pavement, sidewalk, street, curb, gas, sewer or water pipe, electric wire or pole supporting the same, or to any public or private property which may result from moving the building or structure.
2. An undertaking to indemnify, defend and hold harmless the city and its elective officers, agents and employees against all liabilities, claims, actions, judgments, cost or any expense which may for any reason arise out of the issuance of said permit or moving of such buildings or structures.

All removals made under any permit granted for such moving shall be done over and along only the street or streets designated in such permit, and at the times therein specified, and shall be done in a careful manner to the satisfaction of the Chief Building Official, Superintendent of Public Works and the City Engineer.

No person owning or having charge of the removal of any building or structure being moved over any street, shall permit such building or structure to be, or stand, on any street within the limits of any one block for a period of more than twenty-four (24) hours.

No person owning or having charge of the removal of any building or structure being moved over any street, shall allow or cause injury to any fence, hedge, tree, pavement, street, sidewalk, curb, gas pipe, water pipe, sewer pipe, electric wire or pole supporting same, or any other public or private property by reason of such removal.

Section 15.14.050 Spark Arresters

Section R907.7 Spark Arresters Required is added to read as follows:

Upon completion of a reroofing project, an approved spark arrester meeting the criteria as set forth in section R1003.9.2 shall be installed on any chimney attached to an appliance or fireplace that burns solid fuel.

Section 15.14.060 Excavation and Grading

See the California Building Code, Volume 2, 2022 Edition.

Section 15.14.070 Work Hours

Section 1.8.10.4 Work Hours is added to read as follows:

No construction, delivery, servicing or operation of tool and equipment, shall be conducted on weekdays between the hours of 7:00 p.m. and 7:00 a.m., on Saturdays between the hours of 8:00 p.m. and 9:00 a.m., and on Sundays and holidays between the hours of 6:00 p.m. and 10:00 a.m.

Section 15.14.080 Amendments to Appendix AK Section AK102.1 is amended to read as follows:

Section AK102 Air-Borne Sound.

Section AK102.1 General: Amended

Walls, partitions and floor-ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping, electrical devices, recessed cabinets, bathtubs, soffits, or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.

Section AK103.1 is amended to read as follows:

Section AK103 Structural-Borne Sound.

Section AK103.1 General: Amended.

Floor-ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492.

Section 15.14.090 Definitions

Section 202, Definitions:

* Newly constructed residential buildings: newly constructed residential buildings as defined shall include a construction project where an alteration includes “renovations” to residential buildings where either: (1) replacement of over 50% of the existing foundation for purposes other than a repair or reinforcement as defined in California Existing Building Code Section 202; or (2) When over 50% of the existing framing above the sill plate is removed or replaced for purposes other than repair. If either of these criteria are met within a 3-year period, measured from the date of the most recent previously obtained permit final date, that structure is considered new construction.

SECTION 3. F Adopt Chapter 15.16 - California Mechanical Code

Chapter 15.16 of the South San Francisco Municipal Code, entitled “California Mechanical Code” is hereby added to read as follows:

Section 15.16.010 California Mechanical Code, 2022 Edition, adopted by reference.

The California Mechanical Code, 2022 Edition, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference as the California Mechanical Code of the City of South San Francisco, and may be cited as such.

SECTION 3. G Adopt Chapter 15.20 - California Electrical Code

Chapter 15.20 of the South San Francisco Municipal Code, entitled “California Electrical Code” is hereby added to read as follows:

Section 15.20.010 California Electrical Code, 2022 Edition, adopted by reference.

The California Electrical Code, 2022 Edition, published by the National Fire Protection Association, is hereby adopted by reference as the California Electrical Code of the City of South San Francisco, and may be cited as such.

SECTION 3.H Adopt Chapter 15.22 - California Green Building Code

Chapter 15.22 of the South San Francisco Municipal Code, entitled “California Green Building Code” is hereby added to read as follows:

Section 15.22.010 California Green Building Code, 2022 Edition, adopted by reference.

The California Green Building Standards Code, 2022 Edition, published by the California Building Standards Commission, is hereby adopted by reference as the California Green Building Standards Code 2022 Edition of the City of South San Francisco, and may be cited as such.

SECTION 3. I Adopt Chapter 15.24 - California Fire Code

Chapter 15.24 of the South San Francisco Municipal Code, entitled “California Fire Code” is hereby added to read as follows:

15.24.010 California Fire Code, 2022 Edition, adopted by reference.

15.24.020 Amendments, Additions, and Deletions.

15.24.010 California Fire Code, 2022 edition, adopted by reference.

The California Fire Code 2022 Edition, as published by the California Building Standards Commission Chapters 1 - 80 with Appendices 4, B, BB, C, CC, D, E, F, G, H, I, N, and O, as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Fire Code 2022 Edition of the City of South San Francisco and may be cited as such.

15.24.020 Amendments, Additions, and Deletions.

Set forth below are the amendments, additions, and deletions to the California Fire Code.

For purposes of citation, the amended sections of the 2022 California Fire Code, including the appendices identified, are renumbered by adding 15.24. before each section of the California Fire Code (e.g., Sections 101.1 and 5001.1 of the California Fire Code shall be cited respectively as Sections 15.24.101.1 and

15.24.5001.1 of this code). Sections, subsections, paragraphs and texts not amended are not included below and shall remain in full force and effect.

CHAPTER 1 SCOPE AND ADMINISTRATION

California Fire Code, Section 101.1 is amended to read as follows:

[A] 101.1 Title. These regulations shall be known as the Fire Code of the City of South San Francisco, hereinafter referred to as “this code.”

California Fire Code, Section 101.6 is added to read as follows:

101.6 Policy manual. The South San Francisco Fire Department Fire prevention Policy Manual shall serve as a supplemental instruction and interpretation manual for this code and is hereby adopted by reference. The fire code official is responsible to amend this manual as necessary to maintain current instruction and interpretations. The information contained in the policy manual shall not be construed to make new code requirements not authorized by this ordinance.

California Fire Code, Section 103.1 is amended to read as follows:

[A] 103.1 Creation of agency. The South San Francisco Fire Department Fire Prevention Division is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

California Fire Code, Section 105.5 is amended to read as follows:

105.5 Required operational permits. The fire code official is authorized to issue operational permits for operations set forth in Sections 105.5.1 through 105.5.55.

California Fire Code, Section 105.5.33 is amended to read as follows:

105.5.33 Motor fuel dispensing. An operational permit is required for the operation for the fueling of motor vehicles including automotive, marine, and fleets at fixed facilities and through mobile operations.

California Fire Code, Section 105.5.55 is added to read as follows:

105.5.55 Local permits. In addition to the permits required by section 105.5, the following operational permits shall be obtained from the Fire Prevention Division prior to engaging in the following activities, operations, practices, or functions:

1. **Care facilities.** An operational permit is required to operate a care facility as listed:
 - 1.1. **Child care center** as defined in California Building Code Section 202.
 - 1.2. **Residential care facility for the elderly** having seven (7) or more residents as defined in California Building Code Section 202.

Residential or commercial institutional care facility, occupancies complying with Health and Safety Code Section 13235 are exempt.
2. **Emergency responder communication coverage system.** An operational permit is required to operate an emergency responder communication coverage system.
3. **Fire alarm system.** An operational permit is required to operate a manually, and/or automatically actuated fire alarm system in any building.
Exception: one and two-family dwellings.

4. **Fuel cell power systems.** An operational permit is required for stationary fuel cell power systems regulated in Sections 1206.
5. **Group R-1 & R-2 residential occupancies.** An operational permit is required to operate a Group R-1 or R-2 occupancy as described in California Building Code Section 310.
6. **High-rise occupancy.** An operational permit is required to operate a high-rise building as defined in California Building Code Section 202.
7. **Holiday tree sales lot.** A temporary operational permit is required to operate a holiday tree lot for the seasonal sales of natural cut trees.

California Fire Code, Section 112.4 is amended to read as follows:

[A] **112.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certification used under provisions of this code shall be guilty of a misdemeanor, punishable by a fine of not more than 1,000 dollars or by imprisonment not exceeding six months or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

CHAPTER 2 DEFINITIONS

California Fire Code, Section 202, General Definitions is amended to add or amend the following.

ALL-WEATHER, HARD-SURFACE. A surface designed to carry the imposed weight loads of fire apparatus (Minimum 80,000 pounds) and a minimum surface finish of one layer of asphalt, concrete, or engineered concrete pavers.

[BG] **HIGH-RISE BUILDING.** In other than Group I-2 occupancies, “high-rise buildings” as used in this code:

Existing high-rise structure. A high-rise structure, the construction of which is commenced or completed prior to July 1, 1974.

High-rise structure. Every building of any type of construction or occupancy having floors used for humane occupancy located more than 75 feet above the lowest level of fire department vehicle access (see California Building Code Section 403), except buildings used as hospitals as defined in Health and Safety Code Section 1250.

New high-rise building. A high-rise structure, the construction of which is commenced on or after July 1, 1974. For the purpose of this section, construction shall be deemed to have commenced when plans and specifications are more than 50 percent complete and have been presented to the local jurisdiction prior to July 1, 1974. Unless all provisions of this section have been met, the construction of such buildings shall commence on or before January 1, 1976.

New high-rise structure. A high-rise structure, the construction of which is commenced on or after July 1, 1974.

NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS. Newly constructed residential buildings as defined shall include a construction project where an alteration includes “renovations” to residential buildings

where either: (1) replacement of over 50% of the existing foundation for purposes other than a repair or reinforcement as defined in California Existing Building Code Section 202; or (2) When over 50% of the existing framing above the sill plate is removed or replaced for purposes other than repair. If either of these criteria are met within a 3-year period, measured from the date of the most recent previously obtained permit final date, that structure is considered new construction.

NUISANCE ALARM. An unwarranted or preventable alarm caused by mechanical failure, malfunction, improper installation or lack of proper maintenance, system servicing testing, construction activities, ordinary household activities, false alarm, other cause when no such danger exists, or an alarm activated by a cause that cannot be determined.

SUPERVISING STATION. An approved UL listed, Type A, Full Service Central Station Service facility that receives signals and at which personnel are in attendance at all times to respond to these signals.

CHAPTER 4 EMERGENCY PLANNING AND PREPAREDNESS

California Fire Code, Section 401.3.2.1 is added to read as follows:

401.3.2.1 Nuisance alarm notification. Notification of emergency responders based on a nuisance alarm may be punishable by a fine in accordance with the adopted fee schedule or ordinance. In addition, the responsible party may be liable for the operational and administrative costs, incurred from the emergency response or mitigation procedures resulting from a nuisance alarm notification.

California Fire Code, Section 401.3.2.2 is added to read as follows:

401.3.2.2 Multiple nuisance alarm activations. Any occupancy that has more than three nuisance alarms, causing emergency response within a 12-month fiscal calendar year period (July 1 through June 30) may be required to modify, repair, upgrade or replace their system and/or monitoring station as determined by the fire code official.

California Fire Code, Section 402.1 is amended to add the following:

NUISANCE ALARM

California Fire Code, Section 403.1 is amended to read as follows:

403.1 General. In addition to the requirements of Section 401, occupancies, uses and outdoor locations shall comply with emergency preparedness requirements set forth in Sections 403.2, 403.4 through 403.4.4, 403.9.2.1.1, 403.10.6 through 403.13. Where a fire safety and evacuation plan is required by Section 403.2 through 403.10.6, evacuation drills shall be in accordance with Section 405 and employee training shall be in accordance with Section 406.

California Fire Code, Sections 403.3 is deleted.

California Fire Code, Sections 403.5 through 403.9.2.1 are deleted.

California Fire Code, Sections 403.9.2.1.2 through 403.10.5 are deleted.

CHAPTER 5 FIRE SERVICE FEATURES

California Fire Code, Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall be provided with approved

illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches high with a minimum stroke width of ½ inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the fire code official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure. Address identification shall be maintained.

California Fire Code, Section 507.5.1.1 is amended to read as follows:

507.5.1.1 Hydrant for fire department connections. Buildings equipped with a water-based fire protection system installed in accordance with Section 903 through 905 shall have a fire hydrant within 100 feet of the fire department connections, or as approved by the fire code official. (Also see Section 912.2).

Exception: The distance shall be permitted to exceed 100 feet (30 480 mm) where approved by the fire code official.

California Fire Code, Section 508.1 is amended to read as follows:

508.1 General. When required by other sections of this code and in all buildings four or more stories in height, and all buildings classified as high-rise buildings by the California Building Code and Group I-2 occupancies having occupied floors located more than 75 feet above the lowest level of fire department vehicle access, and buildings with a fire pump, and in all F-1 and S-1 occupancies with a building foot print greater than 500,000 square feet, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.7.

California Fire Code, Section 508.1.1 is amended to read as follows:

508.1.1 Location and access. The location and access to the fire command center shall be located directly adjacent to an approved fire apparatus access road and be accessible directly from the exterior of the building, or as approved by the fire code official.

California Fire Code, Section 508.1.3 is amended to read as follows:

508.1.3 Size. The fire command center shall not be less than 0.015 percent of the total building area of the facility served or 200 square feet in area, whichever is greater, with a minimum dimension of 0.7 times the square root of the room area or 10 feet, whichever is greater.

Where a fire command center is required for buildings with a fire pump or buildings of four or more stories in height, but not classified as high-rise buildings by the California Building Code and Group I-2 occupancies having occupied floors located not more than 75 feet above the lowest level of fire department vehicle access, and Group F-1 and S-1 occupancies with a building footprint greater than 500,000 square feet, the fire command center shall have a minimum size of 96 square feet with a minimum dimension of 8 feet where approved by the fire code official.

California Fire Code, Section 510.1 exception #1 is deleted.

California Fire Code, Section 510.3 is amended to read as follows:

510.3 Permits required. Permits shall be required as set forth in Sections 105.5 and 105.6 for the installation of or modification to and the operation of in-building two-way emergency responder

communication coverage systems and related equipment. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

California Fire Code, Section 510.4.1.2 is amended to read as follows:

510.4.1.1 Minimum signal strength into the building. The minimum inbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The inbound signal level shall be a minimum of -95dBm throughout the coverage area and sufficient to provide not less than a Delivered Audio Quality (DAQ) of 3.4 or an equivalent Signal-to-Interference-Plus-Noise Ratio (SINR) applicable to the technology for either analog or digital signals.

California Fire Code, Section 510.4.1.2 is amended to read as follows:

510.4.1.2 Minimum signal strength out of the building. The minimum outbound signal strength shall be sufficient to provide usable voice communications throughout the coverage area as specified by the fire code official. The outbound signal level shall be sufficient to provide not less than a DAQ of 3.4 or an equivalent SINR applicable to the technology for either analog or digital signals.

California Fire Code, Section 510.4.2 is amended to read as follows:

510.4.2 System Design. The in-building, two-way emergency responder communication coverage system shall be designed in accordance with Sections 510.4.2.1 through 510.4.2.8, NFPA 1225, NFPA 72 and San Mateo County ERCCS (P-500).

California Fire Code, Section 510.5 is amended to read as follows:

510.5 Installation requirements. The installation of the in-building, two-way emergency responder communication coverage system shall be in accordance with NFPA 1225, NFPA 72, San Mateo County ERCCS (P-500), and Sections 510.5.2 through 510.5.5.

CHAPTER 6 FIRE SERVICE FEATURES

California Fire Code, Section 606.5 is added to read as follows:

606.5 System activation notification. Commercial cooking fire protection systems, located in buildings equipped with a fire alarm control unit, shall be connected to the alarm control panel so that actuation of the extinguishing system will automatically send a signal to the central station service.

CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

California Fire Code, Section 902.1 is amended to add the following:

901.6.3.2 Records Reporting. Fire detection, alarm and extinguishing systems, shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested, and maintained or removed. All inspection, testing and maintenance reports shall be forwarded to the Fire Department using electronic media to the designated third-party as assigned in the Policy Manual. Paper (hard copy) reports are not permitted.

California Fire Code, Section 903.1.1 is deleted.

California Fire Code, Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems shall be provided throughout new buildings

and structures greater than 1,000 square feet gross floor area and in the locations described in Sections 903.2.1 through 903.2.21, whichever is more restrictive. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

Exceptions:

1. Detached Group U occupancies not greater than 1,000 square feet.
2. Detached non-combustible motor vehicle fuel dispensing canopies.
3. Agricultural buildings as approved by the fire code official.
4. Accessory Dwelling Unit, provided that all of the following are met:
 - 4.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
 - 4.2. The existing primary residence does not have automatic fire sprinklers.
 - 4.3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
 - 4.4. The unit is on the same lot as the primary residence.

California Fire Code, Section 903.2.10.3 is added to read as follows:

903.2.10.3 Lithium, Lithium-ion and other batteries containing combustible electrolyte in vehicles. An approved, specifically engineered automatic sprinkler system shall be provided in areas where EV charging stations are installed such that the area is used for the storage of Lithium, Lithium-ion and other batteries containing combustible electrolyte in vehicles. The remainder areas in the building shall comply with design requirements under NFPA 13 and in accordance with Section 903.2.11.6.

California Fire Code, Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. One exterior approved audible and visual device, located on the exterior of the building as approved by the fire code official, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

California Fire Code, Section 903.6 is amended to read as follows:

903.6 Where required in existing buildings and structures. An automatic sprinkler system shall be provided throughout existing buildings and structures where required in Chapter 11, undergo any change of use or occupancy in accordance with Section 102.3, undergo any addition of floor area that results in a structure that exceeds 3,600 square feet gross floor area, or meets the definition and timeframe of “newly constructed residential building”.

California Fire Code, Section 905.3.12 is added to read as follows:

905.3.12 Lithium, Lithium-ion and other batteries containing combustible electrolyte in vehicles. Group S-2 public parking garages, open or closed occupancy buildings, having lithium, lithium-ion and other batteries containing combustible electrolyte in vehicles shall be equipped with Class I standpipe systems with hose connections located within 100 feet of lithium, lithium-ion and other batteries containing combustible electrolyte in vehicle parking.

California Fire Code, Section 905.9 exception #2 is deleted.

California Fire Code, Section 907.1.6 is added to read as follows:

907.1.6 Certification. New and upgraded fire alarm systems shall be UL-Certified. A certificate of Completion and other documentation as listed in NFPA 72 shall be provided for all new fire alarm system installation. It is the responsibility of the building owner or owner's representative to obtain and maintain a current and valid Certificate. The protected premise shall be issued a UUFX type certification from Underwriters Laboratories (UL).

California Fire Code, Section 907.1.6.1 is added to read as follows:

907.1.6.1 Posting of certification. The UL certificate required in Section 907.1.6 shall be posted in a durable transparent cover within three (3) feet of the fire alarm control panel within 45 days of the final acceptance test/inspection.

California Fire Code, Section 907.6.6 is amended to read as follows:

907.6.6 Monitoring. New and upgraded fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved Central Station Service in accordance with NFPA 72 and this section.

Exception: Monitoring by central station is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.11.
2. Group I-3 occupancies shall be monitored in accordance with Section 907.2.6.3.
3. Automatic sprinkler systems in one- and two-family dwellings.

California Fire Code, Section 910.2.3 is added to read as follows:

910.2.3 Lithium, Lithium-ion and other batteries containing combustible electrolyte in vehicles. Enclosed Group S-2 public parking garages occupancy buildings having lithium, lithium-ion and other batteries containing combustible electrolyte in vehicles shall be provided with a mechanical smoke removal system in accordance with 910.4.

California Fire Code, Section 912.2 is amended to read as follows:

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of the fire department connections shall be within 100 feet of a fire hydrant or as approved by the fire code official (Also see Section 507.5.1.1).

CHAPTER 12 STATIONARY FUEL CELL POWER SYSTEMS

California Fire Code, Section 1201.1 is amended to read as follows:

1201.1 Scope. The provisions of this chapter shall apply to the installation, operation, maintenance, repair, retrofitting, testing, commissioning, and decommissioning of energy systems used for generating or storing energy, including but not limited to energy storage systems under the exclusive control of an electric utility or lawfully designated agency. It shall not apply to equipment associated with the generation, control, transformation, transmission, or distribution of energy installations that is under the exclusive control of an electric utility or lawfully designated agency. Energy storage systems regulated by Section 1207 shall

comply with this chapter as appropriate and NFPA 855.

California Fire Code, Section 1203.1.3.1 is amended to read as follows:

Section 1203.1.3.1 Emergency and standby power systems. All buildings, other than one- and two-family dwelling units, and agricultural buildings not used for commercial purposes, with stand-by power, shall have an approved shunt trip device that disconnects all power sources to the building, when required by the Fire Code Official.

California Fire Code, Section 1206.2 is amended to read as follows:

1206.2 Permits. Permits shall be obtained for stationary fuel cell power systems as set forth in Section 105.5.55 and 105.6.9.

CHAPTER 56 EXPLOSIVES AND FIREWORKS

California Fire Code, Section 5601.2.4 is amended to read as follows:

5601.2.4 Financial responsibility. Before a permit is issued pursuant to section 5601.2, the applicant shall file with the jurisdiction a corporate surety bond in the principal sum of \$2 million or a public liability insurance policy for the same amount, for the purpose of the payment of all damages to persons or property which arise from, or are caused by, the conduct of any act authorized by permit upon which any judicial judgment results. The fire code official is authorized to specify a greater or lesser amount when, in his or her opinion, conditions at the location of use indicate a greater or lesser amount is required. Government entities shall be exempt from this bond requirement.

Exception: Fireworks in accordance with California Code of Regulations, Title 19, Division I, Chapter 6, see Section 5608.

California Fire Code, Section 5601.9 is added to read as follows:

5601.9 Prohibited and limited acts. The storage of explosive materials is prohibited in all zoning districts except district zone for industrial or agricultural uses. In districts where the storage of explosive materials is permitted, the quantities of explosives and distances shall be in accordance with Section 5601.8.

California Fire Code, Section 5608.2 is added to read as follows:

5608.2 Limitations. Possession, storage, offer or expose for sale, sell at retail, gift or give away, use, explode, discharge, or in any manner dispose of fireworks is prohibited within the limits established by law as the limits of the districts in which such possession, storage, offer or exposure for sale, retail sale, gifting, use, explosion, discharge, or disposal of fireworks is prohibited in any area as established by applicable land-use and zoning standards.

Exception: Firework displays authorized pursuant to section 5608.1 for which a permit has been issued.

CHAPTER 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS

California Fire Code, Section 5704.2.9.6.1 is amended to read as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited in all zoning districts except districts

zoned for commercial, industrial, or agricultural use as established by applicable land-use and zoning standards.

California Fire Code, Section 5706.2.4.4 is amended to read as follows:

5706.2.4.4 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks is prohibited within the limits established by law as the limits of districts in which such storage is prohibited in all zoning districts except districts zoned for commercial, industrial, or agricultural use/any area as established by applicable land-use and zoning standards.

CHAPTER 58 FLAMMABLE GASES AND FLAMMABLE CRYOGENIC FLUIDS

California Fire Code, Section 5806.2 is amended to read as follows:

5806.2 Limitations. Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of districts in which such storage is prohibited in all zoning districts except districts zoned for industrial use as established by applicable land-use and zoning standards.

CHAPTER 61 LIQUIFIED PETROLEUM GASES

California Fire Code, Section 6104.2 is amended to read as follows:

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquified petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons in all zoning districts except districts zoned for commercial, industrial, rural, or agricultural uses as established by applicable land-use and zoning standards.

Exception: In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.

CHAPTER 80 REFERENCED STANDARDS

13-22: Standard for the installation of Sprinkler Systems as amended**

****NFPA 13, additional amended sections as follows:**

Revise Section 16.11.2.1 as follows:

16.11.2.1 A local audible and visual waterflow alarm shall be provided on every sprinkler system having

more than 20 sprinklers, located on the exterior of the building within 10 feet of the riser location, or as approved by the fire code official.

Revise Section 29.4.1 as follows:

29.4.1 The installing contractor shall identify a hydraulically designed sprinkler system with permanently raised, stamped, or etched marked weatherproof metal or ridged plastic sign secured with corrosion resistant wire, chain, or other approved means. Such signs shall be placed at the alarm valve, dry pipe valve, preaction valve, or deluge valve supplying the corresponding hydraulically designed area. Pipe schedule systems shall be provided with a sign indicating that the system was designed and installed as a pipe schedule system and the hazard classification(s) included in the design.

13D-22: - Standard for the installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes as amended**

****NFPA 13D, additional amended sections as follows:**

Revise Section 7.6 as follows:

7.6 A local audible and visual waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

13R-22 - Standard for the installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height as amended**

****NFPA 13R, additional amended sections as follows:**

Revise Section 6.16.1 as follows:

6.16.1 A local audible and visual waterflow alarm shall be provided on all sprinkler systems on the exterior of the home within 10 feet of the riser location, or as approved by the fire code official.

24-22 - Standard for the Installation of Private Fire Service Mains and Their Appurtenances as amended*

72-22 - National Fire Alarm and Signaling Code as amended**

****NFPA 72, Amended additional Sections as follows:**

Revise Section 7.5.6.1 as follows:

7.5.6.1 The record of completion shall be documented in accordance with 7.5.6 using the record of completion forms, Figure 7.8.2(a) through Figure 7.8.2(f).

Revise Section 7.6.6 as follows:

7.6.6 The record of all inspection, testing and maintenance as required by 14.6.2.4 shall be documented using the record of inspection and testing forms, Figure 7.8.2(g) through Figure 7.8.2(l).

Add Section 14.7 as follows:

14.7 Labels and Tags.

14.7.1 Labels or tags shall be used on fire alarm systems and shall be placed on the outside of the fire alarm control unit.

14.7.2 Tags shall be of the hanging or self-adhesive type used on fire alarm systems.

14.7.3 The following information shall be printed on the labels and tags approved by the fire code official:

- (1) The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
- (2) Concern Name/Company Name
- (3) Concern Physical Address
- (4) Concern Phone Number
- (5) License Number (State of California Contractor State License Board License)
- (6) Date of service or testing and maintenance

(7) Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label

14.7.4 When service or testing and maintenance is performed, the initial date of service or testing and maintenance, the printed name and signature of the person performing or supervising the service shall be placed on the tag or label.

14.7.5 No person shall remove a tag or label from or place a tag or label on a fire alarm system except when servicing or testing and maintenance is performed.

14.7.6 No person shall deface, modify, or alter any tag or label attached to or required to be attached to any fire alarm system.

14.7.7 The Label or tag conforming to this section shall be securely attached to each fire alarm system at the time of servicing or testing and maintenance.

14.7.8 The label or tag approved by the fire code official shall be affixed to a system only after all deficiencies have been corrected.

14.7.9 Adhesive labels and tags shall be manufactured in accordance with ANSI/UL 969, Standard for Marking and Labeling Systems, 4th edition, 1995, which is hereby incorporated by reference.

855-23 - Standard for the Installation of Stationary Energy Storage Systems

APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS

California Fire Code, Appendix B Table B105.2 is amended to read as follows:

TABLE B105.2

REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the California Fire Code	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the California Fire Code	50% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

- a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

SECTION 3.J Adopt Chapter 15.26 - California Energy Code

Chapter 15.26 of the South San Francisco Municipal Code, entitled “California Energy Code” is hereby added to read as follows:

Section 15.26.010 California Energy Code, 2022 Edition, adopted by reference.

The California Energy Code 2022 Edition, published by the International Code Council, as modified by the amendments, additions and deletions set forth hereinafter, is hereby adopted by reference as the California Energy Code 2022 Edition of the City of South San Francisco, and may be cited as such.

Section 15.26.020 Amendments to the Energy Code/Building Energy Efficiency Standards

The California Energy Code/Building Energy Efficiency Standards (Cal. Code Regs. Title 24, Part 6) are amended as follows. Section and table numbers used herein are those of the California Energy Code. Sections, subsections, paragraphs and texts not amended are not included below and shall remain in full force and effect.

**SUBCHAPTER 1
ALL OCCUPANCIES-GENERAL PROVISIONS**

SECTION 100.0 - Scope

(e) Sections applicable to particular buildings. TABLE 100.0-A and this subsection list the provisions of Part 6 that are applicable to different types of buildings covered by Section 100.0(a).

- 1. All buildings. Sections 100.0 through 110.12 apply to all buildings.
EXCEPTION to Section 100.0(e) 1: Spaces or requirements not listed in TABLE 100.0-A.

2. Newly constructed buildings.

A. All newly constructed buildings. Sections 110.0 through 110.12 apply to all newly constructed buildings within the scope of Section 100.0(a). In addition, newly constructed buildings shall meet the requirements of Subsection B, C, D or E, as applicable.

(i) Newly constructed residential buildings shall be an All-Electric Building as defined in Section 100.1(b). For the purposes of All-Electric Building requirements under this subdivision A-1, newly constructed residential buildings as defined in Section 100.1 shall include a construction project where an alteration includes “renovations” to residential buildings where either: (1) replacement of over 50% of the existing foundation for purposes other than a repair or reinforcement as defined in California Existing Building Code Section 202; or (2) when over 50% of the existing framing above the sill plate is removed or replaced for purposes other than repair. If either of these criteria are met within a 3-year period, measured from the date of the most recent previously obtained permit final date, that structure is considered new construction and shall be subject to the All-Electric Building requirements. The final determination whether a project meets the definition of substantial reconstruction/alteration shall be made by the Director of Economic & Community Development or his or her designee.

Exception 1: If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the Energy Code, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Code using commercially available technology and an approved calculation method, then the Director of Economic & Community Development or his or her designee may grant a modification. If the Director of Economic & Community Development or his or her designee grants a modification pursuant to this Exception, the applicant shall comply with the pre-wiring provision of Note 1 below. The applicant shall have the burden of proof in establishing that an exception is warranted under this Exception 2. The Director of Economic & Community Development or his or her designee may establish administrative guidelines to implement this Exception 2.

Exception 2: Newly constructed nonresidential buildings and all nonresidential occupancies in a mixed-use building shall be exempted from the requirements under this subdivision (2)(i).

Note 1: If natural gas appliances are used in any of the above Exceptions 1-2, natural gas appliance locations must also be electrically pre-wired for future electric appliance installation. They shall include the following:

1. A dedicated circuit, phased appropriately, for each appliance, with a minimum amperage requirement for a comparable electric appliance (see manufacturer’s recommendations) with an electrical receptacle or junction box that is connected to the electric panel with conductors of adequate capacity, extending to within 3 feet of the appliance and accessible with no obstructions. Appropriately sized conduit may be installed in lieu of conductors.

2. Both ends of the conductor or conduit shall be labeled with the words “For Future Electric appliance” and be electrically isolated.

3. A circuit breaker shall be installed in the electrical panel for the branch circuit and labeled for each circuit, an example is as follows (i.e., “For Future Electric Range”); and

4. All electrical components, including conductors, receptacles, junction boxes, or blank covers, related to this section shall be installed in accordance with the California Electrical Code.

Note 2: If any of the Exceptions 1-2 are granted, the Director of Economic & Community Development or his or her designee shall have the authority to approve alternative materials, design and methods of construction or equipment per California Building Code Section 104.

SECTION 100.1(b) - Definitions

ALL ELECTRIC BUILDING is defined as a building that has no natural gas or propane plumbing installed within the building property lines, and instead uses only electricity as the source of energy for its space heating, water heating (including pools and spas), cooking appliances, and clothes drying appliances. All Electric Buildings may include solar thermal pool heating, or fossil fuels for backup power generation. For the purposes of “renovations” to residential buildings listed under Section 100.0(e)(2)(i), where there is existing natural gas or propane plumbing service facilities or equipment within the building property lines, such preexisting service facilities or equipment may remain on the property, but service shall cease, and all facilities and lines must be capped off at the service point to the building.

SECTION 3. K Adopt Chapter 15.32 - California Historical Code

Chapter 15.32 of the South San Francisco Municipal Code, entitled “California Historical Code” is hereby added to read as follows:

Section 15.32.010 California Historical Code, 2022 Edition, adopted by reference.

The California Historical Code, 2022 Edition, as adopted by the California Building Standards Commission, and published by the International Code Council, is hereby adopted by reference as the California Historical Code, of the City of South San Francisco, and may be cited as such.

SECTION 3. L Adopt Chapter 15.34 - California Existing Building Code

Chapter 15.34 of the South San Francisco Municipal Code, entitled “California Existing Building Code” is hereby added to read as follows:

Section 15.34.010 California Existing Building Code, 2022 Edition, adopted by reference.

The California Existing Code, 2022 Edition, as adopted by the California Building Standards Commission, and published by the International Code Council, is hereby adopted by reference as the California Historical Code, of the City of South San Francisco, and may be cited as such.

SECTION 3.M Adopt Chapter 15.36 - California Reference Standards

Chapter 15.36 of the South San Francisco Municipal Code, entitled “California Reference Standards Code” is hereby added to read as follows:

Section 15.36.010 California Reference Standards, 2022 Edition, adopted by reference.

The California Referenced Standards Code, 2022 Edition, as adopted by the California Building Standards Commission, and published by the International Code Council, is hereby adopted by reference as the California Referenced Standards Code of the City of South San Francisco and may be cited as such.

SECTION 4 Severability

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, the remainder of this ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council of the City of South San Francisco hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

SECTION 5 California Environmental Quality Act

The City Council finds that adoption of this ordinance is exempt from the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., “CEQA,” and 14 Cal. Code Reg. §§ 15000 et seq., “CEQA Guidelines”) under the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment, and in this case it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment (CEQA Guidelines § 15061(b)(3)).

SECTION 6 Publication and Effective Date

Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall: (1) publish the summary, and (2) post in the City Clerk's office a certified copy of this Ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall: (1) publish the summary, and (2) post in the City Clerk's office a certified copy of the full text of this Ordinance along with the names of those City Council members voting for and against this Ordinance or otherwise voting. This ordinance shall become effective thirty (30) days from and after its adoption.

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