

CHAPTER 17.02 CALIFORNIA ADMINISTRATIVE CODE

17.02.010 Adoption.

The 2025 California Administrative Code, California Code of Regulations, Title 24, Part 1, published by the International Code Council is hereby adopted by reference and subject to amendments and revisions made by the California Building Standards Commission.

(Ord. No. 2016-1431, 10-25-2016; Ord. No. 2019-1478, Exh. A, § 1.A, 10-22-2019; Ord. No. 2022-1526, § 1.A(Exh. A), 10-25-2022)

CHAPTER 17.04 CALIFORNIA ENERGY CODE

17.04.010 Adoption.

The 2025 California Energy Code, California Code of Regulations, Title 24, Part 6, published by the California Energy Commission is hereby adopted by reference and subject to amendments and revisions by the California Energy Commission.

(Ord. No. 2016-1431, 10-25-2016; Ord. No. 2019-1478, Exh. A, § 1.B, 10-22-2019; Ord. No. 2022-1526, § 1.B(Exh. A), 10-25-2022)

17.04.020 Solar Permitting Streamlined Process.

1. Definitions.

- a. A **Solar Energy System** means either of the following:
 - i. Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.
 - ii. Any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.
- b. A **Small Residential Rooftop Solar Energy System** means all of the following:
 - i. A solar energy system that is no larger than ten kilowatts alternating current nameplate rating or 30 kilowatts thermal.
 - ii. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the City and all state and City health and safety standards.
 - iii. A solar energy system that is installed on a single or duplex family dwelling.
 - iv. A solar panel or module array that does not exceed the maximum legal building height as defined by the City.

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- c. **Electronic Submittal** means the utilization of one or more of the following:
 - i. Email;
 - ii. The Internet;
 - iii. Facsimile.
 - d. An **Association** means a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development.
 - e. A **Common Interest Development** means any of the following:
 - i. A community apartment project.
 - ii. A condominium project.
 - iii. A planned development.
 - iv. A stock cooperative.
 - f. **Specific, Adverse Impact** means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
 - g. **Reasonable Restrictions** on a solar energy system are those restrictions that do not significantly increase the cost of the system or significantly decrease its efficiency or specified performance, or that allow for an alternative system of comparable cost, efficiency, and energy conservation benefits.
 - h. **Restrictions that do not Significantly Increase the Cost of the System or Decrease its Efficiency or Specified Performance** means:
 - i. For Water Heater Systems or Solar Swimming Pool Heating Systems: an amount exceeding ten percent of the cost of the system, but in no case more than \$1,000.00, or decreasing the efficiency of the solar energy system by an amount exceeding ten percent, as originally specified and proposed.
 - ii. For Photovoltaic Systems: an amount not to exceed \$1,000.00 over the system cost as originally specified and proposed, or a decrease in system efficiency of an amount exceeding ten percent as originally specified and proposed.
2. Applicability.
- a. This Section applies to the permitting of all small residential rooftop solar energy systems in the City.
 - b. Small residential rooftop solar energy systems legally established or permitted prior to the effective date of this Section are not subject to the requirements of this Section unless physical modifications or alterations are undertaken that materially change the size, type, or components of a small rooftop energy system in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit.
3. Solar Energy System Requirements.
- a. All solar energy systems shall meet applicable health and safety standards and requirements imposed by the state and the City.
 - b. Solar energy systems for heating water in single-family residences and for heating water in commercial or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.

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- c. Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.
4. Duties of [Building Department] and [Building] Official.
 - a. All documents required for the submission of an expedited solar energy system application shall be made available on the publicly accessible City Website.
 - b. Electronic submittal of the required permit application and documents by shall be made available to all small residential rooftop solar energy system permit applicants.
 - c. An applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature.
 - d. The City's Building Division shall adopt a standard plan and checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review.
 - e. The small residential rooftop solar system permit process, standard plan(s), and checklist(s) shall substantially conform to recommendations for expedited permitting, including the checklist and standard plans contained in the most current version of the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research.
 - f. All fees prescribed for the permitting of small residential rooftop solar energy system must comply with Government Code Section 65850.55, Government Code Section 66015, Government Code Section 66016, and State Health and Safety Code Section 17951.
 5. Permit Review and Inspection Requirements.
 - a. The City Building Division shall adopt an administrative, nondiscretionary review process to expedite approval of small residential rooftop solar energy systems within [30 days] of the adoption on this Section. The Building Division shall issue a building permit or other nondiscretionary permit [the same day for over-the-counter applications or within [one—three] business days for electronic applications] of receipt of a complete application and meets the requirements of the approved checklist and standard plan. A building official may require an applicant to apply for a use permit if the official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the City Planning Commission.
 - b. Review of the application shall be limited to the building official's review of whether the application meets local, state, and federal health and safety requirements.
 - c. If a use permit is required, a building official may deny an application for the use permit if the official makes written findings based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid, as defined, the adverse impact. Such findings shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact. Such decisions may be appealed to the City Planning Commission.
 - d. Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.
 - e. "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the City on another similarly situated application in a prior successful application for a permit. The City shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of subparagraphs (A)

and (B) of paragraph (1) of subdivision (d) of Section 714 of the Civil Code defining restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance.

- f. The City shall not condition approval of an application on the approval of an association, as defined in Section 4080 of the Civil Code.
- g. If an application is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission.
- h. Only one inspection shall be required and performed by the Building Division for small residential rooftop solar energy systems eligible for expedited review. The inspection shall be done in a timely manner and should include consolidated inspections. An inspection will be scheduled within two business days of a request and provide a four-hour inspection window.
- i. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized but need not conform to the requirements of this section.

(Ord. No. 2015-1412, § 2(Exh. A), 10-13-2015)

CHAPTER 17.08 CALIFORNIA BUILDING CODE

17.08.010 Adoption.

- A. The 2025 California Building Code, California Code of Regulations, Title 24, Part 2, Volumes 1 and 2, Chapters 1 through 35 and Appendices C, F, G, H, and I, published by the International Code Council, are adopted by reference and subject to the amendments contained in this Chapter.
- B. The City of San Marcos and the San Marcos Fire Protection District has many large hillsides covered with extensive vegetation. The City is also subject to Santa Ana conditions of gusty winds and low humidity that predisposes the hillsides to extreme fire hazard. The City Council specifically finds that these climatic and topographic conditions necessitate greater fire protection than that provided by the 2022 California Building Code. Therefore, this Chapter amends the California Building Code to require more fire resistive construction to lessen the spread of fire in these areas.

(Ord. No. 2019-1478, Exh. A, § 1.C, 10-22-2019; Ord. No. 2022-1526, § 1.C(Exh. A), 10-25-2022)

17.08.020 Applying New Codes.

Section 102 of the California Building Code is amended to add these sections as follows:

102.7 New Codes to Existing and New Developments.

- (a) Projects Under Construction: All residential and nonresidential projects under construction, such as subdivisions, condominiums, retail, office and industrial projects that are under construction may continue under current approvals until completion of the project, including all of the remaining phases and tenant improvements, provided that the approved design remains unchanged. New designs and replacement products shall conform to the latest adopted edition of the California Code of Regulations, Title 24.
- (b) Projects in Plan Check: All projects in plan check have one (1) year to obtain a building permit to be constructed under the current adopted code edition. Applications that expire by limitation (1 year) shall be designed to comply with the adopted edition.

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102.8 Moving of Building or Structure. It shall be unlawful for any person, firm or corporation to move, or cause to be moved, any building or structure into or within the City without first having obtained a permit to do so from the City of San Marcos. At the time of submitting an application for permit to move a building or structure the applicant shall submit a certificate showing freedom from termite infestation for each building or structure to be moved. Moved buildings shall conform to the character of the existing neighborhood architecture and the exterior elevations shall be approved by the Planning Director prior to the issuance of a move permit. Upon filing of the application for permit to move a building or structure, and payment of applicable permit fees, the City of San Marcos shall cause the building or structure to be inspected and shall prepare a written report which shall be forwarded to the applicant. This report shall indicate the approval or denial by the City and, if approved for moving, shall outline the requirements necessary to make the building or structure conform to the applicable provisions of this Code.

The report of inspection shall remain valid for a period of one hundred eighty days (180) from the date that the building was inspected, and a new report and inspection fee shall be required if a permit is not issued. Upon approval the applicant shall pay the same permit fees applicable to a new building, including public facilities fees, annexation to financing districts, grading permit fees, school fees, utility connection fees and any other permit fee as required. The applicant shall agree, in writing, to make all the required changes within one hundred eighty (180) days after relocation and shall post with the City of San Marcos a faithful performance bond, cash or other security, in an amount equal to the estimated cost of the required reconstruction as determined by an estimate approved by the City. The faithful performance bond shall guarantee that the required changes shall be made, or the building or structure shall be removed or demolished and the site cleared, cleaned and restored to its original condition. In the event of a default on the part of the applicant or owner, the City shall order the surety to complete the required work. If in the judgment of the City, the building or structure at the time of default is not serviceable, the City shall order the surety to remove or demolish the building or structure and to clear, clean and restore the site to its original condition.

(Ord. No. 2019-1478, Exh. A, § 1.C, 10-22-2019; Ord. No. 2022-1526, § 1.C(Exh. A), 10-25-2022)

17.08.030 Permit Administration.

Section 105.2(1) of the California Building Code is amended to read as follows:

One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet. Similar uses shall not include patios, workshops, garages, habitable spaces or recreational uses.

Section 105.8 Major Remodel Work. The removal and replacement of an existing building or structure, wherein the slab and foundation remain, is considered a new building and subject to the latest adopted construction codes, zoning ordinance and fee schedule as a new building. Major remodel work, known as tear down and replacement, shall conform to the standards and city regulations in-effect at the time of permit application.

Section 105.9 Property Owner Permission. Permit applications that do not list the property or building owner as the applicant shall not be approved for issuance until the applicant submits a letter of permission from the property owner, or owner's agent, that the applicant has the owner's permission to obtain the permit and proceed with the proposed construction.

Section 105.10 Conditions of Approval. Permits shall not be issued for construction on a site until the City of San Marcos determines:

- (a) That all other development permits or approvals required by this Code have been issued;
- (b) That the permit complies with all applicable provisions of this Code; and

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- (c) That all grading or public improvements have been satisfactorily completed or installed, or agreed to be installed pursuant to a secured agreement, to allow building permits to be issued.

Permits shall not be issued if the City determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

Section 105.11 Hours of Construction Related Activity.

Construction related activities authorized under a building permit are restricted to the hours of work as follow:

Monday through Friday - 7:00 a.m. to 6:00 p.m.

Saturdays - 8:00 a.m. to 5:00 p.m.

No work on Sunday or City Holidays

Violations of this Section may result in the suspension of permit for a period of time as determined by the City. The City Manager is authorized to waive or modify the hours of as necessary.

(Ord. No. 2019-1478, Exh. A, § 1.C, 10-22-2019; Ord. No. 2022-1526, § 1.C(Exh. A), 10-25-2022)

17.08.050 Footing and Foundation Inspections.

Section 110.3.1 of the California Building Code is amended to read as follows:

Prior to the approval of any foundation inspection the permit holder shall submit a setback certification prepared by a California licensed surveyor that certifies by field measurement that the location of the building meets or exceeds the minimum setback distance as shown on the approved plans. The permit holder shall also submit a certification from a professional engineer or licensed architect that the condition of the soil has been inspected and complies with the soils report and the intent of the design prior to requesting a foundation inspection. A pad elevation certification is required prior to requesting a foundation or underground plumbing inspection.

(Ord. No. 2019-1478, Exh. A, § 1.C, 10-22-2019; Ord. No. 2022-1526, § 1.C(Exh. A), 10-25-2022)

17.08.060 Authority to Disconnect Service Utilities.

Section 112.3 of the California Building Code is amended to read as follows:

The Building Official, Fire Marshal or their designated representative shall have the authority to authorize the disconnection of utilities, including sewer, water, gas, electricity or other energy sources supplied to any building or structure during an emergency, or when the condition of the building or structure is deemed to be an immediate hazard to life or property. Whenever possible, the City shall notify the serving utility company, the owner or occupant of the building of the disconnection of service. This section shall serve as authorization for utility companies regulated by the Public Utilities Commission to disconnect services when such services are deemed by the City to pose a hazard to life and property.

(Ord. No. 2019-1478, Exh. A, § 1.C, 10-22-2019; Ord. No. 2022-1526, § 1.C(Exh. A), 10-25-2022)

17.08.070 Board of Appeals.

Section 113.1 of the California Building Code is amended to read as follows:

The City Council of the City of San Marcos will appoint members to a Board of Appeals and establish rules of procedure for appeals of decisions and interpretations issued by the building official.

(Ord. No. 2019-1478, Exh. A, § 1.C, 10-22-2019; Ord. No. 2022-1526, § 1.C(Exh. A), 10-25-2022)

17.08.080 Hours of Work.

Section 115 of the California Building Code is amended to include section 115.4 to read as follows:

Hours of Work: Construction related activities authorized under a building permit are restricted to the hours of work as follows:

Monday through Friday—7:00 a.m. to 6:00 p.m.

Saturdays—8:00 a.m. to 5:00 p.m.

No work on Sunday or City Holidays

Violations of this Section may result in the suspension of permit for a period of time as determined by the City. The City Manager is authorized to waive or modify the hours of work as necessary.

(Ord. No. 2019-1478, Exh. A, § 1.C, 10-22-2019)

17.08.100 Fire Resistance Rating.

Section 711.2.4.3 of the California Building Code is amended to read as follows:

- (a) Exception: Dwelling unit and sleeping unit separations in building types I, II, III, IV and V construction shall have a fire resistive rating of not less than 1-hour in buildings equipped with or without an automatic fire sprinkler system throughout.

(Ord. No. 2019-1478, Exh. A, § 1.C, 10-22-2019; Ord. No. 2022-1526, § 1.C(Exh. A), 10-25-2022)

17.08.130 Minimum Roofing Assemblies Required.

Sections 1505.2 & 3 of the California Building Code are amended to read as follows:

Class "A" shall be the minimum roofing assembly, including re-roofing, allowed on any building in a hillside or mountainous area of the City of San Marcos.

Class "B" shall be the minimum roofing assembly, including re-roofing, allowed on any building in the City of San Marcos.

Exceptions:

1. Repairs, which do not exceed 50% of the existing roof area, may be of the same materials.
2. Additions not exceeding 50% of the existing roof area may be of the same materials as the existing roof.
3. Patio covers with 50% roofing opening uniformly distributed need not comply with this Section.

(Ord. No. 2019-1478, Exh. A, § 1.C, 10-22-2019; Ord. No. 2022-1526, § 1.C(Exh. A), 10-25-2022)

17.08.150 Pool Barrier Height.

Reserved.

(Ord. No. 2019-1478, Exh. A, § 1.C, 10-22-2019; Ord. No. 2022-1526, § 1.C(Exh. A), 10-25-2022)

17.08.160 Reserved.

CHAPTER 17.12 CALIFORNIA ELECTRICAL CODE

17.12.010 Adoption.

The 2022 California Electrical Code, California Code of Regulations, Title 24, Part 3, based on the National Electrical Code 2020 Edition, Chapters 1 through 9, Appendices A, B, C, and G, published by the National Fire Protection Association ("NFPA"), is adopted by reference subject to the amendments contained in this Chapter. (Ord. No. 2019-1478, Exh. A, § 1.D, 10-22-2019; Ord. No. 2022-1526, § 1.D(Exh. A), 10-25-2022)

17.12.020 Undergrounding of Services.

Article 230.2 is amended to add 230.2(F) to read as follows:

When required by the City of San Marcos, new development, redevelopment, additions and remodeling shall be required to underground service conductors fronting the project and service conductors on site shall be undergrounded to the satisfaction of the City. Service conductors are defined as power transmission lines, cable television, telephone, optic fiber cable, low and high voltage supplies of electricity. (See also General Plan, Chapter 2, Land Use Policy 17.3.)

(Ord. No. 2019-1478, Exh. A, § 1.D, 10-22-2019; Ord. No. 2022-1526, § 1.D(Exh. A), 10-25-2022)

17.12.030 Aluminum Wiring.

Article 310.3(B) is amended to read as follows:

Copper wire shall be used for wiring No. 6 and smaller in all installations. Aluminum wiring may be approved by the City for feeder conductors only where adequate measures are taken to prevent oxidation of the aluminum wire. Aluminum conductors of No. 6 or smaller used for branch circuits shall require continuous inspection by an independent testing agency approved by the City for proper torquing of connections and installation of oxidation inhibitor at their termination point as required.

(Ord. No. 2019-1478, Exh. A, § 1.D, 10-22-2019; Ord. No. 2022-1526, § 1.D(Exh. A), 10-25-2022)

17.12.050 Reserved.

17.12.090 Nonmetallic Sheathed Cable.

Article 334.12 of the California Electrical Code is amended to read as follows:

Type NM, Type NMC, and Type NMS cables shall not be used in any building exceeding three (3) stories in height. Type NM, NMC and NMS cable shall not be used in nonresidential buildings and structures unless the cable is listed with insulation that has a minimum rating of 75 degrees Celsius (167 degrees Fahrenheit).

(Ord. No. 2016-1431, 10-25-2016; Ord. No. 2019-1478, Exh. A, § 1.D, 10-22-2019; Ord. No. 2022-1526, § 1.D(Exh. A), 10-25-2022)

CHAPTER 17.16 CALIFORNIA PLUMBING CODE

17.16.010 Adoption.

The 2025 California Plumbing Code, California Code of Regulations, Title 24, Part 5, based on the Uniform Plumbing Code 2021 Edition, Chapters 1 through 17, and Appendices Chapter A, B, D, E, F, G, I and K and the Installation Standards, published by the International Association of Plumbing and Mechanical Officials are adopted by reference subject to amendments contained in this Chapter.

(Ord. No. 2019-1478, Exh. A, § 1.E, 10-22-2019; Ord. No. 2022-1526, § 1.E(Exh. A), 10-25-2022)

17.16.030 Discharge.

Section 811.7 of the California Plumbing Code is amended to read as follows:

- (A) It shall be unlawful to install or replace any plumbing equipment, including any automatic or self-regenerating water softener unit, where the operation of such may result in the discharge of saline waste into sewerage facilities, or the discharge of such waste that may pollute any surface or underground stream, watercourse, lake or any body of water.

(Ord. No. 2019-1478, Exh. A, § 1.E, 10-22-2019; Ord. No. 2022-1526, § 1.E(Exh. A), 10-25-2022)

17.16.040 Storm Water.

Section 1101.3 of the California Plumbing Code is amended by adding section 1101.3.1 which read as follows:

It shall be unlawful to discharge any material, directly or indirectly, into the City of San Marcos storm water conveyance system, or to abandon, modify, remove or destroy Best Management Practice devices installed to reduce storm water pollutants in accordance with the City's Storm Water Management Program and the Permit issued by the Regional Water Quality Control Board, or other Federal or State laws. Modifications to any storm water conveyance system shall be approved by the City prior to modification.

(Ord. No. 2016-1431, 10-25-2016; Ord. No. 2019-1478, Exh. A, § 1.E, 10-22-2019; Ord. No. 2022-1526, § 1.E(Exh. A), 10-25-2022)

CHAPTER 17.20 CALIFORNIA MECHANICAL CODE

17.20.010 Adoption.

The 2025 California Mechanical Code, California Code of Regulations, Title 24, Part 4, based on the Uniform Mechanical Code 2018 Edition, Chapters 1 through 17, including Appendices Chapter 1, A, B and C, published by the International Association of Plumbing and Mechanical Officials, is adopted by reference subject to the amendments or deletions as set forth in this Chapter.

(Ord. No. 2019-1478, Exh. A, § 1.F, 10-22-2019; Ord. No. 2022-1526, § 1.F(Exh. A), 10-25-2022)

17.20.030 Gas Log in Bedrooms.

Section 306.1.1 of the California Mechanical Code is amended to read as follows:

It shall be unlawful to install a gas log lighter in fireplaces installed in bedrooms, unless the designer submits manufactures data that:

- (a) The log lighter is a listed device and approved for bedroom locations, and
- (b) The log lighter is equipped with an automatic shutoff device, or gas sensor that activates disconnection, or
- (c) The fireplace is direct vented and no free circulation of air is possible between the fireplace and the atmosphere of the bedroom.

(Ord. No. 2016-1431, 10-25-2016; Ord. No. 2019-1478, Exh. A, § 1.F, 10-22-2019; Ord. No. 2022-1526, § 1.F(Exh. A), 10-25-2022)

CHAPTER 17.22 CALIFORNIA RESIDENTIAL CODE

17.22.010 Adoption.

The 2025 California Residential Code, California Code of Regulations, Title 24, Part 2.5, Chapters 1 through 10 and Appendices BF, BG, and CI published by the International Code Council is adopted by reference.

(Ord. No. 2016-1431, 10-25-2016; Ord. No. 2019-1478, Exh. A, § 1.G, 10-22-2019; Ord. No. 2022-1526, § 1.G(Exh. A), 10-25-2022)

CHAPTER 17.27 CALIFORNIA HISTORICAL BUILDING CODE

17.27.010 Adoption.

The 2025 California Historical Building Code, California Code of Regulations, Title 24, Part 8, Chapters 1 through 10, and Appendix A as published by the International Code Council is adopted by reference.

(Ord. No. 2016-1431, 10-25-2016; Ord. No. 2019-1478, Exh. A, § 1.J, 10-22-2019; Ord. No. 2022-1526, § 1.J(Exh. A), 10-25-2022)

CHAPTER 17.28 CALIFORNIA GREEN BUILDING CODE STANDARDS

17.28.010 Adoption.

The 2025 California Green Building Code Standards, California Code of Regulations, Title 24, Part 11, Chapters 1 through 8, and Appendices A4 and A5, as published by the International Code Council is adopted by reference.

(Ord. No. 2016-1431, 10-25-2016; Ord. No. 2019-1478, Exh. A, § 1.K, 10-22-2019; Ord. No. 2022-1526, § 1.K(Exh. A), 10-25-2022)

CHAPTER 17.29 CALIFORNIA REFERENCED STANDARDS CODE

17.29.010 Adoption.

The 2025 California Standards Code, California Code of Regulations, Title 24, Part 12, copyright by the International Code Council is adopted by reference.

(Ord. No. 2016-1431, 10-25-2016; Ord. No. 2019-1478, Exh. A, § 1.L, 10-22-2019; Ord. No. 2022-1526, § 1.L(Exh. A), 10-25-2022)

Editor's note(s)—Section L of Ord. 2019-1478, states: "Section 17.29.010 of SMMC Chapter 17.29 is amended to repeal the 2016 California Referenced Standards Code and replace the reference therein to the 2019 California Referenced Standards Code; Part 12, Title 24, CCR," therefore § 17.29.010 reference to the 2016 California Standards Code has been changed to state the 2019 California Referenced Standards Code, at the discretion of the editor.

CHAPTER 17.30 CALIFORNIA EXISTING BUILDING CODE

17.30.010 Adoption.

The 2025 California Existing Building Code, California Code of Regulations, Title 24, Part 10, based on the International Existing Building Code, 2021 Edition, copyrighted by the International Code Council, is adopted by reference.

(Ord. No. 2016-1431, 10-25-2016; Ord. No. 2019-1478, Exh. A, § 1.M, 10-22-2019; Ord. No. 2022-1526, § 1.M(Exh. A), 10-25-2022)

17.30.020 Structural Repairs.

Section 405 of the California Existing Building Code is amended by adding Section 405.3 which reads as follows:

Scope. Repairs of structural elements shall comply with this section.

Seismic Evaluation and Design. Seismic evaluation and design of an existing building and its components shall be based on the following criteria.

Evaluation and Design Procedures. The seismic evaluation and design shall be based on the following procedures:

1. As specified in Chapter 16 of the latest adopted building code.
2. American Society of Civil Engineers 31, Seismic Evaluation for Existing Building (for evaluation only).
3. American Society of Civil Engineers 41, Seismic Rehabilitation of Existing Buildings.
4. The procedures contained in Appendix Chapter A2 and A3 of the International Building Code and Appendix Chapter A1 of the California Existing Building Code shall be permitted to be used as specified in ASCE 41 (mentioned above).

Unsafe Conditions. Regardless of the extent of structural damage, unsafe conditions shall be eliminated.

Change in Occupancy. When a building or portion thereof is subject to a change of occupancy, such that the change results in a higher seismic factor based on Table 1604.5 of the building code, or when a reclassification is proposed with a higher hazard occupancy, the building shall conform to the seismic requirements of the latest adopted building code for a new structure.

(Ord. No. 2022-1526, § 1.M(Exh. A), 10-25-2022)