CITY OF ALAMEDA ORDINANCE NO. _____
New Series

Approved as to Form
City Attorney

AMENDING THE ALAMEDA MUNICIPAL CODE BY AMENDING CHAPTER XIII (BUILDING AND HOUSING) BY REPEALING ARTICLE I (UNIFORM CODES RELATING TO BUILDING, HOUSING AND TECHNICAL CODES) IN ITS ENTIRETY AND ADDING A NEW ARTICLE I (UNIFORM CODES RELATING TO BUILDING, HOUSING AND TECHNICAL CODES) TO ADOPT THE 2010 CALIFORNIA BUILDING CODE, THE 2010 CALIFORNIA RESIDENTIAL BUILDING CODE, THE 2010 CALIFORNIA HISTORICAL BUILDING CODE, THE 2010 CALIFORNIA ELECTRICAL CODE, THE 2010 CALIFORNIA PLUMBING CODE, THE 2010 CALIFORNIA MECHANICAL CODE, THE 2010 CALIFORNIA ENERGY CODE, THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 1997 UNIFORM HOUSING CODE, AND THE 1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS AND BY AMENDING CHAPTER XV (FIRE PREVENTION) BY REPEALING SECTION 15-1 IN ITS ENTIRETY AND BY ADDING A NEW SECTION 15-1 TO ADOPT THE 2010 CALIFORNIA FIRE CODE

BE IT ORDAINED by the City Council of the City of Alameda that:

Section 1. The Alameda Municipal Code is amended by repealing Article I of Chapter XIII in its entirety.

Section 2. The Alameda Municipal Code is amended by adding a new Article I to Chapter XIII of the Alameda Municipal Code which shall read as follows:

ARTICLE I. UNIFORM CODES RELATING TO BUILDING, HOUSING AND TECHNICAL CODES

13-1 ALAMEDA ADMINISTRATIVE CODE

13-1.1 Adoption of the Alameda Administrative Code.

Except as hereinafter provided, Chapter 1, Division II SCOPE AND ADMINISTRATION of the California Building Code, 2010 Edition, published by the California Building Standards Commission, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Administrative Code.

13-1.2 Modifications, Amendments and Deletions to the Chapter 1, Division II SCOPE AND ADMINISTRATION of the California Building Code, 2010 Edition.

a. Section 103.1 of Chapter 1, Division II SCOPE AND ADMINISTRATION of the California Building Code, 2010 Edition, is amended by substituting the words "A code

enforcement agency" for "The Department of Building Safety" .

b. Section 105.5 of Chapter 1, Division II SCOPE AND ADMINISTRATION of the California Building Code, 2010 Edition, is amended to read as follows:

Section 105.5 Expiration. Every permit issued shall expire by limitation and become null and void 36 months from the date such permit is issued. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be based on the work remaining after the last successful required inspection, provided no changes have been made or will be made in the original plans and specifications for such work.

Exception: Permits issued as a result of a violation of Section 105.1 shall expire by limitation and become null and void 12 months from the date such permit is issued.

c. Section 109.4 of Chapter 1, Division II SCOPE AND ADMINISTRATION of the California Building Code, 2010 Edition, is amended to read as follows:

Section 109.4 Work commencing before permit issuance. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be as established by the City Council. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes nor from the penalty prescribed by law.

d. Section 111.5 of Chapter 1, Division II SCOPE AND ADMINISTRATION of the California Building Code, 2010 Edition, is added to read as follows:

Section 111.5 Posting. The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

e. Section 113.4 of Chapter 1, Division II SCOPE AND ADMINISTRATION of the California Building Code, 2010 Edition, is added to read as follows:

Section 113.4 Appeals. Any person adversely affected by any written orders, decisions or determinations made by the Building Official relative to the application and interpretation of the Building Code, Plumbing Code, Mechanical Code, Electrical Code and Fire Code or any other Alameda building regulations may appeal to the Housing and Building Code Hearing and Appeals Board. Such appeal shall be filed no later than ten (10) days following the date of the written decision by filing with the Community Development Department an appeal form specifying the basis of the appeal.

f. Section 113.5 of Chapter 1, Division II SCOPE AND ADMINISTRATION of

the California Building Code, 2010 Edition, is added to read as follows:

Section 113.5 Appeal Fee. The fee for filing an appeal shall be established by resolution of the City Council. The appeal fee shall be required to be paid at the time that the appeal application is filed with the Community Development Department. Appeal forms shall not be accepted without the appropriate appeal fee.

13-1.3 Copy of Alameda Administrative Code with the Community Development Department.

A copy of the Alameda Administrative Code has been deposited in the Office of the Community Development Department of the City and shall be maintained by the Building Official for use and examination by the Public.

13-2 ALAMEDA BUILDING CODE

13-2.1 Adoption of California Building Code.

Except as hereinafter provided, the California Building Code, 2010 Edition, published by the California Building Standards Commission, including Appendix Chapter I, (Patio Covers), is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Building Code.

13-2.2 Modifications, Amendments and Deletions to the California Building Code.

a. Section 105.2 Building (7) of the California Building Code, 2010 Edition, is amended to read as follows:

7. Painting, papering, tiling, carpeting, counter tops and similar work. **Exception**: The replacement of kitchen counter tops in buildings originally built prior to May 4, 1989 wherein the kitchen has not been legally remodeled since May 4, 1989, shall require a kitchen remodel permit requiring the upgrading of the kitchen electrical to current code.

b. Section 105.2 Building of the California Building Code, 2010 Edition, is amended by adding (14) to read as follows:

14. Decks that are not more than 30 inches above grade at any point.

c. Section 311.4 of the California Building Code, 2010 Edition, is amended by inserting a new section number 311.4 to read as follows:

311.4 Storage Areas. Storage areas within or adjacent to R occupancies shall be restricted to one electrical receptacle and one electrical light unless otherwise approved by the Building Official.

d. Section 1208.2 of the California Building Code, 2010 Edition, is amended by inserting a new exception to read as follows:

Exception:

7. In qualified historical buildings, as defined in Section 8-201 of the California Historical Building Code 2010 Edition, occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet.

e. Section 1505.1 of the California Building Code, 2010 Edition, is amended by inserting the following ahead of the first paragraph:

Section 1505.1 Fire Classification. Any roof installed on any structure with an occupancy classification of "R" or "U" shall have a fire rating of Class A, which complies with the Section 1505.2 Class A roof assemblies.

f. Section 1510.7 is added to the California Building Code, 2010 Edition, to read as follows:

Section 1510.7 Spark Arrestor. Spark arrestors in compliance with California Building Code, 2010 Edition, Section 2802 shall be installed on all operational chimneys on any building when the building is re-roofed.

13-2.3 Findings.

Pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code, the City Council finds that the modifications of the California Building Code, 2010 Edition, contained in subdivisions (a) through (f) of Section 13-2.1, are reasonably necessary because of certain local climatic, geographical and topographical conditions existing in the City of Alameda which are more specifically described as follows:

a. The City of Alameda is an island community with access dependent upon bridges and underwater tubes and, in the event of a disaster, could be completely isolated from outside assistance.

b. The City of Alameda is adjacent to several earthquake faults, which make buildings and structures susceptible to structural ruptures and fires.

c. The entire municipal water supply for the City of Alameda is transported via three (3) aqueducts, which are vulnerable to earthquake and tidal flooding.

d. Alameda is a low-lying island community with soil and groundwater conditions, which are corrosive to metals.

e. Alameda has very fine, sandy soil conditions.

f. The City of Alameda lies in the path of two (2) airport landing and takeoff zones.

13-2.4 Copy of California Building Code with Community Development Department.

A copy of the California Building Code, 2010 Edition, has been deposited in the Office of the Community Development Department of the City and shall be maintained by the Building Official for use and examination by the public.

13-3 ALAMEDA RESIDENTIAL CODE

13-3.1 Adoption of California Residential Code.

Except as hereinafter provided, the California Residential Code, 2010 Edition, published by the California Building Standards Commission, including Appendix Chapters A, B, C, E, G, H, J, K, N, O & P, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Residential Code.

13-3.2 Modifications, Amendments and Deletions to the California Building Code.

a. Section R105.2 Building (6) of the California Residential Code, 2010 Edition, is amended to read as follows:

6 Painting, papering, tiling, carpeting, counter tops and similar work.

Exception: The replacement of kitchen counter tops in buildings originally built prior to May 4, 1989 or wherein the kitchen has not been legally remodeled since May 4, 1989, shall require a kitchen remodel permit requiring the upgrading of the kitchen electrical to current code.

b. Section R105.2 Building (10) or the California Residential Code, 2010 Edition, is amended to read as follows:

10. Decks not more than 30" above grade at any point.

d. Section 313.1.1 of the California Residential Code, 2010 Edition, is amended to read as follows:

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with Section R313.2.1 and NFPA 13D.

e. Sections R313.2 through R313.3.1.1 of the California Residential Code, 2010 Edition are amended to read as follows:

R313.2 One- and two-family dwellings and manufactured homes automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two- family dwellings and manufactured homes.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

R313.2.1 Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section R313.3 and NFPA 13D.

R313.3.1 General. Where installed, residential fire sprinkler systems, or portions thereof, shall be in accordance with NFPA 13D and Section R313.3, which shall be considered equivalent to NFPA 13D.

R313.3.1.1 Required sprinkler locations. Sprinklers shall be installed to protect all areas of a dwelling unit.

f. California Residential Code, 2010 Edition, Section R313.5 Water supply from individual sources shall be deleted.

g. Section R902.1 of the California Residential Code, 2010 Edition, is amended by inserting the following ahead of the first paragraph:

Section R902.1 Roof Classification. Any roof installed on any structure with an occupancy classification of "R" or "U" shall have a fire rating of Class A.

h. Section R902.3 is added to the California Residential Code, 2010 Edition, to read as follows:

Section R902.3 Spark Arrestor. Spark arrestors in compliance with California Building Code, 2010 Edition, Section 2802 shall be installed on all operational chimneys on any building when the building is re-roofed.

13-3.3 Findings.

Pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code, the City Council finds that the modifications of the California Residential Code, 2010 Edition, contained in subdivisions (a) through (h) of Section 13-3.2, are reasonably necessary because of certain local climatic, geographical and topographical conditions existing in the City of Alameda which are more specifically described as follows:

a. The City of Alameda is an island community with access dependent upon

bridges and underwater tubes and, in the event of a disaster, could be completely isolated from outside assistance.

b. The City of Alameda is adjacent to several earthquake faults, which make buildings and structures susceptible to structural ruptures and fires.

c. The entire municipal water supply for the City of Alameda is transported via three aqueducts, which are vulnerable to earthquake and tidal flooding.

d. Alameda is a low-lying island community with soil and groundwater conditions, which are corrosive to metals.

e. Alameda has very fine, sandy soil conditions.

f. The City of Alameda lies in the path of two (2) airport landing and takeoff zones.

13-3.4 Copy of California Building Code with Community Development Department.

A copy of the California Building Code, 2010 Edition, has been deposited in the Office of the Community Development Department of the City and shall be maintained by the Building Official for use and examination by the public.

13-4 ALAMEDA HISTORICAL BUILDING CODE

13-4.1 Adoption of California Historical Building Code.

The California Historical Building Code, 2010 Edition, published by the California Building Standards Commission, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Historical Building Code.

13-4.2 Copy of California Building Code with Community Development Department.

A copy of the California Historical Building Code, 2010 Edition, has been deposited in the Office of the Community Development Department of the City and shall be maintained by the Building Official for use and examination by the public.

13-5 ALAMEDA ELECTRICAL CODE

13.5.1 Adoption of California Electrical Code.

Except as hereinafter provided, the California Electrical Code, 2010 Edition, published by the National Fire Protection Association, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Electrical Code.

13.5.2 Modifications, Amendments and Deletions to the California Electrical Code.

a. Article 230-8, Insulation of Service Entrance Conductors, of the California Electrical Code, 2010 Edition, is amended by adding the following:

> Ends of service conductors, raceways and ducts in underground boxes shall be sealed to prevent entrance of moisture.

b. Article 230-24 (B) Vertical Clearance From Ground, of the California Electrical Code, 2010 Edition, is amended by adding the following:

> The service head shall be located on that portion of the building served which is facing the serving line. The service head shall be located at that height which will allow for the proper clearance of the service drop over street, curb, and sidewalk. This will require that the service head for residential occupancies be not less than twelve feet, six inches (12'6") above the driveway where the drops may cross a private driveway, and not less than ten feet, six inches (10'6") above the ground where persons may walk, other than a public walk, which requires a clearance of sixteen feet (18') above the curb. If the height of the building involved is such that these clearance heights cannot be maintained, then a periscope-type service or some other auxiliary structure shall be resorted to. In the event that a periscope-type service is used, it may be placed on the side of the building served not more than eighteen inches (18") back of the wall, which is facing the serving line.

c. Article 230.26 Point of Attachment, of the California Electrical Code, 2010 Edition, is amended to read as follows:

> **230.26 Means of Attachment**. Unless special permission is granted in advance to do otherwise, the location of the point of service drop support or attachment on a building shall be at that portion of the building facing and nearest to the street, alley, easement, or public way on which is located the utility's pole having facilities for rendering service of the type required to fit the needs of the particular installation involved. The point of attachment shall be the portion of the service conduit adjacent to the service head. The service conduit shall be securely fastened to structure served and space provided for attachment of a service drop strain clamp by the serving utility. The outer or upper end of the overhead service conduit shall not overhang or

project horizontally more than eighteen inches (18") beyond the last point at which the conduit is supported and fastened. In cases where it is necessary to obtain the required height for support of the service drops by extending the service conduit above the roof of the building, only rigid metallic and intermediate metal conduit shall be used for this purpose and shall not be smaller than one and one-quarter inches (1 1/4") trade size, not to extend more than thirty inches (30") beyond the last support for periscope service without a brace. If nonferrous metal conduit is used, it shall not be smaller than two inches.

d. Article 230.30 Insulation, of the California Electrical Code, 2010 Edition, is amended by deleting the exceptions and adding the following:

Service entrance conductors entering buildings or other structures shall be insulated. Conductors installed in underground raceways shall have XHHW, THW or other suitable insulation as listed in 75C column of Table 310-16 and subject to Article 110.14(1)(a) of the National Electrical Code.

e. Article 230.43 Wiring Methods for 600 Volts, Nominal, or Less, of the California Electrical Code, 2010 Edition, is amended by deleting items 1, 2, 5, 6, 7, 8, 11, 12, 13, 14, 15 and 16 and by adding the following:

Except when installed as busways or cablebus, all service entrance conductors in or on buildings shall be installed in rigid metal conduit or intermediate metal conduit. Service entrance conduits installed to supply single and duplex family units shall not be smaller than one and one-quarter inch (1 1/4") trade size.

f. Article 230.50, Protection Against Physical Damage--Underground, of the California Electrical Code, 2010 Edition, is amended by adding the following:

Underground service entrance conductors shall be installed in rigid metal conduit or rigid non-metallic conduit sized not smaller than two inches (2"). On utility poles conduit risers shall be Schedule 80 rigid non-metallic up to a height above grade of eight feet (8').

g. Article 230.70 General, (A) Location, of the California Electrical Code, 2010 Edition, is amended to read as follows:

The service disconnecting means shall be located at a readily accessible point nearest to the entrance of the service conductors, and in residential property shall be accessible from the exterior, except where a meter room is provided. Such service disconnecting means shall not be installed under show windows, or in the cases of multiple occupancies, in any location not readily accessible to all parties concerned. Service disconnecting means

shall not be installed in bathrooms.

h. Article 230.71, Maximum Number of Disconnects, of the California Electrical Code, 2010 Edition, is amended to read as follows:

> A separate service disconnecting means shall be provided for each separately metered subdivision of the service conductors. Switches or circuit breakers accessible from the exterior of the building shall be limited to one for each meter; in new construction however, exceptions will be granted in cases involving provisions for the installation of major household appliances, provided that the over current devices are contained within a single panel board assembly approved for the purpose, in which case the number of circuits shall be limited to six (6). More than six (6) disconnects will require a main disconnect. The service disconnecting means shall have provisions for locking each subservice disconnect in the "Off" position with a utility-type seal. All 480 volt services and all services equaling greater than 800 amps shall have a single disconnect installed and approved by the Building Official.

i. Article 240.24, Location in or on Premises, (B) Occupancy of the California Electrical Code, 2010 Edition, is amended by adding the following:

> In new installations, not more than two feeder or branch-circuit over current devices shall be installed on the load side of any meter in any meter cabinet opening to the exterior of a building. For a larger number of over current devices, a distribution center shall be provided at a suitable location within the building. Exceptions to this rule will be granted in cases involving provision for the installation of major household appliances, provided that the over current devices are contained within a single panel board assembly approved for the purpose. In apartment houses and other buildings of multiple occupancy, branch circuit over current devices which are located in an apartment or portion of the building intended to be separately occupied by a tenant will not be considered as being readily accessible if they protect circuits supplying any outlets or equipment not for this exclusive use of this tenant. The over current device may be located in a commonly accessible location, but all circuits supplying individual apartments in multifamily dwellings shall be confined to each individual apartment served.

j. Article 250.50 Grounding Electrode System, of the California Electrical Code, 2010 Edition, is amended by adding the following:

> The concrete encased electrode described in 250-52(A)(3) shall be installed during the construction of all new buildings as the primary ground and when new foundations are constructed for existing buildings. A ground rod electrode shall be installed at the service entrance location at time of alteration or installation of service to existing buildings as a primary

grounding means.

k. Article 250.104, Bonding of Piping Systems and Exposed Structural Steel, of the California Electrical Code, 2010 Edition, is amended by adding the following:

General. Interior and exterior hot and cold water system shall be bonded to the neutral buss and the interior gas piping. Such connection shall not be located in the under-the-floor crawl spaces, except by permission of the Building Official.

l. Article 300.3, Conductors, (C) Conductors of Different Systems, of the California Electrical Code, 2010 Edition, is amended by adding the following:

Conductors Supplied by Individual Disconnecting Means in Two or More Occupancy Buildings. Conductors or circuits derived from a sub-service disconnecting means for an occupancy shall not occupy the same wiring enclosure, cable, or raceway with conductors for other occupancies. Exception 1. Emergency circuit wiring. Exception 2. Group-mounted service boards in single enclosures and auxiliary gutters at service switchboard location.

m. Article 334.10, Uses Permitted, of the California Electrical Code, 2010 Edition, is amended by adding the following

Nonmetallic-sheathed cable may be used in the hollow spaces of walls and ceilings of wood frame construction and must be concealed by the permanent finish of the building. It is limited to use on circuits not exceeding 300 volts between conductors or 150 volts to ground.

n. Article 334.15(c), In Unfinished Basements, of the California Electrical Code, 2010 Edition, is amended by adding the following:

In wood frame construction where the basement has less than (3') three foot vertical clearance and the cable is not exposed to physical damage, the cable shall either be run through bored holes in joists, parallel to joist, or on girders or running boards and shall closely follow the vertical surface of such members. Where cable is exposed to physical damage, a metal-clad system of wiring shall be used in the unfinished area of the building, subject to the requirements of Article 300 of the California Electrical Code.

o. Article 338.10, Uses Permitted as Service-Entrance Conductors, of the California Electrical Code, 2010 Edition, is deleted.

p. Article 358.12, Uses Not Permitted, of the California Electrical Code, 2010 Edition, is amended by adding the following:

(7) Electrical metallic tubing shall not be used in the ground floor slab or in any location where it would be in contact with the ground.

q. Article 394 of the California Electrical Code, 2010 Edition, is deleted.

13-5.3 Findings.

Pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code, the City Council finds that the modifications of the California Electric Code, 2010 Edition, contained in subdivisions (a) through (q) of Section 13-5.2, are reasonably necessary because of certain local climatic, geographical and topographical conditions existing in the City of Alameda which are more specifically described as follows:

a. The City of Alameda is an island community with access dependent upon bridges and underwater tubes and, in the event of a disaster, could be completely isolated from outside assistance.

b. The City of Alameda is adjacent to several earthquake faults, which make buildings and structures susceptible to structural ruptures and fires.

c. The entire municipal water supply for the City of Alameda is transported via three (3) aqueducts, which are vulnerable to earthquake and tidal flooding.

d. Alameda is a low-lying island community with soil and groundwater conditions, which are corrosive to metals.

e. Alameda has very fine, sandy soil conditions.

f. The City of Alameda lies in the path of two (2) airport landing and takeoff zones.

g. Electrical power in the City of Alameda is provided by Alameda Municipal Power, a City-owned and operated municipal utility, which has the authority to regulate acceptable materials, arrangement, location and type of service equipment.

13-5.4 Copy of California Electrical Code with Community Development Department.

A copy of the California Electrical Code, 2010 Edition, has been deposited in the Office of the Community Development Department of the City and shall be maintained by the Building Official for use and examination by the public.

13-6 ALAMEDA PLUMBING CODE

13-6.1 Adoption of California Plumbing Code.

Except as hereinafter provided, the California Plumbing Code, 2010 Edition, published by the International Association of Plumbing and Mechanical Officials, including Appendix Chapters A, B, D through G, I and L, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Plumbing Code. Any conflicts between the requirements contained in the 2010 Alameda Plumbing Code Chapter I, Division II Administration and the 2010 Alameda Administrative Code shall be controlled by the latter.

13-6.2 Modifications, Amendments and Deletions to the California Plumbing Code.

a. Section 609.3 of the California Plumbing Code, 2010 Edition, is amended to read as follows:

Section 609.3 Water piping shall not be installed in or under a concrete floor slab within a building.

b. Section 719.7 of the California Plumbing Code, 2010 Edition, is added to read as follows:

Section 719.7 A property line cleanout shall be placed at the junction of the building sewer and the street lateral whenever a new building sewer is installed or when more than fifty percent of any building sewer is replaced or repaired. Such cleanout shall be installed by the use of an approved cast iron double cleanout fitting. A cast iron riser shall also be required to be extended to grade.

c. Section 1211.18 of the California Plumbing Code, 2010 Edition is amended to read as follows:

Section 1211.18 Earthquake–actuated Gas Shutoff Valves. Earthquake-actuated gas shutoff valves or excess flow valves, certified by the State Architect as conforming to California Referenced Standard 12-16-1, shall be provided as follows:

a. On all projects in which a permit is issued for gas piping.

b. Prior to entering into an agreement for sale, or prior to close of escrow when an escrow agreement has been executed in connection with the sale.

13-6.3 Findings.

Pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety

Code, the City Council finds that the modifications of the California Plumbing Code, 2010 Edition, contained in subdivisions (a) through (c) of Section 13-5.2, are reasonably necessary because of certain local climatic, geographical and topographical conditions existing in the City of Alameda which are more specifically described as follows:

a. The City of Alameda is an island community with access dependent upon bridges and underwater tubes and, in the event of a disaster, could be completely isolated from outside assistance.

b. The City of Alameda is adjacent to several earthquake faults, which make buildings and structures susceptible to structural ruptures and fires.

c. The entire municipal water supply for the City of Alameda is transported via three (3) aqueducts, which are vulnerable to earthquake and tidal flooding.

d. Alameda is a low-lying island community with soil and groundwater conditions, which are corrosive to metals.

e. The City of Alameda lies in the path of two (2) airport landing and takeoff zones.

13-6.4 Copy of California Plumbing Code with the Community Development Department.

A copy of the California Plumbing Code, 2010 Edition, has been deposited in the Office of the Community Development Department of the City and shall be maintained by the Building Official for use and examination by the public.

13-7 ALAMEDA MECHANICAL CODE.

13-7.1 Adoption of California Mechanical Code.

The California Mechanical Code, 2010 Edition, including only Appendix Chapter A, published by the International Association of Plumbing and Mechanical Officials, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Mechanical Code. Any conflicts between the requirements contained in the 2010 Alameda Mechanical Code Chapter I, Division II

Administration and the 2010 Alameda Administrative Code shall be controlled by the latter.

13-7.2 Copy of California Mechanical Code with Community Development Department.

A copy of the California Mechanical Code, 2010 Edition, shall be deposited in the Office of the Community Development Department of the City and shall be maintained by the Building Official for use and examination by the public.

13-8 ALAMEDA HOUSING CODE

13-8.1 Adoption of Uniform Housing Code.

Except as hereinafter provided, the Uniform Housing Code, 1997 Edition, published by the International Conference of Building Officials, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Housing Code. With respect to residential structures, Health and Safety Code Division 13, 1.5, Section 17920.3, et seq., known as the State Housing Law, supersedes the applicability of the Uniform Housing Code to the degree of any conflict between the State Housing Law and either of the building standards.

13-8.2 Modifications, Amendments and Deletions to the Uniform Housing Code.

a. Section 104 of the Uniform Housing Code, 1997, is deleted in its entirety.

b. Section 203 of the Uniform Housing Code, 1997, is deleted in its entirety.

c. Section 1101 through Section 1104 of the Uniform Housing Code, 1997 Edition, are deleted in their entirety.

d. Sections 1201 through 1204 of the Uniform Housing Code, 1997 Edition, are deleted in their entirety.

e. Sections 1301 through 1305 of the Uniform Housing Code, 1997 Edition, are deleted in their entirety.

f. Sections 1501 and 1502 of the Uniform Housing Code, 1997 Edition, are deleted in their entirety.

g. Sections 1601 through 1602 of the Uniform Housing Code, 1997 Edition, are deleted in their entirety.

13-8.3 Copy of Uniform Housing Code with Community Development Department.

A copy of the Uniform Housing Code, 1997 Edition, has been deposited in the office of the Community Development Department of the City and shall be maintained by the Building Official for use and examination by the public.

13-9 ALAMEDA CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

13-9.1 Adoption of Uniform Code for the Abatement of Dangerous Buildings.

Except as hereinafter provided, the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Code for the Abatement of Dangerous Buildings.

13-9.2 Modifications, Amendments and Deletions to the Uniform Code for the Abatement of Dangerous Buildings.

a. Section 103 of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, is deleted in its entirety.

b. Section 204 and Section 205 of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, are deleted in their entirety.

c. Section 401 through Section 404 of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, are deleted in their entirety.

d. Section 501 through Section 504 of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, are deleted in their entirety.

e. Section 601 through Section 605 of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, are deleted in their entirety.

f. Section 801 and Section 802 of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, are deleted in their entirety.

g. Section 901 through Section 912 of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, are deleted in their entirety.

13-9.3 Copy of Uniform Code for the Abatement of Dangerous Buildings with Community Development Department.

A copy of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, has been deposited in the Office of the Community Development Department of the City and shall be maintained by the Building Official for use and examination by the Public.

13-10 ALAMEDA GREEN BUILDING STANDARDS CODE.

13-10.1 Adoption of California Green Building Standards Code.

The California Green Building Standards Code, 2010 Edition published by the California Building Standards Commission, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Green

Building Standards Code.

13-10.2 Copy of California Green Building Standards Code with Community Development Department.

A copy of the California Green Building Standards Code, 2010 Edition, shall be deposited in the Office of the Community Development Department of the City and shall be maintained by the Building Official for use and examination by the public.

13-11 ALAMEDA ENERGY CODE.

13-11.1 Adoption of California Energy Code.

The California Energy Code, 2010 Edition published by the California Building Standards Commission, is adopted by reference and made a part hereof as if fully set forth herein at length, and shall be known as the Alameda Green Building Standards Code.

13-11.2 Copy of California Energy Code with Community Development Department.

A copy of the California Energy Code, 2010 Edition, shall be deposited in the Office of the Community Development Department of the City and shall be maintained by the Building Official for use and examination by the public.

Section 3. The Alameda Municipal Code is hereby amended by repealing Section 15-1 (Alameda Fire Code) Chapter IV of the Alameda Municipal Code in its entirety and substituting the following:

15-1 ALAMEDA FIRE CODE.

15-1.1 Adoption of the California Fire Code.

Except as hereinafter provided, the California Fire Code, 2010 Edition, based on the 2009 edition of International Fire Code, including Chapters 1-49 and Appendix Chapters 4, B, BB, C, CC, D, E, F, H, and I, being particularly the thereof and the whole thereof, is adopted by reference and made a part hereof as if fully herein at length, and shall be known as the Alameda Fire Code.

15-1.2 Modifications, Amendments and Deletions to the California Fire Code.

a. California Fire Code, 2010 Edition, Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the Alameda Fire Code, hereinafter referred to as "this code."

b. California Fire Code, 2010 Edition, Section 102.1 is amended to read as

follows:

102.1 Construction and design provisions. The construction and design provisions of this code shall apply to:

1. Structures, facilities and conditions arising after the adoption of this code.
2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
3. Existing structures, facilities and conditions when identified in specific sections of this code.
4. Existing structures, facilities and conditions, which, in the opinion of the fire code official, constitute a distinct hazard to life and property.
5. Existing structures to which additions, alterations or repairs are made that involve the addition, removal or replacement of fifty percent (50%) or greater of the linear length of the walls of the existing building (exterior plus interior) within a one-year period.
6. Existing structures to which additions, alterations or repairs are made that are valued at an amount set forth by resolution, where adopted.

c. California Fire Code, 2010 Edition, Section 103.5 is added to read as follows:

103.5 Police powers. The fire code official and his or her deputies shall have the powers of police officers in performing their duties under this code. When requested to do so by the fire code official, the chief of police of the jurisdiction is authorized to assign such available police officers as necessary to assist the fire code official in enforcing the provisions of this code.

d. California Fire Code, 2010 Edition, Section 105.1.1 is added to read as follows:

105.1.1 Permits required. The fees for permits and inspections shall be established by resolution of the City Council.

e. California Fire Code, 2010 Edition, 307.1 is amended to read as follows:

307.1 Prohibited open burning, recreational fires and outdoor fireplaces. Open burning, recreational fires and the use of outdoor fireplaces are prohibited.

f. California Fire Code, 2010 Edition, Section 316 is added to read as follows:

SECTION 316. STORAGE OF IDLE PALLETS

316.1 General. The requirements of this section apply to all pallets, whether wood or plastic.

316.2 Storage of idle pallets. Storage of idle pallets shall be regulated as follows:

1. Idle pallets shall be stored outside, except as permitted by Section 316.2(2)

of this code.

2. Idle pallets shall be permitted to be stored in a building if the building is sprinklered in accordance with NFPA 13.

3. Idle pallets stored outside shall be stored in accordance with Section 316.3 of this code.

316.3 Physical characteristics of outside storage.

1. Idle pallet stacks shall not exceed fifteen feet (15′) in height.
2. Idle pallet stacks shall not cover an area of greater than 400 square feet.
3. Idle pallet stacks shall be arranged to form stable piles.
4. A distance of not less than twenty feet (20′) shall separate stacks.
5. Stacks shall be no closer than twenty feet (20′) to any property line.
6. Stacks shall be no closer than twenty feet (20′) to any other yard storage.
7. Stacks shall be no closer than the distances shown in Table 316.3 to buildings.

TABLE 316.3
REQUIRED CLEARANCES BETWEEN OUTSIDE IDLE PALLET STORAGE AND BUILDINGS

Wall Construction	Under 50 Pallets	51-200 Pallets	Over 200 Pallets
Masonry with no openings	No restrictions	No restrictions	15 feet
Masonry with wired glass in openings, outside sprinklers, and one-hour doors	No restrictions	10 feet	20 feet
Masonry with wired or plain glass, outside sprinklers, and ¾ hour doors	10 feet	20 feet	30 feet
Wood or metal with outside sprinklers	10 feet	20 feet	30 feet
Wood, metal, or other	20 feet	30 feet	50 feet

h. California Fire Code, 2010 Edition, Section 508.5.2 is amended to read as follows:

507.5.2 Inspection, testing and maintenance. Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be

repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards. When required by the fire code official, hydrants shall be painted in accordance with the most current edition of NFPA 291.

i. California Fire Code, 2010 Edition, Section 901.1.1 is added to read as follows:

901.1.1 Responsibility. The owner of the protected premises shall be responsible for all fire protection systems within the protected premises, whether existing or installed under this code.

j. California Fire Code, 2010 Edition, Section 901.4 is amended to read as follows:

901.4 Installation. Fire protection systems shall be maintained in accordance with the original installation standards for that system. All systems shall be extended, altered, or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to the fire protection systems shall be done in accordance with applicable standards.

k. California Fire Code, 2010 Edition, Section 901.4.5 is added to read as follows:

901.4.5 Non-operational equipment. Any fire protection equipment that is no longer in service shall be removed.

l. California Fire Code, 2010 Edition, Section 903.2 is amended to read as follows:

Section 903.2 Where required. An automatic sprinkler system shall be installed in the occupancies and locations as set forth in this section.

m. California Fire Code, 2010 Edition, Section 903.2.1 is amended to read as follows:

Section 903.2 Occupancies requiring automatic sprinkler systems. An approved automatic sprinkler system shall be installed in all newly constructed occupancies. All occupancy group types or buildings moved into or relocated within the City and shall comply with NFPA Standard 13 and 13-R, and the following:

1. Bathrooms, regardless of size, and all spaces used for the storage of combustible materials.

2. When an existing building is added to, repaired or remodeled, if the cost of addition, repair or remodeling, is equal to or greater than 25% of the current value of the building. The value shall be based on the International Code Council Building Valuation Data Table.

Exception: Existing Group R, Division 3 and Group R, Division 1 occupancies are excluded from this requirement.

3. The minimum hazard classification shall be designed to meet "Ordinary Hazard, Group 2." for NFPA 13 systems.

4. Automatic sprinkler systems may be connected to the domestic water

supply main when approved by the fire code official, provided the domestic water supply is of adequate pressure, capacity, and sizing for the combined domestic and sprinkler requirements. In such cases, the sprinkler system connection shall be made between the public water main or meter and the building shutoff valve. There shall not be any intervening valves or connections. The Fire Department connection may be omitted when approved by the fire code official.

Exceptions:

1. An automatic sprinkler system need not be installed in detached Group U Occupancies (utility) less than 300 square feet.

2. An automatic sprinkler system need not be provided when the floor area of a temporary building as defined in the California Building Code is less than 1,000 square feet and the exit travel distance from any point is less than 50 feet.

3. An automatic sprinkler system need not be provided when the floor area of a Group B (Business), Group F (Factory), and Group S (Storage) Occupancy is less than 300 square feet, as determined by the fire code official

n. California Fire Code, 2010 Edition, Section 903.3.1.1.1 Exempt locations is amended to read as follows:

903.3.1.1.1 Exempt locations. In other than Group I-2, I-2.1 and I-3 occupancies, automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.

2 .Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.

3. Fire service access elevator machine rooms and machinery spaces.

4. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, and associated electrical power distribution equipment, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 712 of the California Building Code, or both.

5. Automatic fire sprinklers shall not be installed at the top of passenger elevator hoist ways or in the associated passenger elevator mechanical rooms.

6. Where automatic fire sprinklers are not installed at the top of passenger

elevator hoist ways, heat detectors for the shunt trip mechanism shall not be installed, nor shall smoke detectors for elevator recall be installed.

7. Where automatic fire sprinklers are not installed in associated elevator mechanical rooms, heat detectors for the shunt trip mechanism shall not be installed. A smoke detector shall be installed for elevator recall.

o. California Fire Code, 2010 Edition, Section 907.9.5 is added to read as follows:

907.9.5 Zone transmittal. Where required by the fire code official, fire alarm signals shall be transmitted by zone to the supervising station and retransmitted by zone to the public fire service communications center.

p. California Fire Code, 2010 Edition, Section 907.8 is amended to read as follows:

907.8 Completion documents. The following documentation shall be provided at the time of acceptance testing for all fire alarm system installations:

1. A record of completion in accordance with NFPA 72.

2. A contractor's statement verifying that the system has been installed in accordance with the approved plans and specifications, and has been 100% tested in accordance with NFPA 72.

3. A contractor's affidavit of personnel qualifications, indicating that all personnel involved with the installation of the fire alarm system meet the qualification requirements of the fire code official.

q. California Fire Code, 2010 Edition, Section 2505.1 is amended to read as follows:

2505.1 Individual piles. Tire storage shall be restricted to individual piles not exceeding 2,500 square feet of continuous area. Piles shall not exceed 25,000 cubic feet in volume or 10 feet in height.

15-1.3 Findings.

Pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code, the City Council finds that the modifications of the California Fire Code, 2010 Edition, contained in subdivisions (a) through (ff) of subsection 15-1.2, is reasonably necessary because of certain local climatic, geographical and topographical conditions existing in the City of Alameda which are more specifically described as follows:

a. The City of Alameda is an island community with access dependent upon bridges and underwater tubes and, in the event of a disaster, could be completely isolated from outside assistance.

b. The City of Alameda is adjacent to several earthquake faults, which make buildings and structures susceptible to structural ruptures and fires.

c. The entire municipal water supply for the City of Alameda is transported via three (3) aqueducts which are vulnerable to earthquake and tidal flooding.

d. Alameda is a low-lying island community with soil and groundwater conditions which are corrosive to metals.

e. The City of Alameda lies in the path of two (2) airport landing and takeoff zones.

15-1.4 Copy of California Fire Code with the Fire Marshal.

A true copy of the California Fire Code, 2010 Edition, has been deposited in the office of the Fire Marshal of the City and shall be maintained by the Fire Marshal for use and examination of the public.

15-1.5 Enforcement Officer.

Any Chief, Assistant Chief or other Fire Department personnel assigned to the Fire Marshal of the City Fire Department shall be an enforcement officer.

15-1.6 Establishment and Duties of the Fire Marshal.

a. The Alameda Fire Code shall be enforced by the Fire Marshal in the Fire Department of the City of Alameda which is established and which shall be operated under the supervision of the Chief of the Fire Department.

b. The Fire Marshal in charge of Fire Preventative Services shall be appointed by the Chief of the Fire Department.

c. The Chief of the Fire Department may detail such members of the Fire Department as inspectors as shall from time to time be necessary. The Chief of the Fire Department shall recommend to the City Manager the employment of technical inspectors, who, when such authorization is made, shall be selected through an examination to determine their fitness for the position. The examination shall be open to members and non-members of the Fire Department, and appointments made after examination shall be for an indefinite term with removal only for cause.

15-1.7 New Materials, Processes or Occupancies Which May Require Permits.

The Building Official, the Chief of the Fire Department, and the Chief Fire Preventative Services shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or

occupancies for which permits are required, in addition to those now enumerated in said Code. The Chief of the Bureau of Fire Prevention shall post such list in a conspicuous place in his office, and distribute copies thereof to interested persons.

15-1.8 Appeals.

Whenever the Chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the Alameda Fire Code do not apply or that the true intent and meaning of the Alameda Fire Code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Chief to the Housing and Building Code Hearings and Appeals Board, within thirty (30) days from the date of the decision of the Chief.

Section 4. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council of the City of Alameda herby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 5. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance hereby adopted, to the extent of such conflict only, are hereby repealed.

Section 6. The City Clerk of the City of Alameda is hereby directed to cause this ordinance to be published in the Official Newspaper of the City of Alameda

Section 7. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 30 days after the date of its final passage and adoption.

_____
Presiding Officer of the Council

Attest:

_____
Lara Weisiger, City Clerk

* * * * *

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by Council of the City of Alameda in regular meeting assembled on the _____day of _____, 2011, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this _____ day of _____, 2011.

_____
Lara Weisiger, City Clerk
City of Alameda