

ORDINANCE NO. \_\_\_\_\_

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2022 CALIFORNIA ADMINISTRATIVE CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA HISTORICAL BUILDING CODE, 2022 CALIFORNIA EXISTING BUILDING CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA REFERENCED STANDARDS CODE, 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION PERMIT AND WASTE DISCHARGE REQUIREMENTS

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

**Section 1. Chapter 18-04 of the Santa Rosa City Code General Provisions**

The existing sections of Chapter 18-04 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change, and shall apply, as applicable, to the model codes herein adopted.

**Subsection (A) of Section 18-04.015 of the Santa Rosa City Code is amended to read as follows:**

"(A) The City of Santa Rosa hereby adopts by reference, with the additions, insertions, deletions and changes prescribed in this Title 18, the following model codes as adopted and amended by the State of California pursuant to the Health and Safety Code and contained in Title 24 of the California Code of Regulations: The CALIFORNIA ADMINISTRATIVE CODE, Part 1 of Title 24, 2022 Edition, published by the International Code Council and amended by the California Building Standards Commission; The CALIFORNIA BUILDING CODE, Part 2 of Title 24, 2022 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix C, Agricultural Buildings; Appendix H, Signs; Appendix I, Patio Covers, Appendix J, Grading; and Appendix P, Emergency Housing; the CALIFORNIA RESIDENTIAL CODE, Part 2.5 of Title 24, 2022 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix AH, Patio Covers; Appendix AJ, Existing Buildings and Structures; Appendix AK, Sound Transmission; , Appendix AQ, Tiny Houses, Appendix AR, Light Straw-Clay Construction, Appendix AS Strawbale Construction, Appendix AT, Solar Ready Provisions; Appendix AX, Swimming Pool Safety Act; and Appendix AZ, Emergency Housing; The CALIFORNIA ELECTRICAL CODE, Part 3 of Title 24, 2022 Edition, published by the National Fire Protection Association and amended by the California Building Standards Commission; The CALIFORNIA MECHANICAL CODE, Part 4 of Title 24, 2022 Edition, published by the International

Association of Plumbing and Mechanical Officials and amended by the California Building Standards Commission; The CALIFORNIA PLUMBING CODE, Part 5 of Title 24, 2022 Edition, published by the International Association of Plumbing and Mechanical Officials and amended by the California Building Standards Commission, and its IAPMO Installation Standards; Tables and Appendix A, Recommended Rules for Sizing the Water Piping System; Appendix B, Explanatory Notes on Combination Waste and Vent Systems; Appendix C, Alternate Plumbing Systems; Appendix D, Sizing Storm Water Drainage Systems; and Appendix I, Installation Standards; The CALIFORNIA ENERGY CODE, Part 6 of Title 24, 2022 Edition, published by the International Code Council and the California Building Standards Commission; The CALIFORNIA HISTORICAL BUILDING CODE, Part 8 of Title 24, 2022 Edition, published by the International Code Council and adopted by the California Building Standards Commission; The CALIFORNIA EXISTING BUILDING CODE, Part 10 of Title 24, 2022 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix A, Chapter A1 Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings; , Chapter A3 Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood- Frame Residential Buildings; , Chapter A4 Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak, or Open Front Walls; and, Chapter A5 Referenced Standards; The CALIFORNIA GREEN BUILDING STANDARDS CODE, Part 11 of Title 24, 2022 Edition, published by the California Building Standards Commission, and its Appendix Chapter A4, Residential Voluntary Measures at Tier I level for Planning and Design, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality, and Appendix A5, Nonresidential Voluntary Measures at Tier I level for Planning and Design, Water Efficiency and Conservation, Material Conservation and Resource Efficiency, and Environmental Quality; and The CALIFORNIA REFERENCED STANDARDS CODE, Part 12 of Title 24, 2022 Edition, published by the International Code Council and amended by the California Building Standards Commission. Further, the City of Santa Rosa hereby adopts by reference, with the additions, insertions, deletions and changes prescribed in this Title 18, the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 Edition, published by the International Code Council. Further, the City of Santa Rosa hereby adopts by reference, without change, the National Pollutant Discharge Elimination (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems issued by the California Regional Water Quality Control Board North Coast Region, NPDES No. CA0025054, and all amendments, revisions and reissuances thereof."

**Section 18-04.040 of the Santa Rosa City Code is amended to read as follows:**

**“18-04.040 Building Official and Code Official—Administrative authority.**

The Chief Building Official is appointed and designated as the Director of Building and Code Compliance, Chief Building Official, Building Official, Code Official or Administrative Authority, as such terms are used and such positions are established in

the Santa Rosa City Code, California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Fire Code, California Existing Building Code, California Green Building Standards Code, and International Property Maintenance Code. The Chief Building Official is charged with the enforcement of and given the authority to administer all provisions of such codes and City regulations and requirements adopted under the authority provided in Government Code Sections 38601(b) and 38660.”

**Section 2. Chapter 18-08 of the Santa Rosa City Code - Permits and Fees**

The existing sections of Chapter 18-08 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

**Section 3. Chapter 18-12 of the Santa Rosa City Code - Improvement Requirements**

The existing sections of Chapter 18-12 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

**Section 4. Chapter 18-16 of the Santa Rosa City Code - California Building Code**

The existing sections of Chapter 18-16 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change, and shall apply, as applicable, to the model codes herein adopted.

**Section 18-16.010 of the Santa Rosa City Code is amended to read as follows:**

**"18-16.010 Citation of California Building Code.**

For purposes of citation, all sections of the California Building Code, Part 2 of Title 24, 2022 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix C, Agricultural Buildings, Appendix H, Signs; Appendix I, Patio Covers; Appendix J, Grading, and Appendix P, Emergency Housing as adopted by reference and amended in this Title 18, are renumbered by adding "18-16." before each section number."

**Section 18-16.202 of the Santa Rosa City Code is amended to replace the definition “Nuisance Alarm” as follows:**

**“[F] NUISANCE ALARM.** An unwarranted/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.”

**Section 18-16.902 of the Santa Rosa City Code is amended to replace the definition “Nuisance Alarm” as follows:**

**"[F] NUISANCE ALARM.** An unwarranted/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.”

**Section 18-16.905.3.1 of the Santa Rosa City Code is amended to replace Exception 6 to read as follows:**

“6. When the distance from the approved fire department point of access from apparatus to the furthest point of a unit does not exceed 250 feet by an approved route for the purposes of extending fire hose.”

**Section 18-16.1804.3 of the Santa Rosa City Code is repealed.**

**Section 18-16.1804.4 is added to read as follows:**

**"18-16.1804.4 Site Grading.**

California Building Code, Section 1804.4, Site grading, is amended to add Exception #3 and shall read as follows:

**Exception #3:** A drainage system designed by a registered design professional based on recommendations provided by a soils/geotechnical engineer may be approved by the Building Official as meeting the intent of this section."

**Subsection 25.5.1 of Section 18-16.NFPA of the Santa Rosa City Code is renumbered to 29.4.1 and amended to read as follows:**

“NFPA 13, additional amended sections as follows: 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.”

**Subsection 6.2.1 of Section 18-16.NFPA Chapter 35 Referenced Standards--NFPA of the Santa Rosa City Code is deleted.**

**Subsection 6.2.2 of Section 18-16.NFPA Chapter 35 Referenced Standards--NFPA of the Santa Rosa City Code is deleted.**

**Section 5. Chapter 18-20 of the Santa Rosa City Code - Property Maintenance Code**

The existing sections of Chapter 18-20 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

**Section 18-20.010 of the Santa Rosa City Code is amended to read as follows:**

**"18-20.010 Citation of International Property Maintenance Code.**

For purposes of citation, all sections of the International Property Maintenance Code, 2021 Edition, published by the International Code Council, as adopted by reference and amended in this Title 18, are renumbered by adding "18-20." before each section number."

**Section 18-20.102.3 of the Santa Rosa City Code is amended to read as follows:**

**"18-20.102.3 Application of other codes for repairs, additions or alterations.**

International Property Maintenance Code Section 102.3 is amended to read as follows:

**102.3.** Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the California Building Code, California Residential Code, California Energy Code, California Green Building Standards Code, California Historical Building Code, California Existing Building Code, California Fire Code, California Plumbing Code, California Mechanical Code, and California Electrical Code. Nothing in this code shall be construed to cancel modify or set aside any provision of the Santa Rosa City Code."

**Section 18-20.106.4 of the Santa Rosa City Code is deleted.**

**Section 18-20.107.1 of the Santa Rosa City Code is deleted.**

**Section 18-20.108 of the Santa Rosa City Code is added to read as follows:**

**“18-20.108 Board of Appeals.**

International Property Maintenance Code Section 108 is amended to read as follows:

**Section 108 Board of appeals.**

The Board of Building Regulation Appeals established in Section 18-04.050 of the Santa Rosa City Code, shall hear and determine any appeal arising from an action or determination made by the Building Official relative to the application and interpretation of this code, excepting nuisance conditions where the principal concern pertains to non-construction-related or non-structural issues, including, but not limited to the maintenance of exterior property areas; maintenance of rubbish and garbage; elimination of pests; etc. Section 18-04.060 of the City Code shall apply to the Board’s determination. An appeal shall be filed, if at all, in accordance with the requirements and within the time period set forth in Section 18-04.065 of the Santa Rosa City Code.”

**Section 18-20.109.4 of the Santa Rosa City Code is added to read as follows:**

**“18-20.109.4 Violation penalties.**

International Property Maintenance Code Section 109.4 is amended to read as follows:

**Section 109.4. Violation penalties.** Any person violating any of the provisions of this title, including, but not limited to, adopted model codes, as amended in this title, shall be subject to penalty provisions as follows:

- A.** Whenever in this code any act is prohibited or is made or declared to be unlawful or an offense, or the doing of any act is required or the failure to do any act is declared to be unlawful, such violation of this code or failure to comply with its requirements shall constitute a misdemeanor, unless expressly provided otherwise. Any violation constituting a misdemeanor under this code may, in the discretion of the Code Official, be charged and prosecuted as an infraction. Any person convicted of a misdemeanor under the provisions of this code, unless otherwise provided in this chapter, shall be punishable by a fine of not more than \$1,000.00 or by imprisonment in the County jail for a period of not more than six months or by both fine and imprisonment. Any person convicted of an infraction under the provisions of this code, unless otherwise provided in this chapter, shall be punishable by a fine only as follows: Upon a first conviction by a fine not exceeding \$250.00 and for a second conviction or any subsequent conviction within a period of one year, by a fine not exceeding \$500.00.
- B.** In addition to or in lieu of the remedies provided in subsection A of this section, the Code Official may commence:
  - 1. An action for abatement, including, but not limited to, an injunction thereof, in the manner required by law and shall take such other steps to obtain such relief

as will abate or remove a violation and restrain and enjoin any person from violating any provisions of this code, or other applicable laws and rules and regulations. All costs, including attorney's fees, for the abatement of a violation of this code which constitutes a public nuisance is assessed against any property declared to be a public nuisance and the costs, including attorney's fees, shall be collected in the manner provided for by Government Code Section 38773.5.

2. Nothing contained in this Title shall be construed as limiting, prejudicing, or adversely affecting the city's ability to concurrently or consecutively use any and all other available legal tools, remedies or proceedings as the city may deem are efficient, effective, practicable, or applicable, specifically including the use of Administrative Citations and the issuance of fine penalties in the manner provided for by Government Code Section 36900.

C. Each day any violation of this code shall continue shall constitute a separate offense.”

**Section 18-20.110.4 of the Santa Rosa City Code is added to read as follows:**

**“18-20.110.4 Failure to comply**

International Property Maintenance Code Section 110.4 is amended to read as follows:

**Section 110.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to an administrative citation of not less than \$130 or more than \$1300.”

**Section 18-20.111 of the Santa Rosa City Code is deleted.**

**Section 18-20.111.4 of the Santa Rosa City Code is added to read as follows:**

**“18-20.111.4 Notice.**

International Property Maintenance Code Section 111.4 is amended to read as follows:

**Section 111.4 Notice.** Whenever the code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 111.4.1 and 111.4.2, or in the manner provided by Santa Rosa City Code Sections 1-30.030 and 1-30.040, to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3. Nothing contained in this Title shall be construed as limiting, prejudicing, or adversely affecting the city's ability to concurrently or consecutively use any and all other available legal tools, remedies or proceedings as the city may deem are efficient, effective, practicable, or applicable, specifically including the use of Administrative Citations and the issuance of fine penalties in the manner provided for by Government Code Section 36900.”

**Section 18-20.112.4 of the Santa Rosa City Code is deleted.**

**Section 18-20.201.3 of the Santa Rosa City Code is amended to read as follows:**

**“18-20.201.3 Terms defined in other codes.**

International Property Maintenance Code Section 201.3, Terms defined in other codes, is amended to read as follows:

**Section 201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in the California Administrative Code, California Building Code, California Residential Code, California Green Building Standards Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Fire Code, California Plumbing Code, California Mechanical Code, or California Electrical Code, such terms shall have the meanings ascribed to them as stated in those codes.

**Exception:** When used within this code, the terms unsafe and dangerous shall have only the meanings ascribed to them in this code and shall not have the meanings ascribed to them by the *International Existing Building Code.*”

**Section 18-20.301.4 of the Santa Rosa City Code is added to read as follows:**

**“18-20.301.4 Unlawful Property Nuisances.**

International Property Maintenance Code Section 301.4 is added to read as follows:

**301.4. Unlawful Property Nuisances.** It shall be unlawful and declared a public nuisance for any person owning, renting, leasing, occupying, or having charge or possession of any property in the city of Santa Rosa to maintain such property in such a manner that any conditions enumerated in Section 302, as amended, are found to exist thereon.”

**Section 18-20.302.1 of the Santa Rosa City Code is added to read as follows:**

**“18-20.302.1 Sanitation.**

International Property Maintenance Code Section 302.1, Sanitation, is amended to read as follows:

**302.1. Sanitation.** Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition and free of any of the following conditions:



- A. Refuse and/or waste matter which by reason of its location and character is in such a condition of deterioration that it constitutes visual blight, reduces the aesthetic appearance of the neighborhood, is offensive to the senses, or detrimentally affects property in the surrounding neighborhood or community;
- B. Polluted or stagnant water which, because of its nature or location, constitutes an unhealthy or unsafe condition;
- C. Building(s), structure(s) or property that is damaged, hazardous, broken, warped, dry rotted, blighted, infested, unsightly, unmaintained, decayed, defective, deteriorated, unsafe, dilapidated, in a state of disrepair, unsanitary, unfit for human habitation, in a condition that is likely to cause sickness or disease or likely to cause injury to the health, safety or general welfare of those living, working, accessing, or occupying within.
- D. Any appliance, tool, equipment, furniture, furnishing, or other item of personal property not normally kept outside including, but not limited to, any couch, love seat, sofa, sofa bed, recliner, hassock, upholstered chair, mattress, bed springs, box springs, bed frame, headboard, desk, dresser, bureau, cabinet, television, radio, stereo, stove, refrigerator, freezer, dishwasher, washing machine, dryer, shopping cart, sink, toilet, or similar items, whether or not any such item is broken or abandoned, resting or being stored on the premises stored either (a) so as to be visible from a public street, alley, or from any adjoining property for at least twenty-four consecutive hours, or (b) so as otherwise to constitute a harborage for rodents or pests or a detriment to health, safety and welfare of nearby properties, the neighborhood or the city.
- E. An accumulation of aluminum cans, newspapers, plastic bottles, glass, cardboard or cardboard boxes, or an accumulation of other recyclable materials that has been stored in public view for at least twenty-four consecutive hours and is visible from a public street, alley or from any adjoining property.”

**Section 18-20.302.2 of the Santa Rosa City Code is added to read as follows:**

**“18-20.302.2 Grading and drainage.**

International Property Maintenance Code Section 302.2, Grading and drainage, is amended to read as follows:

**302.2 Grading and drainage.** Premises, the topography, geology or configuration of which, whether in a natural state or as a result of grading operations, excavation or fill, shall be graded and maintained to prevent erosion, subsidence, or surface water drainage problems of such magnitude as to be injurious or potentially injurious to the public health, safety and welfare, or to adjacent properties.

**Exception:** Approved retention areas and reservoirs.”

**Section 18-20.302.3 of the Santa Rosa City Code is added to read as follows:**

**“18-20.302.3 Sidewalks and driveways.**

International Property Maintenance Code Section 302.3, Sidewalks and driveways, is amended to read as follows:

**302.3 Sidewalks and driveways.** Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. Properties shall not be maintained so as to cause a hazard to the public by obscuring visibility of vehicular or pedestrian traffic at intersections, parkways, sidewalks and any other rights-of-way or blocking vision triangles required by section 20-30.110(F) of this code.”

**Section 18-20.302.4 of the International Property Maintenance Code is amended to read as follows:**

**“18-20.302.4 Weeds.**

International Property Maintenance Code Section 302.4, paragraph one is amended to read as follows:

**Section 302.4. Weeds.** Weed and rubbish abatement shall be as set forth in Santa Rosa City Code Title 9, Health and Safety, Chapter [9-08](#), Weeds and Rubbish.

1. Trees, vegetation, or landscaping not otherwise subject to immediate abatement pursuant to this section shall not be allowed to remain upon the property for at least twenty-four consecutive hours if it:
  - 1.1. is dead, decayed, diseased, dry, overgrown, uncultivated, hazardous;
  - 1.2. is likely to harbor such nuisances as vermin or rats;
  - 1.3. is in a condition that causes visual blight, or reflects a lack of being maintained in an ongoing manner;
  - 1.4. constitutes a fire or health hazard, or creates a threat to the public health or welfare;
  - 1.5. is maintained with less than eight feet (8’) of vertical clearance from sidewalks and fourteen feet (13’) of vertical clearance from streets, or obscures official street or traffic signage; or consists of thorn or spine-bearing vegetation immediately adjacent to sidewalks in residential areas.”

**Section 18-20.302.5 of the Santa Rosa City Code is added to read as follows:**

**“18-20.302.5 Rodent harborage.**

International Property Maintenance Code Section 302.5, Rodent harborage, is amended to read as follows:

**302.5 Rodent harborage.** Structures and exterior property shall be kept free from rodent

harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

Firewood shall only be maintained in stacks located within side or rear yard areas where such stacks maintain a minimum of 18” clearance from the ground. Stored firewood shall not exceed thirty-six inches in length or be greater than twenty-four inches in diameter.”

**Section 18-20.302.6 of the Santa Rosa City Code is added to read as follows:**

**“18-20.302.6 Exhaust vents.**

International Property Maintenance Code Section 302.6, Exhaust vents, is amended to read as follows:

**302.6 Exhaust vents.** Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly on abutting or adjacent public or private property or that of another tenant.

It shall be unlawful and a public nuisance to store, keep, operate, or maintain any equipment, machinery, vehicle, liquid or solid waste or any other device, which emits an objectionable odor or by reason of its dust, exhaust or fumes that creates a health or safety hazard to any person(s), or which causes discomfort or annoyance to reasonable persons of normal sensitivity, or otherwise violates section 20-30.090 of this code.”

**Section 18-20.302.8 of the Santa Rosa City Code is added to read as follows:**

**“18-20.302.8 Motor vehicles.**

International Property Maintenance Code Section 302.8, Motor vehicles, is amended to read as follows:

**302.8 Motor vehicles.** Except as provided for in other regulations, it is prohibited to:

**A.** Store any abandoned, wrecked, dismantled, inoperative, salvaged, or disabled vehicle, vessel, equipment trailer, house trailer, camper, camper shell, boat, boat trailer, airplane or other mobile equipment, or parts thereof, stored or parked in front yards, side yards, backyards, driveways, sidewalks or walkways for at least twenty-four consecutive hours and visible from a public street or any adjoining property;

**B.** Maintain any vehicle in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major

overhaul, including body work and painting, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

C. Park a vehicle upon an unimproved lot or parcel in any zone, or in any required front yard or side yard setback upon any residential property, except upon a lawfully established driveway, or within an approved garage or carport; parking a vehicle on any commercial property except on a paved surface.”

**Section 18-20.302.10 of the Santa Rosa City Code is added to read as follows:**

**“18-20.302.10 Other property nuisances.**

International Property Maintenance Code Section 302.10, other property nuisances, is added to read as follows:

**18-20.302.10 Other property nuisances.** It shall be unlawful and declared a public nuisance for any person owning, renting, leasing, occupying, or having charge or possession of any property in the city of Santa Rosa to maintain such property so out of harmony or conformity with the maintenance standards of adjacent properties, or in such condition of deterioration or disrepair that the same causes visual blight, reduces the aesthetic appearance of the neighborhood, is offensive to the senses, or is detrimental to nearby properties to the extent that it causes substantial diminution of the enjoyment, use or values of such properties, including, but not limited to:

- A. Buildings or structures which are abandoned, partially destroyed, damaged, boarded up, dilapidated, or left in a persistent state of partial construction. A "persistent state of partial construction" is defined as any unfinished building where active construction is not occurring, or where the appearance or other conditions of said unfinished building or structure constitutes visual blight, or reduces the aesthetic appearance of the neighborhood, or is offensive to the senses, or is detrimental to nearby properties. A project shall be deemed active if there is obvious change to the worksite or to the project in any seven-day period;
- B. Any building or portion thereof which is unpainted, or where the condition of existing paint has become so deteriorated as to permit substantial decay, checking, cracking, peeling, chalking, dry rot, warping, or termite infestation.
- C. Buildings with missing doors, or windows containing broken glass or no glass at all where the window is a type which normally contains glass. Plywood or other materials used to cover such window space or doors, as may be permitted, shall be installed to FHA or similar standard to discourage unlawful entry, and shall be painted in a color or colors compatible with the remainder of the building.
- D. Building exteriors, walls, fences, gates, driveways, sidewalks, walkways, or alleys which for at least twenty-four consecutive hours are maintained in such condition as to become so defective, unsightly, or in such a condition of deterioration or disrepair that the same constitutes visual blight or reduces the aesthetic appearance of the neighborhood, is offensive to the senses, or is detrimental to nearby properties.

- E.** The accumulation, for twenty-four consecutive hours or more, of dirt, litter, or debris in vestibules, doorways, or the adjoining sidewalks, passages, or breezeways of a building.
- F.** Attractive nuisances dangerous to children and other persons, including, but not limited to, broken or neglected household appliances, equipment, machinery or vehicles; unfenced, abandoned, uncovered, unprotected, or otherwise unmaintained wells, swimming pools, spas, ponds, excavations or other openings; and open and accessible structures, whether vacant, abandoned or not.
- G.** Construction or packing materials or supplies, including, but not limited to, lumber, drywall, roofing tile, cement, nails, pallets, plywood, scrap lumber, or other building materials, products, or supplies; electrical, irrigation, or plumbing supplies; provided, however, that a reasonable quantity of these materials and supplies is excluded from this definition during active construction authorized by a valid building permit upon the subject property. A project shall be deemed active if there is obvious change to the accumulation or to the project in any seven-day period.
- H.** Construction equipment or machinery of any type or description parked or stored on property for at least twenty-four consecutive hours where it is readily visible from a public street, alley, or adjoining property, except while active excavation, construction or demolition operations authorized by a valid building permit are in progress on the subject property or an adjoining property, or where the property is zoned for the storage of construction equipment or machinery.
- I.** Maintenance of any structures, bins or containers used for the collection of donated objects or items on any public or private property, unless completely enclosed within a permitted building or otherwise permitted and approved by the City's Planning and Economic Development Department.
- J.** Maintenance of any signage which lacks a required permit or is prohibited pursuant to section 20-38-080 of this code.
- K.** The placement of clotheslines in front yards and the drying of laundry or washed articles on front porch stair railings, or the placement of washed articles on fences, hedges, or other supporting structures located in front yards for the purpose of drying them where the foregoing are visible from any public street, alley, or from any adjoining property.
- L.** Any wall, sign, fence, gate, hedge, or structure maintained in such a condition of deterioration or disrepair as to constitute a hazard to persons or property, constitute a visual blight, reduce the aesthetic appearance of the neighborhood, is offensive to the senses, or is detrimental to nearby properties.
- M.** Any property with pooled oil accumulation, oil flowing onto public rights-of-way or adjacent property, or excessive accumulations of grease or oil on paved surfaces, buildings, walls, or fences.
- N.** Any yard area, visible from a public street, alley or from any adjoining property, the non-maintenance of which causes excessive dust or discharge of material onto the public right-of-way or into the storm drain system; which contains the accumulation of debris, constitutes visual blight, reduces the aesthetic appearance of the neighborhood,

is offensive to the senses, or is detrimental to nearby properties. This paragraph shall not be construed to require the use of water or the installation of drought-resistant vegetation to the tenant landscaping during any period in which a drought has been officially declared.

- O.** Any graffiti, including paint, ink, chalk, dye, etchings, or similar marking substances, which remains on the exterior of any building or structure, wall, fence, pavement, window, vehicle, walkway, or other object for at least twenty-four consecutive hours and is visible from a public street, alley, or any adjoining property.
- P.** The keeping, storing, depositing or accumulation on the premises of dirt, sand, gravel, concrete, or other similar materials that constitutes visual blight, reduces the aesthetic appearance of the neighborhood, is offensive to the senses, or is detrimental to nearby properties, except when used for active excavation, construction or demolition projects for which a valid building permit, if so required, has been obtained.
- Q.** The storage or placement of any garbage can or refuse container where such can or container is visible from a public right-of-way, other than between the period starting 24 hours prior to collection day and ending 24 hours following collection day. Where no complying storage location exists, garbage cans and refuse containers may be allowed to be placed in a manner that is removed from, yet remaining visible to, the public right-of-way.
- R.** Any obstructions, impediments, or excavations that interfere with the ordinary use by the public of any public street, way, or sidewalk except when and as permitted pursuant to this code or state law;
- S.** Maintenance of any insects, including, but not limited to wild bees; hornets, or wasps on any property in such a manner as to pose a threat, disturbance, danger, or menace to any person or property of another.
- T.** Maintenance of any type of illumination which directly shines onto adjacent or proximal properties causing substantial diminution of the enjoyment or use of such adjacent or proximal property, or otherwise violates section 20-30.080 of this code.
- U.** Violation of any provision of Title 7 of this code pertaining to animal regulations.
- V.** Violation of noise standards pursuant to chapter 17.16 of this code.
- W.** Violation of any habitability requirements pursuant to Health and Safety Code Section 17920.3.”

**Section 18-20.304.1.1 of the Santa Rosa City Code is added to read as follows:**

**“18-20.304.1.1 Unsafe conditions (exterior structure).**

International Property Maintenance Code Section 304.1.1 is amended to read as follows:

**Section 304.1.1, Unsafe conditions (exterior structure).** The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the California

Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Structural members that have evidence of *deterioration* or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

**Exceptions:**

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.”

**Section 18-20.304.3 of the Santa Rosa City Code is amended to read as follows:**

**“18-20.304.3 Premises identification.**

International Property Maintenance Code Section 304.3, Premises identification is amended to read as follows:

**Section 304.3. Premises identification.** Premises identification shall be as set forth in Santa Rosa City Code Section 18-16.501.2 and 18-22R319.1.”

**Section 18-20.304.18 of the Santa Rosa City Code is amended to read as follows:**

**“18-20.304.18 Building Security.**

International Property Maintenance Code Section 304.18, Building Security is amended to read as follows with subsections 304.18.1 through 304.18.3 remaining intact:

**Section 304.18. Building Security.** Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within as set forth in the California [Civil Code](#), Section 1941.3, or as set forth below, whichever is more restrictive.”

**Section 18-20.305.1.1 of the Santa Rosa City Code is added to read as follows:**

**“18-20.305.1.1 Unsafe conditions (interior structure).**

International Property Maintenance Code Section 305.1.1, Unsafe conditions, is amended to read as follows:

**Section 305.1.1 Unsafe conditions (interior structure).** The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the California Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Structural members are incapable of supporting nominal loads and load effects.
5. Stairs, landings, balconies and all similar walking surfaces, including *guards* and handrails, are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

**Exceptions:**



1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.”

**Section 18-20.306.1.1 of the Santa Rosa City Code is added to read as follows:**

**“18-20.306.1.1 Unsafe conditions (component serviceability).**

International Property Maintenance Code Section 306.1.1, Unsafe conditions, is amended to read as follows:

**Section 306.1.1 Unsafe conditions (component serviceability).** Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the California Building Code and the California Existing Building Code as required for existing buildings:

1. Soils that have been subjected to any of the following conditions:
  - 1.1. Collapse of footing or foundation system.
  - 1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion.
  - 1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil.
  - 1.4. Inadequate soil as determined by a geotechnical investigation.
  - 1.5. Where the allowable bearing capacity of the soil is in doubt.
  - 1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
2. Concrete that has been subjected to any of the following conditions:
  - 2.1. *Deterioration*.
  - 2.2. *Ultimate deformation*.
  - 2.3. Fractures.
  - 2.4. Fissures.
  - 2.5. Spalling.
  - 2.6. Exposed reinforcement.
  - 2.7. *Detached*, dislodged or failing connections.
3. Aluminum that has been subjected to any of the following conditions:
  - 3.1. *Deterioration*.
  - 3.2. Corrosion.
  - 3.3. Elastic deformation.
  - 3.4. *Ultimate deformation*.
  - 3.5. Stress or strain cracks.
  - 3.6. Joint fatigue.
  - 3.7. *Detached*, dislodged or failing connections.
4. Masonry that has been subjected to any of the following conditions:
  - 4.1. *Deterioration*.
  - 4.2. *Ultimate deformation*.

- 4.3. Fractures in masonry or mortar joints.
- 4.4. Fissures in masonry or mortar joints.
- 4.5. Spalling.
- 4.6. Exposed reinforcement.
- 4.7. *Detached*, dislodged or failing connections.
- 5. Steel that has been subjected to any of the following conditions:
  - 5.1. *Deterioration*.
  - 5.2. Elastic deformation.
  - 5.3. *Ultimate deformation*.
  - 5.4. Metal fatigue.
  - 5.5. *Detached*, dislodged or failing connections.
- 6. Wood that has been subjected to any of the following conditions:
  - 6.1. Ultimate deformation.
  - 6.2. Deterioration.
  - 6.3. Damage from insects, rodents and other vermin.
  - 6.4. Fire damage beyond charring.
  - 6.5. Significant splits and checks.
  - 6.6. Horizontal shear cracks.
  - 6.7. Vertical shear cracks.
  - 6.8. Inadequate support.
  - 6.9. *Detached*, dislodged or failing connections.
  - 6.10. Excessive cutting and notching.

**Exceptions:**

- 1. Where substantiated otherwise by an approved method.
- 2. Demolition of unsafe conditions shall be permitted where approved by the code official.”

**Section 18-20.602.3 of the Santa Rosa City Code is amended to read as follows:**

**“18-20.602.3 Heat supply.**

International Property Maintenance Code Section 602.3, Heat supply, is amended to read as follows:

**Section 602.3 Heat supply.** Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

**Exceptions deleted.”**

**Section 18-20.7 of the Santa Rosa City Code is deleted.**

**Section 18-20.701 of the Santa Rosa City Code is added to read as follows:**

**"18-20.701 General.**

International Property Maintenance Code Section 701, General, is amended as follows:

**Section 701 General.** All references to any International Code shall be considered to reference the California Fire Code, California Building Code, or California Residential Code as-applicable."

**Section 18-20.703.2 of the Santa Rosa City Code is added to read as follows:**

**"18-20.703.2 Unsafe conditions (fire-resistive ratings).**

International Property Maintenance Code Section 703.2, Unsafe conditions, is amended to read as follows:

**Section 703.2. Unsafe conditions (fire-resistance ratings).** Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with Section 114.1.1 of the California Fire Code. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered. Where the condition of components is such that any building, structure or portion thereof presents an imminent danger to the occupants of the building, structure or portion thereof, the fire code official shall act in accordance with Section 114.2 of the California Fire Code."

**Section 18-20.703.7 of the Santa Rosa City Code is added to read as follows:**

**"18-20.703.7 Vertical shafts.**

International Property Maintenance Code Section 703.7, Vertical shafts, is amended to read as follows:

**Section 703.7. Vertical shafts.** Interior vertical shafts, including stairways, elevator hoistways and service and utility shafts, which connect two or more stories of a building shall be enclosed or protected as required in Chapter 11 of the California Fire Code. New floor openings in existing buildings shall comply with the California Building Code."

**Section 6. Chapter 18-22 of the Santa Rosa City Code - California Residential Code**

The existing sections of Chapter 18-22 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

**Section 18-22.010 of the Santa Rosa City Code is amended to read as follows:**

**"18-22.010 Citation of California Residential Code.**

For purposes of citation, all sections of the California Residential Code, Part 2.5 of Title 24, 2022 Edition, published by the International Code Council, as amended by the California Building Standards Commission, and its Appendix AH, Patio Covers; Appendix AJ, Existing Buildings and Structures; Appendix AK, Sound Transmission, Appendix AQ, Tiny Houses, Appendix AR, Light Straw-Clay Construction, Appendix AS, Strawbale Construction, Appendix AT, Solar Ready Provisions-Detached One and Two Family Dwellings, and Townhouses, Appendix AX, Swimming Pool Safety Act , and Appendix AZ, Emergency Housing as adopted by reference and amended in this Title 18, are renumbered by adding "18-22." before each section number."

**Section 18-22R313.2 of the Santa Rosa City Code is amended to read as follows:**

**"18-22R313.2 One-and two-family dwellings automatic fire sprinkler systems.**

California Residential Code Section R313.2 is amended to read as follows:

**R313.2 One- and two-family dwellings automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in townhouses. Group R-3 occupancies permitted under this code shall be provided throughout regardless of square footage with an automatic sprinkler system inclusive of all mobile homes, manufactured homes and multi- family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

**Exceptions:**

1. Accessory Dwelling Unit, provided that all of the following are met:
  - 1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
  - 1.2. The existing primary residence does not have automatic fire sprinklers.
  - 1.3. The accessory detached dwelling unit does not exceed 1,200 square feet in size.
  - 1.4. The unit is on the same lot as the primary residence.
2. Detached accessory structures to Group R-3 not classified as a dwelling unit and not exceeding 1,000 square feet-in gross floor area located at least 50 feet from applicable building.
3. Detached Group U Occupancies not greater than 1,000 square feet."

**Subsection 6.2.1 of Section 18-22 Chapter 44 NFPA of the Santa Rosa City Code is deleted.**

**Subsection 6.2.2 of Section 18-22 Chapter 44 NFPA of the Santa Rosa City Code is deleted.**

**Section 7. Chapter 18-24 of the Santa Rosa City Code - California Plumbing Code**

The existing sections of Chapter 18-24 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

**Section 18-24.010 of the Santa Rosa City Code is amended to read as follows:**

**"Section 18-24.010 Citation of California Plumbing Code.**

For purposes of citation, all sections of the California Plumbing Code, Part 5 of Title 24, 2022 Edition, published by the International Association of Plumbing and Mechanical Officials and its IAPMO Installation Standards, and Appendix A, Recommended Rules for Sizing the Water Supply System; Appendix B, Explanatory Notes on Combination Waste and Vent Systems; Appendix C, Alternate Plumbing Systems; Appendix D, Sizing Storm Water Drainage Systems; Appendix I, Installation Standards, as amended by the California Building Standards Commission, as adopted by reference and amended in this Title 18, are renumbered by adding "18-24." before each section number."

**Section 8. Chapter 18-32 of the Santa Rosa City Code - California Electrical Code**

The existing sections of Chapter 18-32 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

**Section 18-32.010 of the Santa Rosa City Code is amended to read as follows:**

**"18-32.010 Citation of California Electrical Code.**

For purposes of citation, all sections of the California Electrical Code, Part 3 of Title 24, 2022 Edition, including Article 517 "Health Care Facilities", published by the National Fire Protection Association and amended by the California Building Standards Commission, including tables, as adopted by reference and amended in this Title 18, are renumbered by adding "18-32." before each section number."

**Section 9. Chapter 18-33 of the Santa Rosa City Code - California Energy Code**

Chapter 18-33 of the Santa Rosa City Code is hereby repealed, and a new Chapter 18-33 is added to read as follows:

**“Chapter 18-33 CALIFORNIA ENERGY CODE**

**18-33.010 Citation of California Energy Code.**

For purposes of citation, all sections of the [California Energy Code](#), Part 6 of Title 24, 2022 Edition, published by the International Code Council, Inc. and the California Building Standards Commission, including tables and appendices thereto, as adopted by reference in this Title 18, are renumbered by adding “18-33.” before each section number.”

**Section 10. Chapter 18-36 of the Santa Rosa City Code California Mechanical Code**

The existing sections of Chapter 18-36 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

**Section 18-36.010 of the Santa Rosa City Code is amended to read as follows:**

**"Section 18-36.010 Citation of California Mechanical Code.**

For purposes of citation, all sections of the California Mechanical Code, Part 4 of Title 24, 2022 Edition, published by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission, as amended by the California Building Standards Commission, as adopted by reference and amended in this Title 18, are renumbered by adding "18-36." before each section number."

**Section 11. Chapter 18-40 of the Santa Rosa City Code -Existing Building Code**

**Section 18-40.010 of the Santa Rosa City Code is amended to read as follows:**

**"18-40.010 Citation of California Existing Building Code.**

For purposes of citation, all sections of the California Existing Building Code, Part 10 of Title 24, 2022 Edition, and its Appendix A Guidelines for the Seismic Retrofit of Existing Buildings; Chapter AI Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings; Chapter A3 Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood- Frame Residential Buildings; , Chapter A4 Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak, or Open Front Walls; and Chapter AS Referenced Standards; published by the International Code Council and the California Building Standards Commission, as adopted by the California Building Standards Commission, as adopted by reference in this Title 18, are renumbered by adding "18-40." before each section number."

**Section 12. Chapter 18-42 of the Santa Rosa City Code - California Green Building Standards Code**

**Chapter 18-42 of the Santa Rosa City Code is hereby repealed, and a new Chapter 18-42 is added to read as follows:**

**"Chapter 18-42 CALIFORNIA GREEN BUILDING STANDARDS CODE**

**Section 18-42.010 Citation of California Green Building Standards Code.**

For purposes of citation, all sections of the California Green Building Standards Code, Part 11 of Title 24, 2022 Edition, published by the California Building Standards Commission, including its Appendix Chapter A4, Sections A4.1; A4.3, A4.4; A4.S and A4.6 Residential Voluntary Measures at Tier I level for new structures; and Appendix Chapter AS, Sections AS. I; AS.3; AS.4; AS.5 and AS.6, Nonresidential Voluntary Measures at Tier I level for new structures only, as adopted by reference in this Title 18, are renumbered by adding "18-42." before each section number.

**Section 18-42.202 Definitions.**

California Green Building Standards Code Section 202, Definitions, is amended to add alphabetically the following definitions:

**ALL-ELECTRIC BUILDING.** A building that contains no *combustion equipment* or plumbing for combustion equipment serving space heating (including fireplaces), water heating (including pools and spas), cooking appliances (including barbeques), and clothes drying, within the building or building property lines, and instead uses electric heating appliances for service.

**COMBUSTION EQUIPMENT.** Any equipment or appliance used for space heating, water heating, cooking, clothes drying and/or lighting that uses *fuel gas*.

**ELECTRIC HEATING APPLIANCE.** A device that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors, or dissimilar material junctions, as defined in the California Mechanical Code.

**FUEL GAS.** A gas that is natural, manufactured, liquefied petroleum, or a mixture of these.

**NEWLY CONSTRUCTED (or NEW CONSTRUCTION).** A newly constructed building (or new construction) does not include additions, alterations or repairs.

**ATTACHED ACCESSORY DWELLING UNIT.** An accessory dwelling unit developed as the result of an addition, conversion of an existing, legal space, garage or accessory building, or meets the definition of *attached* in the City of Santa Rosa Zoning

Code.

**18-42.4.106.5 All-electric buildings (new low-rise residential).**

California Green Building Standards Code Section 106.5, All-electric buildings (new low-rise residential), is added to read as follows:

**4.106.5 All-electric buildings.** New low-rise residential construction buildings shall comply with Section 4.106.5.1 so that they do not use *combustion equipment*.

**18-42.4.106.5.1 New construction (low-rise residential).**

California Green Building Standards Code Section 106.5.1, New construction (low-rise residential), is added to read as follows:

**4.106.5.1. New construction (low-rise residential).** All newly constructed buildings shall be *all-electric buildings*.

Exemptions:

1. Attached Accessory Dwelling Units
2. Reconstructed buildings lost in a disaster or calamity
3. New construction where existing utility infrastructure would have to be removed at the owner's expense.

**Section 13. Chapter 18-48 of the Santa Rosa City Code - Evaluation and Abatement of Existing Buildings)**

**Chapter 18-48 of the Santa Rosa City Code is hereby repealed, and a new Chapter 18-48 is added to read as follows:**

**“Chapter 18-48 EVALUATION AND ABATEMENT OF EXISTING BUILDINGS**

**Section 18-48.010 Purpose.**

**18-48.010.1 High seismic activity.** The City of Santa Rosa is located in an area of high seismic activity between the Healdsburg-Rogers Creek and San Andreas Faults. It has experienced, and will continue to experience, moderate to severe seismic activity in the foreseeable future.

**18-48.010.2 Life safety danger.** Existing buildings subject to high seismic hazard levels continue to be a serious life safety danger to the people who live and work in, and around, them. The primary goal of seismic retrofit is to improve building performance



and life safety during a seismic event. To improve life safety in seismically hazardous buildings, yet keep seismic retrofits economically feasible, the City adopted Resolution 9820 (in 1971) which was later repealed and reenacted in certain parts as set forth in this chapter.

**18-48.010.3 Goals.** This chapter provides procedures for the systematic evaluation and retrofit of existing buildings within the City of Santa Rosa.

**Section 18-48.020 Definitions.**

For the purpose of this chapter, the following words, terms, and phrases shall be defined as follows:

**ABATEMENT.** The lessening of potential and/or existing life-safety hazards, in the built environment, to occupants and neighboring uses.

**ADDITION.** An extension or increase in floor area, number of stories, or height of a building or structure.

**ALTERATION.** Any construction or renovation to an existing structure, other than repair or addition.

**AUTHORITY HAVING JURISDICTION.** An organization, political subdivision, office, or individual responsible for administering and enforcing the requirements of a code or standard, or for approving equipment, materials, an installation, or a procedure.

**BUILDING.** Any structure utilized or intended for supporting or sheltering any occupancy.

**BUILDING ELEMENT.** A fundamental component of building construction which may or may not be of fire-resistance-rated construction and is constructed of materials based on the building type of construction.

**BUILDING HEIGHT.** The vertical distance from grade plane to the average height of the highest roof surface.

**BUILDING TYPE.** A building classification defined in Section 3.2.1 (Table 3-1) of ASCE 41-13 that groups buildings with common seismic-force-resisting systems and performance characteristics in past earthquakes.

**EVALUATION.** A process that critically examines a building and/or building elements for life-safety hazards based on the standards specified and referenced in this chapter. The process involves collecting and analyzing information about the building and/or building element characteristics, and the resulting report stating judgments about deficiencies, hazards, and potential solutions.

**HISTORICAL SIGNIFICANCE.** Historical building qualifications for use with the California Historical Building Code (Title 24, Part 8), or with the Santa Rosa City Code.

**LEVEL OF SEISMICITY.** A degree of expected seismic hazard. For ASCE 41-13, levels are categorized as very low, low, moderate, or high, based on mapped acceleration values and site amplification factors, as defined in Section 2.5 (Table 2-5) of ASCE 41-13.

**LIGHT-FRAME WOOD CONSTRUCTION.** A type of construction whose vertical and horizontal structural elements are primarily formed by a system of repetitive wood framing members.

**OCCUPANCY CLASSIFICATION (OCCUPANCY CLASS).** The formal designation of the primary purpose of the building, structure, or portion thereof, as defined in Chapter 3 of the California Building Code.

**PERFORMANCE LEVEL.** A limiting damage state for a building, considering structural and nonstructural components, used in the definition of Performance Objective.

**PERFORMANCE OBJECTIVE.** One or more pairings of a selected Seismic Hazard Level with both an acceptable or desired Structural Performance Level and an acceptable or desired Nonstructural Performance Level.

**PERMITTED.** A building and/or other construction permit is/was issued for the proposed work.

**REHABILITATION.** The restoration, re-classification, demolition, and/or abatement of deficient buildings and building elements to a state of acceptable life safety, as determined in accordance with this chapter and other applicable codes and standards.

**REPAIR.** The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

**SEISMIC HAZARD LEVEL.** Ground-shaking demands of specified severity, developed on either a probabilistic or deterministic basis.

**SIGNIFICANT ADDITION, ALTERATION, OR REPAIR.** An addition, alteration, repair, or any combination of the preceding that affects, exposes, or reveals more than 10% of the existing building area or building elements of concern.

**SITE CLASSIFICATION (SITE CLASS).** A classification assigned to a site based on the types of soils present and their engineering properties, as defined in ASCE 41 or ASCE 7.

**SOFT STORY.** One or more stories constructed above an open-front garage, or other significant opening(s), with insufficient vertical elements of the lateral-resisting-system

in line with, and at the level of, the open-front garage (or other significant opening(s)).

**STORY.** The portion of a structure between the tops of two successive finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the roof structural element.

**STRUCTURAL OBSERVATION.** The visual observation of the structural system by a licensed design professional for general conformance to the approved construction documents.

**TYPE OF CONSTRUCTION.** Construction classification as defined in Chapter 6 of the California Building Code.

### **Section 18-48.030 Types of buildings and building elements subject to evaluation.**

**18-48.030.1 Buildings and building elements subject to evaluation.** The classifications of buildings and building elements listed in Sections 18-48.030.1.1 through 18-48.030.1.6 are subject to abatement by demolition, or by seismic evaluation and rehabilitation in accordance with Section 18-48.040. If abatement is proposed by demolition, a demolition permit is required to be issued prior to demolition work on any building or building element, except as provided for “Emergency Repairs” in the California Building Code. Buildings, building elements, or hazards which are not voluntarily abated within 365 days of notice to correct deficiencies may be required by the City to be vacated and abated in accordance with the provisions of Chapter 18-20.

**18-48.030.1.1** All buildings constructed prior to December 31, 1957.

#### **Exceptions to Section 18-48.030.1.1:**

1. Public school buildings.
2. One-family and two-family dwellings of light-frame wood construction.

**18-48.030.1.2** All buildings, regardless of when constructed, that do not meet the building benchmark criteria of ASCE 41-13, Table 4-6.

**18-48.030.1.3** All buildings constructed with unreinforced masonry walls.

**18-48.030.1.4** All buildings with concrete or masonry walls that were constructed or permitted prior to November 1, 2002 (the effective date of the 2001 California Building Code).

**18-48.030.1.5** Suspension of lighting fixtures in suspended grid ceilings, in all buildings, regardless of when built.

**18-48.030.1.6** Existing multi-story construction with one or more stories over open front or garage door opening(s), creating a “soft story” condition, as

determined by a licensed design professional or the Authority Having Jurisdiction.

**18-48.030.2 Timing.** The requirement for seismic evaluation and abatement/rehabilitation shall be identified by the City at the time of permit application for fire sprinklers, change of use, addition, alteration, or repair of buildings and/or building elements identified in Section 18-48.030.1.

**18-48.030.3 Exemptions.** The project types identified in 18-48.030.3.1 through 18-48.030.3.4 are exempt from the mandatory seismic evaluation requirements of this chapter.

**18-48.030.3.1 Trade permits.** Plumbing, mechanical, and electrical permits, in buildings with concrete and/or masonry walls, that do not significantly alter the roofing or ductwork, and that do not significantly affect or expose the building elements identified in this Chapter.

**18-48.030.3.2 Repairs.** Small repair permits, in buildings with concrete and/or masonry walls, that do not significantly alter the roofing or ductwork, and that do not significantly affect or expose the building elements identified in this Chapter.

**18-48.030.3.3 Photovoltaic systems.** Photovoltaic system installations that do not significantly alter the roofing, and that do not significantly affect or expose the building elements identified in this Chapter.

**18-48.030.3.4 Soft story alterations.** Alterations, valued at less than \$50,000.00, to soft story buildings that do not include any alteration, addition, or repairs to the soft story level, nor to the story directly above the soft story level.

#### **Section 18-48.040 Scope of evaluation and rehabilitation.**

**18-48.040.1 Evaluation and rehabilitation.** When a seismic evaluation is required by Section 18-48.030.1, the building owner or authorized representative shall retain a design professional, licensed in the State of California, to evaluate the building and building elements in accordance with one of the standards listed in Section 18-48.050.1 and this section. Rehabilitation and/or demolition of all deficient buildings and building elements is required in accordance with the evaluation of the licensed design professional and this chapter. The licensed design professional shall submit a written evaluation report to the Authority Having Jurisdiction which shall include, but not be limited to, the items listed in 18-48.040.1.1 through 18-48.040.1.3. Unknown building elements shall be verified or otherwise addressed by the design professional retained.

**18-48.040.1.1 Scope and intent.** The purpose of the evaluation, a summary of the evaluation procedure(s), and the level of investigation conducted.

**18-48.040.1.2 Design standard criteria.** The seismic evaluation standard/criteria

used, and the building performance objective chosen (minimum of life safety).

**18-48.040.1.3 Site and building data.** Site and building data shall include, but not be limited to, all items listed in Sections 18-48.040.1.3.1 through 18-48.040.1.3.14.

**18-48.040.1.3.1 General building description.** Building address, assessor's parcel number, year built, design standard/code in effect at time of original permit application, number of stories, story height, building height, building dimensions, approximate floor area, occupancy class, type of construction, historical significance, and building type.

**18-48.040.1.3.2 Structural systems description.** Framing, seismic-force-resisting-systems, floor and roof diaphragm construction, basement, and foundation systems. Copies of the original construction drawings shall be submitted if available.

**18-48.040.1.3.3 Diaphragm chords.** Diaphragm chord continuity, strength, and connections to the diaphragm web and vertical elements of the lateral force resisting system.

**18-48.040.1.3.4 Diaphragm collectors.** Diaphragm collector continuity, strength, and connections to the diaphragm web and vertical elements of the lateral force resisting system.

**18-48.040.1.3.5 Diaphragm ties.** Diaphragm tie continuity, strength, and connection to the diaphragm web elements.

**18-48.040.1.3.6 Wall anchorage.** Out-of-plane wall anchorage to diaphragms.

**18-48.040.1.3.7 Wall strength.** Out-of-plane strength of walls.

**18-48.040.1.3.8 Seismic separation or interconnection.** Separation and/or interconnection of adjacent buildings sharing common vertical or seismic-force-resisting elements.

**18-48.040.1.3.9 Nonstructural systems description.** All nonstructural elements that affect the seismic performance of the building, or whose failure could cause serious life-threatening injuries to occupants or persons near the building.

**18-48.040.1.3.10 General site information.** Site soil factors, soil type, seismic design category, level of seismicity, spectral response acceleration parameters, and soil site class (buildings within risk categories I or II may assume soil site class D unless site-specific geotechnical information is available).

**18-48.040.1.3.11 Supplemental documentation.** Photographs of the building exterior and structural elements, general condition of the structure, special

features of the building, and any general comments that pertain to life safety or structural stability. Preliminary structural calculations, material test results, all necessary checklists, and summary data sheets.

**18-48.040.1.3.12 General findings.** A list of observed defects including cracks, uncleanliness, evidence of leaks, foundation settlement, sagging floors, rusting metal, rotting wood, and general deterioration of any other building material used.

**18-48.040.1.3.13 Seismic findings.** A list of seismic deficiencies identified during the inspection and/or evaluation of the structure.

**18-48.040.1.3.14 Recommendations.** Mitigation solutions and/or recommendations for further evaluation.

**Exceptions to 18-48.040.1.3:**

1. In lieu of the information required by Section 18-48.040.1.3, the design professional retained may submit documentation showing the building complies with the benchmark provisions of Sections 4.3.1 through 4.3.4 of ASCE 41-13. This exception does not include evaluations of buildings known to have neglected or inadequately addressed the applicable design standards in effect at the time of original building permit application. Review of the record drawings of the structure shall be performed to confirm that the primary elements of the seismic-force-resisting system and their detailing were designed in accordance with the applicable provisions listed in Table 4-6 of ASCE 41-13. This exception does not apply to nonstructural elements, and a written report in accordance with ASCE 41-13 Section 16.17 shall be required for all nonstructural building elements identified in Section 18-48.030.1, as applicable.
2. In lieu of the information required by Section 18-48.040.1.3, the design professional retained may submit documentation showing the building complies with the Uniform Building Code, 1955 Edition, including earthquake provisions (applicable only to buildings built prior to 1958). Documentation shall include a review of the record drawings of the structure to confirm that the primary elements of the seismic-force-resisting system were designed and detailed in accordance with applicable seismic provisions. This exception does not apply to nonstructural elements, and a written report in accordance with ASCE 41-13 Section 16.17 shall be required for all nonstructural building elements identified in Section 18-48.030.1, as applicable.
3. As approved by the building official on a case-by-case basis, the design professional retained may submit documentation including all items

specified in Exceptions 18-48.040.1.3a through 18-48.040.1.3c in lieu of the information required by Section 18-48.040.1.3. (Structures and buildings larger than 10,000 square feet may have additional requirements).

- 3a. One or more completed Tier 1 Checklists, as required by Table 4-7 of ASCE 41-13 (Life Safety Performance Level), including Quick Checks for Strength and Stiffness per Section 4.5.3 of ASCE 41-13.
- 3b. A completed Summary Data Sheet found in Appendix C of ASCE 41-13 (Life Safety Performance Level).
- 3c. An evaluation of diaphragms, chords, collectors, ties, and wall anchorage per sections 7.2.9 through 7.2.11.2 of ASCE 41-13. Alternate: An evaluation of diaphragms, chords, collectors, ties, and wall anchorage per sections 12.10 and 12.11 of ASCE 7-16, with a design spectral response acceleration parameter at short periods ( $S_{DS}$ ) determined per section 12.8.1.3 of ASCE 7-16.

**Section 18-48.050 Standards for evaluation and structural observation.**

**18-48.050.1 Evaluation and rehabilitation design standards.** Seismic retrofit design and construction shall be performed under the direct supervision of a design professional, licensed in the State of California, and shall be based upon this chapter and the following standards:

- 1. 2019 California Building Code Title 24, Part 2.
- 2. 2019 California Existing Building Code Title 24, Part 10.
- 3. 2019 California Historical Building Code Title 24, Part 8.
- 4. ASCE 41-13 (or ASCE 41-17, Collapse Prevention Performance Level) Seismic Evaluation and Retrofit of Existing Buildings.
- 5. Any other nationally recognized standard for rehabilitation of existing buildings approved by the Building Official."

Structural observation in accordance with Section 1704 of the California Building Code shall be required for all structures in which a seismic retrofit is being performed. Structural observation shall include visual observation of work for conformance to the approved construction documents and confirmation of existing conditions assumed during design.”

**Section 14. Chapter 18-64 of the Santa Rosa City Code - Historical or Architecturally Significant Buildings**

The existing sections of Chapter 18-64 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

**Section 18-64.010 of the Santa Rosa City Code is amended to read as follows:**

**"Section 18-64.010 Purpose.**

In order to maintain the historical and architectural integrity of buildings designated as historical or architecturally significant buildings within the community consistent with objectives of the urban design element of the General Plan, it is necessary to provide necessary code alternatives of rehabilitation and restoration of such buildings. Such alternative building regulations are intended to facilitate the restoration or changes of occupancy so as to preserve the original or restored architectural elements and features, to provide a cost-effective approach to the preservation of historical or architecturally significant buildings and to provide for the safety of the building occupants consistent with the Title 24, Part 8, of the 2022 California Historical Building Code."

**Section 15. Chapter 18-69 of the Santa Rosa - Expedited permit process for electric vehicle charging stations**

The existing sections of Chapter 18-69 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change and shall apply, as applicable, to the model codes herein adopted.

**Section 16. Findings of Fact.** The Council finds that the standards for buildings within the City of Santa Rosa should comply with the CALIFORNIA ADMINISTRATIVE CODE, 2022 Edition; the CALIFORNIA BUILDING CODE, 2022 Edition; the CALIFORNIA RESIDENTIAL CODE, 2022 Edition; the CALIFORNIA ELECTRICAL CODE, 2022 Edition; the CALIFORNIA MECHANICAL CODE, 2022 Edition; the CALIFORNIA PLUMBING CODE, 2022 Edition; the CALIFORNIA HISTORICAL BUILDING CODE, 2022 Edition; the CALIFORNIA EXISTING BUILDING CODE, 2022 Edition; the CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CALIFORNIA ENERGY CODE, 2022 Edition; and the CALIFORNIA REFERENCED STANDARDS CODE, 2022 Edition, all as amended and adopted by the State of California and further amended by this Ordinance; and the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 Edition, as further amended by this Ordinance. Based on materials presented by the Chief Building Official of the City of Santa Rosa, the Council finds that it is necessary to make procedural and administrative modifications and changes to the model codes as amended and adopted by the State of California and specifically adopted and amended in this Ordinance. Such standards are needed for efficient,



economical, and expeditious enforcement of the Santa Rosa City Code, Chapter 18 Buildings and Construction. The Council further finds and determines, based on the materials and reports presented, that the substantive amendments to the model codes, which are identified by and adopted in this Ordinance, are hereby determined to be reasonably necessary because of local climatic, geological or topographical conditions and are more restrictive than the standards set forth within the model codes except as otherwise authorized by law. If any non-administrative or non-procedural model code provision or applicable State of California amendment is in conflict with this ordinance, it is the intent of this ordinance to amend or delete such provision when findings of local conditions are stated as required by sections 17958.5 and 17958.7 of the Health and Safety Code.

Said local conditions are:

- A. Earthquake hazards associated with the Healdsburg-Rodgers Creek Fault and other localized earthquake faults in close proximity of a densely populated urban area.
- B. History of heavy winter rains and poorly drained soils including expansive adobe soils in many locations.
- C. High groundwater tables and unconsolidated alluvial soils.
- D. Heavy accumulations of flammable plant material covering many areas, periodic high winds and an extended dry season.
- E. The propensity of local streams to flood due to periods of intense rainfall.
- F. Due to local hydrological conditions, Santa Rosa operates under regulation of National Pollutant Discharge Elimination (NPDES) Permits with respect to both the discharge of treated reclaimed waste water and the discharge of storm water.
- G. High Fire Hazard Severity Zones in parts of the City of Santa Rosa.
- H. Santa Rosa has established a local regulatory system to permit medical cannabis operations within the City limits, consistent with public safety and State law.
- I. Santa Rosa has substantial residential development near areas of elevated exterior noise levels from rail and freeway corridors.
- J. Santa Rosa Zoning Code and policy defers review of minor discretionary elements to the Building Permit process.

Such local conditions apply to local amendments and modifications to the State of California adopted model codes as indicated below:

SRCC 18-16.105.2 A, B, C

SRCC 18-16.202 G  
SRCC 18-16.30.2 G  
SRCC 18-16.502.1 - 502.1.3 A, D, G  
SRCC 18-16.701A.1 - 710A.3.3.4 G  
SRCC 18-16.902- 912 A, D, G  
SRCC 18- 16.1512 G  
SRCC 18-16.1804 B, C  
SRCC 18-16.3103 A, D, G  
SRCC 18-16.3311.3 -3312.5 A, D, G  
SRCC 18-16C.101 H  
SRCC 18-16C.103 A, D, G  
SRCC 18-16H101.2 K  
SRCC 18-16. J103-J105 A, B, C, D, E  
SRCC 18-16 Chapter 35 D, I  
SRCC 18-20. A, B, D  
SRCC 18-22.R202 A  
SRCC 18-22R313 A, D, G  
SRCC 18-22.R319 A, D, H  
SRCC 18- 22.R337.1.1- R337.10.3.4 G  
SRCC 18-22.R902.1 - R902.4 G  
SRCC 18-22R AJ 102-104 D, G  
SRCC 18-22R AK 101 I SRCC  
18-22 Chapter 44 D, G SRCC  
18-24.304 E, F  
SRCC 18-48 A

**Section 17. Environmental Review.** The Council determines that this ordinance establishes standards and procedures for issuing building and construction permits and is:

1. Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061 (b)(3) in that the standards set forth in the Ordinance are more protective of the environment than the State Building Standards Code, and there is no possibility that the activity in question may have a significant effect on the environment and,
2. Exempt from CEQA pursuant to CEQA Guidelines sections 15307 and 15308 in that the standards set forth in the Ordinance assure the maintenance, restoration, enhancement or protection of natural resources and the environment.

**Section 18. Duty.** Notwithstanding any provision contained in Title 18 of the Santa Rosa City Code, whenever the words "shall", "will", "must", "is charged with the enforcement of", or words of similar import, are used in said chapters to establish a responsibility of the City of Santa Rosa, or of the members of any board, commission, department, officers of the City, including, but not limited to the Council and City Planning Commission thereof, or of any officer, official, or employee of the City of Santa Rosa, it is the legislative intent that such words shall establish

the authority and direction to exercise professional judgment in the application and interpretation of this Code, as distinguished from a mandatory duty. No mandatory duty with respect to the application and interpretation of this Code is imposed upon any member of the Council, or upon any board or commission of the City of Santa Rosa, or upon any department, officer, official, or employee of the City of Santa Rosa by the provisions of said chapters, and said chapters shall not be construed so as to hold the City of Santa Rosa or any member of the Council or of any board, commission, or department of the City, or any officer, official or employee of the City of Santa Rosa responsible or liable for any damage to persons or property by reason of any action taken or by reason of any approval given or not given, under the provisions of said chapters or in connection with any such members, officers, or employees duties set forth in said chapters.

**Section 19. Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance. The Council declares that it would have passed this ordinance and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, clauses or phrases be declared unconstitutional or invalid for any reason.

**Section 20. Effective Date.** This ordinance shall take effect on January 1, 2023, upon passage by the Council and publication pursuant to Section 8 of the Santa Rosa City Charter. The non- administrative or non-procedural provisions of this Title that exist as of the date of adoption of this ordinance shall remain in effect and applicable to those specific permit applications that were submitted for plan review prior to the effective date of this ordinance. For purposes of this section, the date of submittal for master planned projects shall be the date of submittal for plot plan review.

This ordinance was introduced by the Council of the City of Santa Rosa on October 25, 2022.

IN COUNCIL DULY PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
City Clerk Mayor

APPROVED AS TO FORM: \_\_\_\_\_

City Attorney