

ORDINANCE OF THE CITY OF SANTA ROSA ADOPTING BY REFERENCE, WITH LOCAL AMENDMENTS, THE 2016 CALIFORNIA ADMINISTRATIVE CODE, 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA HISTORICAL BUILDING CODE, 2016 CALIFORNIA EXISTING BUILDING CODE, 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 CALIFORNIA REFERENCED STANDARDS CODE, 2015 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)

A. The existing sections of Chapter 18-04 of the Santa Rosa City Code that are not expressly repealed or amended by this ordinance are hereby readopted without change, and shall apply, as applicable, to the model codes herein adopted.

B. The following sections and subsections of Chapter 18-04 of the Santa Rosa City Code are amended as follows:

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, 2016 Edition, published by the International Code Council and amended by the California Building Standards Commission; The CALIFORNIA BUILDING CODE, Part 2 of Title 24, 2016 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; and Appendix J, Grading; the CALIFORNIA RESIDENTIAL CODE, Part 2.5 of Title 24, 2016 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix H, Patio Covers; Appendix J, Existing Buildings and Structures; Appendix K, Sound Transmission; and Appendix U, Solar Ready Provisions; The CALIFORNIA ELECTRICAL CODE, Part 3 of Title 24, 2016 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, 2016 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, 2016 Edition, published by the International Association of Plumbing and Mechanical Officials and amended by the California Building Standards Commission, and its IAPMO Installation Standards, including Chapter 16A; 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, 2016 Edition, published by the International Code Council and the California Building Standards Commission; The CALIFORNIA HISTORICAL BUILDING CODE, Part 8 of Title 24, 2016 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, 2016 Edition, published by the International Code Council and amended by the California Building Standards Commission, and its Appendix Chapter A1, Seismic Strengthening Provisions for Unreinforced Masonry Buildings; Appendix Chapter A3, Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood- Frame Residential Buildings; Appendix Chapter A4, Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak, or Open Front Walls; and Appendix Chapter A6, Referenced Standards; The CALIFORNIA GREEN BUILDING STANDARDS CODE, Part 11 of Title 24, 2016 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, 2016 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, 2015 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, 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 and California Green Building Standards 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.

The Housing and Community Services Director is appointed and designated as the Code Official as such term is used and as such position is established in the Santa Rosa City Code and the International Property Maintenance Code. The Housing and Community Services Director is charged with the enforcement of such codes and City regulations and requirements adopted under the authority provided in Government Code Sections 38601(b) and 38660”

Subsection (A)(8) of Section 18-04.065 of the Santa Rosa City Code is amended to read as follows:

“(8) Payment of fee to file an application to appeal a decision by the Chief Building Official or the Code Official to the Board of Building Regulations Appeals in the amount fixed by resolution of the City Council.”

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

A. 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.

B. The following sections and subsections of Chapter 18-08 of the Santa Rosa City Code are amended as follows:

Subsection (A) of Section 18-08.020 of the Santa Rosa City Code is amended to read as follows:

“(A) Fees for the issuance of such permits shall be payable in the amounts fixed by resolution of the City Council, based on the valuation listed therein or on the cost based fees in the amounts fixed by resolution of the City Council. The fees shall be charged and collected at the time of issuance of the permit except as otherwise provided in the Santa Rosa City Code.”

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

Chapter 18-12 of the Santa Rosa City Code is hereby readopted in its entirety 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)

A. 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.

B. The following sections and subsections of Chapter 18-16 of the Santa Rosa City Code are added, amended or repealed as follows:

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, 2016 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; and Appendix J, Grading, 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 added to read as follows:

“18-16.202 Definitions.

California Building Code Section 202 is amended to revise the definition of “Tent” to read as follows:

TENT. A structure, enclosure, umbrella structure or shelter with or without sidewalls or drops, constructed of fabric or pliable material supported by any manner except by air or the contents that it protects.

California Building Code Section 202 is further amended to add the following definitions:

MEMBRANE STRUCTURE. An air-inflated, air-supported, cable or frame-covered structure as defined by this code and not otherwise defined as a tent or umbrella structure.

SUBSTANTIAL ADDITION. An existing building or structure not classified as Group R-3 occupancy, which undergoes any addition of floor area that is greater than twenty-five percent (25%) of the existing gross floor area.

SUBSTANTIAL ADDITION, Group R-3. An existing Group R-3 building or structure, which undergoes any addition of floor area that exceeds fifty percent (50%) of the existing gross floor area.

SUBSTANTIAL REMODEL. An existing building or structure, which undergoes any alteration of floor area that is greater than fifty percent (50%) of the existing gross floor

area or meets the definition of a substantial improvement as defined by this code.

UMBRELLA STRUCTURE. A structure, enclosure or shelter with or without sidewalls or drops, constructed of fabric or pliable material supported by a central pole. (See “Membrane Structure” and “Tent”)”

Section 18-16.306.2 of the Santa Rosa City Code is added to read as follows:

“18-16.306.2 Moderate-hazard factory industrial group F-1.

California Building Code Section 306.2 is amended to add to the list of moderate-hazard factory industrial groups the following:

Agricultural crop production including cultivation, drying, processing and/or storage.”

Section 18-16.501.2 of the Santa Rosa City Code is amended to read as follows:

“18-16.501.2 Premises identification.

California Building Code Section 501.2 is amended to read as follows:

Section 501.2 Address identification. New and existing buildings shall be provided with approved illuminated or other approved means of address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetic letters. Numbers shall not be spelled out. Character size and stroke shall be in accordance with Section 505.1.1 through 505.1.2. Where required by the Fire Code Official, address identification shall be provided in additional approved locations to facilitate emergency response in accordance with this code and Section 505.1.3. Where access is by means of a private road and the building cannot be viewed from the public way or when determined by the Fire Code Official, a monument, pole, or other approved illuminated sign or other approved means shall be used to identify the structure. Address identification shall be maintained.”

Section 18-16.501.2.1 of the Santa Rosa City Code is amended to read as follows:

“18-16.501.2.1 One-and two family dwellings.

California Building Code Section 501.2.1 is added to read as follows:

Section 501.2.1 Numbers for one- and two- family dwellings. Each address identification character shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.”

Section 18-16.501.2.2 of the Santa Rosa City Code is amended to read as follows:

“18-16.501.2.2 Numbers for other than one-and two-family dwellings.

California Building Code Section 501.2.2 is added to read as follows:

Section 501.2.2 Numbers for other than one- and two-family dwellings. Each address identification character shall be not less than twelve (12) inches high with a minimum stroke width of one (1) inch. Suite and unit directional numbers shall be not less than six (6) inches high with a minimum stroke width of three-quarter (0.75) inch. Numbers shall be not less than four (4) inches high with a minimum stroke width of one-half (0.5) inch.”

Section 18-16.501.2.3 of the Santa Rosa City Code is amended to read as follows:

“18-16.501.2.3 Complex directory.

California Building Code Section 501.2.3 is added to read as follows:

Section 501.2.3 Complex directory. Where two or more buildings cannot be viewed from the public way or when determined by the Building or Fire Code Official, an approved illuminated complex directory, monument, pole, or other approved sign or means shall be used to identify the structures at the main entrances to the property.”

Section 18-16.702A of the Santa Rosa City Code is added to read as follows:

“18-16.702A Definitions.

California Building Code Section 702A is amended to revise the definition of “Wildland-Urban Interface Fire Area” to read as follows:

WILDLAND-URBAN INTERFACE FIRE AREA. *A geographical area identified by the City of Santa Rosa as a “Fire Hazard Severity Zone” in accordance with the Public Resources Code, Sections 4201 through 4204, and Government Code, Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires, as designated on the map titled Wildland-Urban Interface Fire Area, dated January 28, 2009.”*

Section 18-16.902 of the Santa Rosa City Code is added to read as follows:

“18-16.902 Definitions.

California Building Code Section 902 is amended to add the following:

[F] SUBSTANTIAL ADDITION
[F] SUBSTANTIAL ADDITION, Group R-3
[F] SUBSTANTIAL IMPROVEMENT
[F] SUBSTANTIAL REMODEL”

Section 18-16.903.2 of the Santa Rosa City Code is amended to read as follows:

“18-16.903.2 Where Required.

California Building Code Section 903.2 is amended to read as follows:

[F] **Section 903.2 Where required.** Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.19. Approved automatic sprinkler systems in existing buildings and structures shall be provided in locations described in Section 903.6.

Exceptions:

1. Agricultural buildings as approved by the fire code official.
2. Detached pool houses accessory to Group R-3 not classified as a dwelling unit and not exceeding 1,000 square feet (928m²) in gross floor area within 50 feet of the pool and limited to a single bathroom.
3. Detached non-combustible motor vehicle fuel dispensing canopies.
4. Detached Group U Occupancies not greater than 1,000 square feet (928m²)”

Section 18-16.903.2.1 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.1 Group A.

California Building Code Section 903.2.1 is amended to read as follows:

[F] **Section 903.2.1 Group A.** An automatic sprinkler system shall be provided throughout buildings containing a Group A occupancy.”

Section 18-903.2.1.1 of the Santa Rosa City Code is added to read as follows:

“18-903.2.1.1 Section deleted.

California Building Code Section 903.2.1.1 is deleted.”

Section 18-903.2.1.2 of the Santa Rosa City Code is added to read as follows:

“18-903.2.1.2 Section deleted.

California Building Code Section 903.2.1.2 is deleted.”

Section 18-903.2.1.3 of the Santa Rosa City Code is added to read as follows:

“18-903.2.1.3 Section deleted.

California Building Code Section 903.2.1.3 is deleted.”

Section 18-903.2.1.4 of the Santa Rosa City Code is added to read as follows:

“18-903.2.1.4 Section deleted.

California Building Code Section 903.2.1.4 is deleted.”

Section 18-903.2.1.5 of the Santa Rosa City Code is added to read as follows:

“18-903.2.1.5 Section deleted.

California Building Code Section 903.2.1.5 is deleted.”

Section 18-16.903.2.1.6 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.1.6 Assembly Occupancies on Roofs.

California Building Code Section 903.2.1.6 is amended to read as follows:

[F] **Section 903.2.1.6 Assembly occupancies on roofs.** Where an occupied roof has assembly occupancy with an occupant load exceeding 100 for Group A-2 and 300 for other Group A Occupancies, an automatic sprinkler system shall be provided throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2.”

Section 18-16.903.2.1.7 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.1.7 Section deleted.

California Building Code Section 903.2.1.7 is deleted.”

Section 18-16.903.2.2 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.2 Ambulatory Care Facilities.

California Building Code Section 903.2.2 is amended to read as follows:

[F] **Section 903.2.2 Ambulatory care facilities.** An automatic sprinkler system shall be installed throughout buildings containing an ambulatory care facility.”

Section 18-16.903.2.3 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.3 Group E.

California Building Code Section 903.2.3 is amended to read as follows:

[F] **Section 903.2.3 Group E.** An automatic sprinkler system shall be installed throughout buildings containing a Group E occupancy. *For public school state-funded construction projects see Section 903.2.19.*”

Section 18-16.903.2.4 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.4 Group F.

California Building Code is amended to read as follows:

[F] Section 903.2.4 Group F. An automatic sprinkler system shall be provided throughout buildings containing a Group F occupancy.”

Section 18-16.903.2.4.1 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.4.1 Section deleted.

California Building Code Section 903.2.4.1 is deleted.”

Section 18-16.903.2.5.3 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.5.3 Pyroxylin Plastics.

California Building Code Section 903.2.5.3 is amended to read as follows:

[F] Section 903.2.5.3 Pyroxylin plastics. An automatic sprinkler system shall be provided throughout buildings where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).”

Section 18-16.903.2.6.2 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.6.2 Group I-3.

California Building Code Section 903.2.6.2 is amended to read as follows:

Section 903.2.6.2 Group I-3. Every building where inmates or persons are in custody or restrained shall be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system shall be locked in the open position and electronically supervised so that at least an audible and visible alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.”

Section 18-16.903.2.7 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.7 Group M.

California Building Coded Section 903.2.7 is amended to read as follows:

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where gross floor area exceeds 500 square feet (464m²).”

Section 18-16.903.2.8.1 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.8.1 Group R-3.

California Building Code Section 903.2.8.1 is amended to read as follows:

Section 903.2.8.1 Group R-3. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be provided throughout all one- and two-family dwellings regardless of square footage in accordance with the *California Residential Code*. An automatic sprinkler shall be installed in 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*.”

Section 18-16.903.2.9 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.9 Group S-1.

California Building Code Section 903.2.9 is amended to read as follows:

Section 903.2.9 Group S. An automatic sprinkler system shall be provided throughout all buildings containing a Group S occupancy.”

Section 18-16.903.2.9.1 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.9.1 Section deleted.

California Building Code Section 903.2.9.1 is deleted.”

Section 18-16.903.2.9.2 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.9.2 Section deleted.

California Building Code Section 903.2.9.2 is deleted.”

Section 18-16.903.2.10 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.10 Group S-2 Enclosed parking garages.

California Building Code Section 903.2.10 is amended to read as follows:

Section 903.2.10 Group B. An automatic sprinkler system shall be provided throughout buildings containing Group B occupancies where the gross floor area exceeds 500 square

feet (464m²).”

Section 18-16.903.2.10.1 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.10.1 Section deleted.

California Building Code Section 903.2.10.1 is deleted.”

Section 18-16.903.2.11 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.11 Specific building areas and hazards.

California Building Code Section 903.2.11 is amended to read as follows:

Section 903.2.11 Specific building areas and hazards. In all occupancies other than detached Group U occupancies not greater than 1,000 square feet (928m²), an automatic sprinkler system shall be installed for building design or hazard in the locations set forth in Sections 903.2.11.1 through 903.2.11.8.”

Section 18-16.903.2.11.3 of the Santa Rosa City Code is added to read as follows:

“Section 18-16.903.2.11.3 Buildings 55 feet or more in height - Exceptions deleted.

California Building Code Section 903.2.11.3 exceptions #1 and #2 are deleted.”

Section 18-16.903.2.11.7 of the Santa Rosa City Code is amended to read as follows:

“18-16.903.2.11.7 Undetermined use design.

California Building Code Section 903.2.11.7 is added to read as follows:

Section 903.2.11.7 Undetermined use design. Automatic sprinkler systems installed in buildings or structures of undetermined use shall be designed and installed to have a minimum density of .33 gallons per minute per square foot over a minimum design area of 3,000 square feet (2,784m²).”

Section 18-16.903.2.11.8 of the Santa Rosa City Code is added to read as follows:

“18-16.903.2.11.8 High-piled storage.

California Building Code Section 903.2.11.8 is added to read as follows:

Section 903.2.11.8 High-piled storage. An automatic sprinkler system shall be provided throughout as required in Chapter 32 in all buildings where storage is in high-pile or rack storage arrays.”

Section 18-16.903.4.2 of the Santa Rosa City Code is amended to read as follows:

“18-16.903.4.2 Alarms.

California Building Code Section 903.4.2 is amended to read as follows:

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

Section 18-16.903.6 of the Santa Rosa City Code is added to read as follows:

“18-16.903.6 Where required in existing buildings or structures.

California Building Code Section 903.6 is added to read as follows:

Section 903.6 Where required in existing buildings and structures. An automatic sprinkler system shall be provided throughout existing buildings and structures where required in Sections 903.6.1 through 903.6.3.”

Section 18-16.903.6.1 of the Santa Rosa City Code is added to read as follows:

“18-16.903.6.1 Substantial remodel.

California Building Code Section 903.6.1 is added to read as follows:

Section 903.6.1 Substantial remodel. An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial remodel or substantial improvement.
Exception: Alterations made solely for the purpose of providing barrier removal pursuant to the requirements of the Americans with Disabilities Act (ADA) as contained in exception # 4 of Section 11B-204.2.”

Section 18-16.903.6.2 of the Santa Rosa City Code is added to read as follows:

“18-16.903.6.2 Substantial addition.

California Building Code Section 903.6.2 is added to read as follows:

Section 18-44.903.6.2 Substantial addition. An automatic sprinkler system shall be provided throughout all buildings that undergo a substantial addition.”

Section 18-16.903.6.3 of the Santa Rosa City Code is added to read as follows:

“18-16.903.6.3 Substantial alteration.

California Building Code Section 903.6.3 is added to read as follows:

Section 903.6.3 Substantial alteration. An automatic sprinkler system shall be provided throughout all buildings that undergo any combination of substantial remodel, addition or both that equals fifty percent (50%) of the existing gross floor area.”

Section 18-16.904.12 of the Santa Rosa City Code is added to read as follows:

“18-16.904.12 Commercial cooking systems.

California Building Code Section 904.12 is amended to read as follows:

Section 904.12 Commercial cooking systems. *Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, NFPA 96, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:*

1. *Wet chemical extinguishing system, complying with UL 300.*
2. *Carbon dioxide extinguishing system.*
3. *Automatic fire sprinkler systems.*

All existing dry chemical and wet chemical extinguishing systems shall comply with UL 300.

Exception: *Public school kitchens, without deep-fat fryers, shall be upgraded to a UL 300 compliant system during state-funded modernization projects that are under the jurisdiction of the Division of the State Architect.*

All systems shall be installed in accordance with the California Mechanical Code, NFPA 96, appropriate adopted standards, their listing and the manufactures’ installation instructions.

Exception: *Factory-built commercial cooking recirculating systems that are tested, listed, labeled and installed in accordance with UL 710B and the California Mechanical Code and NFPA 96.”*

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

“18-16.905.3.1(2) Height.

California Building Code Section 905.3.1, item (2) is amended to read as follows:

2. *Buildings that are three or more stories in height.”*

Section 18-16.912.2 of the Santa Rosa City Code is added to read as follows:

“16.912.2 Location.

California Building Code Section 912.2 is amended to read as follows:

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

Section 18-16.3102.2 of the Santa Rosa City Code is added to read as follows:

“18-16.3102.2 Definitions.

California Building Code Section 3102.2 is amended to add the following:

**MEMBRANE STRUCTURE
TENT
UMBRELLA STRUCTURE”**

Section 18-16.3103.1 of the Santa Rosa City Code is added to read as follows:

“18-16.3103.1 General.

California Building Code Section 3103.1 is amended to read as follows:

Section 3103.1 General. The provisions of Section 3101.1 through 3103.4 shall apply to structures erected for a period of less than 180 days. Tents, umbrella structures and other membrane structures erected for a period of less than 180 days shall comply with the *California Fire Code*. Those erected for longer period of time shall comply with applicable sections of this code.”

Section 18-16.3312.3 of the Santa Rosa City Code is added to read as follows:

“18-16.3312.3 Detailed Requirements.

California Building Code Section 3312.3 is added to read as follows:

Section 3312.3 Detailed requirements. Automatic sprinkler systems shall be installed in accordance with the provisions of Section 903.”

Section 18-16 Chapter 35 of the Santa Rosa City Code is added to read as follows:

“18-16 Chapter 35 Reference Standards.

California Building Code Chapter 35 Referenced Standards is amended to read as follows:

NFPA 13D-16 - Standard for the installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes as amended*903.3.1.3

Revise Section 5.1.1.2 to read as follows:

5.1.1.2 A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

Add Sections 5.1.1.2.1 as follows:

5.1.1.2.1 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

Add Sections 5.1.1.2.2 as follows:

5.1.1.2.2 The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

Add Sections 5.1.1.2.4 as follows:

5.1.1.2.4 One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

Revise Section 7.6 to read as follows:

7.6 A local waterflow alarm shall be provided on all sprinkler systems.

Add Section 8.1.3.1.2.1 to read as follows:

8.1.2.1 Garages are permitted to be protected by residential sprinklers.

Revise Section 8.3.4 to read as follows:

8.3.4 Sprinklers shall not be required in detached garages, open attached porches, detached carports, and similar structures unless otherwise required by the *California Building or Fire Codes*.

Add Section 8.3.5.2 to read as follows:

8.3.5.2 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

Revise Section 11.2.1.1 to read as follows:

11.2.1.1 Where a fire department pumper connection is not provided, the system shall be hydrostatically tested at not less than 200 psi without evidence of leakage.

California Fire Code, Chapter 35, NFPA, 13R-16 is Amended Sections as follows:

NFPA.13R-16 - Standard for the installation of Sprinkler Systems in Residential Occupancies up to and including Four Stories in Height, as amended* ... 903.3.1.2, 903.3.5.1.1, 903.3.5.1.2, 903.4

Add Section 8.3.5.2 to read as follows:

6.6.6.1 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

California Fire Code, Chapter 35, NFPA, 72-16 is Amended Sections as follows:

NFPA 72-16 – National Fire Alarm and Signaling Code, as amended*901.6, 903.4.1, 904.3.5, 907.2, 907.2.6, 907.2.11, 907.2.13.2, 907.3, 907.3.3, 907.3.4, 907.5.2.1.2, 907.5.2.2, 907.5.2.2.5, 907.5.2.3.5, 907.6, 907.6.1, 907.6.2, 907.6.6, 907.7, 907.7.1, 907.7.2, 911.1.5, 3006.5, 3007.6

Add Section 14.7 to read as follows:

14.7 Labels and Tags

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

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

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

1. The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
2. Concern Name/Company Name
3. Concern Physical Address
4. Concern Phone Number
5. License Number (State of California Contractor State License Board License)
6. Date of service or testing and maintenance
7. Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label

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

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

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

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

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

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

Section 18-16C101.1 of the Santa Rosa City Code is added to read as follows:

“18-16C101.1 Appendix C Scope.

California Building Code Section C101.1 shall be amended to add item 9 as follows:

9. Enclosed structures used for the *exclusive* use in the cultivation of agricultural crops.”

Section 18-16C103.1.1 Appendix C Fire Separations is added to read as follows:

“18-16C103.1.1 Appendix C Fire Separations.

California Building Code Section C103.1.1 is added to read as follows:

Section C103.1.1. Fire Separations. Enclosed U occupancy crop cultivation structures that includes electrical or fuel gas powered artificial lighting or heating in the crop production shall be separated from adjacent buildings or tenant spaces by a Fire Barrier consistent with Section 707, and shall be separated from adjacent ancillary spaces within the same building or tenant space by Fire Partitions consistent with Section 708.”

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

A. 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.

B. The following sections of Chapter 18-20 of the Santa Rosa City Code are amended as follows:

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, 2015 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 18-20.103.1 of the Santa Rosa City Code is amended to read as follows:

“18-20.103.1 Division of Building and Code Compliance.

International Property Maintenance Code Section 103.1 is amended to read as follows:

Section 103.1 Division of Code Compliance. The Division of Code Compliance is hereby created and the Director of Housing and Community Services or designated representative thereof shall be known as the Code Official.”

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

A. 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.

B. The following sections of Chapter 18-22 of the Santa Rosa City Code are amended as follows:

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, 2016 Edition, published by the International Code Council, as amended by the California Building Standards Commission, and its Appendix H, Patio Covers; Appendix J, Existing Buildings and Structures; Appendix K, Sound Transmission, and Appendix U, Solar Ready Provisions-Detached One and Two Family Dwellings, Multiple single Family Dwellings (Townhomes), as adopted by reference and amended in this Title 18, are renumbered by adding “18-22.” before each section number.”

Section 18-22.R202 of the Santa Rosa City Code is added to read as follows:

“18-22.R202 Definitions.

California Residential Code Section R202 is amended to add the following definitions:

ROW HOUSE. Multiple structurally independent single or duplex residence units on individual lots or parcels placed adjacent to property lines with minimal separation and with a yard or public way on at least two sides.

SUBSTANTIAL ADDITION, Group R-3. An existing Group R-3 building or structure, which undergoes any addition of floor area that exceeds fifty percent (50%) of the existing gross floor area.

SUBSTANTIAL REMODEL. An existing building or structure, which undergoes any alteration of floor area that is greater than fifty percent (50%) of the existing gross floor area or meets the definition of a substantial improvement as defined by this code.”

Section 18-22R.302.2.5 of the Santa Rosa City Code is added to read as follows;

“18-22R.302.2.5 Row Houses.

California Residential Code Section R302.2.5 is added to read as follows:

R302.2.5 Row Houses. Exterior walls parallel to and located less than 3 feet from property lines separating dwelling units and/or accessory structures of row houses shall be separate 1-hour rated tested and listed fire resistive assemblies located on each side of the common property line between each row house unit. Each property line wall shall extend from the foundation to the underside of roof covering without openings or penetrations on the exterior side. Property line walls shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the wall. Electrical installations in the property line wall shall be in accordance with the *California Electrical Code*. Membrane penetrations of the interior wall surface of the property line wall for electrical outlet boxes shall be in accordance with Section R302.4.2.

Section 18-22R.302.2.5.1 of the Santa Rosa City Code is added to read as follows:

“18-22R.302.2.5.1 Continuity.

California Residential Code Section R302.5.1 is added to read as follows:

R302.5.1 Continuity. The fire-resistive-rated row house property line wall assembly shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall assembly, including wall extensions through and separating attached accessory structures.”

Section 18-22R.302.2.5.2 of the Santa Rosa City Code is added to read as follows:

“18-22R.302.2.5.2 Parapets for row houses.

California Residential Code Section R302.5.2 is added to read as follows:

R302.5.2 Parapets for row houses. Parapets constructed in accordance with Section R302.2.3 shall be constructed for row houses as an extension of exterior property line walls in accordance with Section R302.2.2.”

Section 18-22R.302.2.5.3 of the Santa Rosa City Code is added to read as follows:

“18-22R.302.2.5.3 Structural independence.

California Residential Code Section R302.5.3 is added to read as follows:

R302.5.3 Structural independence. Each individual row house shall be structurally independent; shall have an independent design capable of resisting gravity and lateral forces; and shall be fully contained upon each separate lot. Deflection of row house units

adjacent to property lines shall be designed to prevent drift crossing the property line in accordance with ASCE 7-10 Section 12.12.3.

Exception:

1. Flexible metal flashing may be provided across property lines at roofs and exterior walls.”

Section 18-22.R313.1 of the Santa Rosa City Code is amended to read as follows:

“18-22.R313.1 Townhouse automatic fire sprinkler systems.

California Residential Code Section R313.1 is amended to read as follows:

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed throughout all townhouses regardless of square footage in accordance with this code. Fire Sprinklers shall be installed in all multi-family manufactured homes with two or more dwelling units in accordance with Title 25 of the California Code of Regulations.

Exceptions:

1. Detached Group U occupancies 1,000 sq. ft. or less.
2. Detached pool houses up to 1,000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
3. A room above a detached garage used for storage only that does not contain a bathroom, cooking or refrigeration facilities or connections for such facilities.
4. Carports of non-combustible construction.”

Section 18-22.R313.1.2 of the Santa Rosa City Code is added to read as follows:

“18-22.R313.1.2 Substantial remodel.

California Residential Code Section R313.1.2 is added to read as follows:

R313.1.2 Substantial remodel. An automatic sprinkler system shall be provided throughout all townhomes that undergo a substantial remodel or substantial improvement.

Exception: Alterations made solely for the purpose of providing barrier removal pursuant to the requirements of the Americans with Disabilities Act (ADA) as contained in exception # 4 of California Building Code Section 11B-204.2.”

Section 18-22.R313.1.3 of the Santa Rosa City Code is added to read as follows:

“18-22.R313.1.3 Substantial addition.

California Residential Code Section R313.1.3 is added to read as follows:

R313.1.3 Substantial addition. An automatic sprinkler system shall be provided throughout all townhomes that undergo a substantial addition.”

Section 18-22.R313.1.4 of the Santa Rosa City Code is added to read as follows:

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“18-22.R313.1.4 Substantial alterations.

California Residential Code Section R313.1.4 is added to read as follows:

R313.1.4 Substantial alterations. An automatic sprinkler system shall be provided throughout all townhomes that undergo any combination of substantial remodel, addition or both that equals fifty percent (50%) of the existing gross floor area. The percentage of work shall be determined and added to any successive remodels that may occur within a subsequent three (3) year period. If the combined percentage totals 50% or more, this work shall constitute a substantial improvement and the building shall be subject to the fire sprinkler requirement.”

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

“18-22.R313.2 One and two family dwelling 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 throughout all one- and two-family dwellings regardless of square footage in accordance with this code. Fire Sprinklers shall be installed in 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. Detached Group U occupancies 1,000 sq. ft. or less.
2. Detached pool houses up to 1,000 sq. ft. in floor area within 50 feet of the pool and limited to a single bathroom.
3. A room above a detached garage used for storage only that does not contain a bathroom, cooking or refrigeration facilities or connections for such facilities.
4. Carports of non-combustible construction.”

Section 18-22.R313.2.2 of the Santa Rosa City Code is amended to read as follows:

“18-22.R313.2.2 Substantial remodel.

California Residential Code Section R313.2.2 is added to read as follows:

R313.2.2 Substantial remodel. An automatic sprinkler system shall be provided throughout all one- and two-family dwellings that undergo a substantial remodel or substantial improvement.”

Section 18-22R313.2.3 of the Santa Rosa City Code is added to read as follows:

“18-22R313.2.3 Substantial addition.

California Residential Code Section R313.2.3 is added to read as follows:

R313.2.3 Substantial addition. An automatic sprinkler system shall be provided throughout all one- and two-family dwellings that undergo a substantial addition.”

Section 18-22.R313.2.4 of the Santa Rosa City Code is added to read as follows:

“18-22.R313.2.4 Substantial alterations.

California Residential Code Section R313.2.4 is added to read as follows:

R313.2.4 Substantial alterations. An automatic sprinkler system shall be provided throughout all one- and two-family dwellings that undergo any combination of substantial remodel, addition or both that equals fifty percent (50%) of the existing gross floor area. The percentage of work shall be determined and added to any successive remodels that may occur within a subsequent three (3) year period. If the combined percentage totals 50% or more, this work shall constitute a substantial improvement and the building shall be subject to the fire sprinkler requirement.”

Section 18-22 Chapter 44 of the Santa Rosa City Code is added to reads as follows:

“18-22 Chapter 44 Referenced Standards.

California Residential Code Chapter 44 Referenced Standards is amended to read as follows:

NFPA 13D-16 - Standard for the installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes; as amended*..... R313.1.1, R313.2.1, R313.3.1, R313.3.2, R313.3.2.3.1, R313.3.2.4.2, R313.3.6.1

Revise Section 5.1.1.2 to read as follows:

5.1.1.2 A supply of at least three sprinklers shall be maintained on the premises so that any sprinklers that have operated or been damaged in any way can be promptly replaced.

Add Sections 5.1.1.2.1 as follows:

5.1.1.2.1 The sprinklers shall correspond to the types and temperature ratings of the sprinklers in the property. The stock sprinklers shall include not less than one sprinkler of all types and ratings installed.

Add Sections 5.1.1.2.2 as follows:

5.1.1.2.2 The sprinklers shall be kept in a mounted and accessible cabinet located where the temperature to which they are subjected will at no time exceed the

maximum ceiling temperatures specified in Table 5.1.1.6.1 for each of the sprinklers within the cabinet.

Add Sections 5.1.1.2.4 as follows:

5.1.1.2.4 One sprinkler wrench as specified by the sprinkler manufacture shall be provided in the cabinet for each type of sprinkler installed to be used for the removal and installation of sprinklers in the system.

Revise Section 7.6 to read as follows:

7.6 A local waterflow alarm shall be provided on all sprinkler systems.

Add Section 8.1.3.1.2.1 to read as follows:

8.1.2.1 Garages are permitted to be protected by residential sprinklers.

Revise Section 8.3.4 to read as follows:

8.3.4 Sprinklers shall not be required in detached garages, open attached porches, detached carports, and similar structures unless otherwise required by the *California Building or Fire Codes*.

Add Section 8.3.5.2 to read as follows:

8.3.5.2 At least one quick-response intermediate temperature residential sprinkler shall be installed within 5 feet and above attic access openings.

Revise Section 11.2.1.1 to read as follows:

11.2.1.1 Where a fire department pumper connection is not provided, the system shall be hydrostatically tested at not less than 200 psi without evidence of leakage.

California Residential Code, Chapter 44, NFPA, 72-16 is Amended Sections as follows:

NFPA 72-16 – National Fire Alarm and Signaling Code, as amended*R314.1, R314.2, R314.3.4, R325.5.2.1, R235.5.2.4

Add Section 14.7 to read as follows:

14.7 Labels and Tags

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

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

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

1. The words “DO NOT REMOVE BY ORDER OF THE FIRE CODE OFFICIAL”
2. Concern Name/Company Name
3. Concern Physical Address
4. Concern Phone Number
5. License Number (State of California Contractor State License Board License)

6. Date of service or testing and maintenance
7. Space or line for signature of person performing or supervising the servicing shall be placed on the tag or label

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

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

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

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

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

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

Section 18-22R.AJ 102.10 of the Santa Rosa City Code is added to read as follows:

“18-22R.AJ 102.10 Fire sprinklers.

California Residential Code Appendix J Section AJ102.10 is added to read as follows:

AJ 102.10 Fire sprinklers. Automatic fire sprinkler systems shall be required for all *substantial remodels*, *substantial additions*, and *substantial alterations* in accordance with Section R313 as determined by the Fire Code Official.”

Section 18-22R.AJ 104 of the Santa Rosa City Code is added to read as follows:

“18-22R.AJ 104 Exception deleted.

The exception set forth in California Residential Code Appendix J Section AJ104 Exception is deleted.”

Section 18-22R.AK 101.1 of the Santa Rosa City Code is added to read as follows:

“18-22R.AK 101.1 General.

California Residential Code Appendix K Section AK101.1 is amended to read as follows:

AK101.1 General. Wall and floor-ceiling assemblies separating dwelling units, including those separating adjacent townhouse or row house units, shall provide air-borne sound insulation for walls, and both air-borne and impact sound insulation for floor

ceiling assemblies.”

Section 18-22R.AU 103.1 of the Santa Rosa City Code is added to read as follows:

“18-22R.AU 103.1 General.

California Residential Code Appendix U Section AU103.1 is amended to read as follows:

U103.1 General. New detached one – and two- family dwellings, and multiple single family dwellings (townhouses, row houses) with not less than 600 square feet (55.74 m²) of roof area oriented between 110 degrees and 270 degrees of true north shall comply with Sections U103 through U 103.8.

Exceptions:

1. New residential buildings with a permanently installed on-site renewable energy system.
2. A building with a solar-ready zone that is shaded for more than 70 percent of daylight annually.”

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

Chapter 18-24 of the Santa Rosa City Code is hereby repealed and a new Chapter 18-24 entitled “California Plumbing Code” is added to read as follows:

“Chapter 18-24 CALIFORNIA PLUMBING CODE

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, 2016 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; Chapter 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 18-24.104.2 Exempt work.

California Plumbing Code Section 104.2 is amended by adding subsection (3) to read as follows:

- (3) The replacement of lavatory and sink faucets, shower heads, water closets, or urinals that comply with or exceed the water conservation program requirements of the City of Santa Rosa Utilities Department or criteria set forth in California Code of Regulations Title 20, Chapter 2, and Health and Safety Code Section 17921.3. This provision applies only to installations that do not require the rearrangement of valves,

pipes or fixtures.

Section 18-24.104.3.2 Plan Review Fees.

California Plumbing Code Section 104.3.2 is amended to read as follows:

104.3.2 Plan Review Fees.

Where a plan or other data is required to be submitted in accordance with Section 104.3.1, a plan review fee shall be paid at the time of submitting construction documents for review.

The plan review fee for plumbing work shall be determined as set forth in Section 18-08.050 of the Santa Rosa City Code.

The plan review fees specified in this subsection are separate fees from the permit fees specified in subsection 104.5.

Where plans are incomplete or changed so as to require additional review, additional fees shall be charged as specified in Section 18-08.050 of the Santa Rosa City Code.

Section 18-24.104.3.3 Time Limit of Application.

California Plumbing Code Section 104.3.3 is amended to read as follows:

Section 103.4.2. Time Limit of Application. Expiration of permit application and plan review shall be determined as set forth in Section 18-08.050 of the Santa Rosa City Code.

Section 18-24.104.4.3 Expiration.

California Plumbing Code Section 104.4.3 is amended to read as follows:

Section 104.4.3. Expiration. Expiration of issued permit shall be determined as set forth in Section 18-08.060 of the Santa Rosa City Code.

Section 18-24.104.5 Fees.

California Plumbing Code Section 104.5 is amended to read as follows:

Section 104.5 Fees. Fees shall be determined as set forth in Section 18-08.130 of the Santa Rosa City Code.

Section 18-24.104.5.2 Investigation Fees.

California Plumbing Code Section 104.5.2 is amended to read as follows:

Section 104.5.2 Investigation Fees. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. Investigation fees shall be determined as set forth in Section 18-08.130 of the Santa Rosa City Code. The payment of such investigation fee shall not exempt a person from compliance with other provisions of this code, nor from a penalty prescribed by law.

Section 18-24.106.3 Penalties.

California Plumbing Code Section 106.3 is amended to read as follows:

Section 106.3. Penalties. Any person violating any of the provisions of this code, as amended in this title, shall be subject to the penalty provisions of Section 1-28.010 of the Santa Rosa City Code.

Section 18-24.107.1 General.

California Plumbing Code Section 107.1 is amended to read as follows:

Section 107.1 General. 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. Section 18-04.060 of the City Code shall apply to the Board's determination. All appeals shall be filed in accordance with the requirements and within the time period set forth in Section 18-04.065 of the Santa Rosa City Code.

Section 18-24.304.2 Sewers required.

California Plumbing Code Section 304.2 is added to read as follows:

Section 304.2 Sewers required. Every building in which plumbing fixtures are installed shall have a connection to a public sewer or an approved private sewage disposal system or to an approved grey water disposal system.”

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

A. 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.

B. The following sections of Chapter 18-32 of the Santa Rosa City Code are amended as follows:

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, 2016 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 18-32.89.111.4.7 of the Santa Rosa City Code is added to read as follows:

“18-32.89.111.4.7 Penalties.

California Electrical Code Article 89.111.4.7 is added to read as follows:

Article 89.111.4.7 Penalties. Any person violating any of the provisions of this code, including but not limited to adopted model codes, as amended in this title, shall be subject to the penalty provisions of Section 1-28.010 of the Santa Rosa City Code.”

Section 18-32.H80.15 of the Santa Rosa City Code is amended to read as follows:

“18-32.H80.15 Section Deleted.

California Electrical Code Section 18-32.H80.15 is deleted.”

Section 18-32.H80.19(H)(1) of the Santa Rosa City Code is amended to read as follows:

“18-32.H80.19(H)(1) Section Deleted.

California Electrical Code Section 18-32.H80.19(H)(1) is deleted.”

Section 18-32.H80.23B of the Santa Rosa City Code is amended to read as follows:

“18-32.H80.19(H)(1) Section Deleted.

California Electrical Code Section 18-32.H80.23B is deleted.”

Section 18-32.H80.27 of the Santa Rosa City Code is amended to read as follows:

“18-32.H80.27 Section Deleted.

California Electrical Code Section 18-32.H80.27 is deleted.”

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, 2016 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)

Chapter 18-36 of the Santa Rosa City Code is hereby repealed and a new Chapter 18-36 entitled “California Mechanical Code” is added to read as follows:

“Chapter 18-36 CALIFORNIA MECHANICAL CODE

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, 2016 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 18-36.104.3.2 Plan Review Fees.

California Mechanical Code Section 104.3.2 is amended to read as follows:

104.3.2 Plan Review Fees. Where a plan or other data is required to be submitted in accordance with Section 104.3.1, a plan review fee shall be paid at the time of submitting construction documents for review.

The plan review fee for mechanical system work shall be determined as set forth in Section 18-08.050 of the Santa Rosa City Code.

The plan review fees specified in this subsection are separate fees from the permit fees specified in subsection 104.5.

Where plans are incomplete or changed so as to require additional review, additional fees shall be charged as specified in Section 18-08.050 of the Santa Rosa City

Code.

Section 18-36.104.3.3 Time Limit of Application.

California Mechanical Code Section 104.3.3 is amended to read as follows:

Section 103.4.2. Time Limit of Application. Expiration of permit application and plan review shall be determined as set forth in Section 18-08.050 of the Santa Rosa City Code.

Section 18-36.104.4.3 Expiration.

California Mechanical Code Section 104.4.3 is amended to read as follows:

Section 104.4.3. Expiration. Expiration of issued permit shall be determined as set forth in Section 18-08.060 of the Santa Rosa City Code.

Section 18-36.104.5 Fees.

California Mechanical Code Section 104.5 is amended to read as follows:

Section 104.5 Fees. Fees shall be determined as set forth in Section 18-08.130 of the Santa Rosa City Code.

Section 18-36.104.5.2 Investigation Fees.

California Mechanical Code Section 104.5.2 is amended to read as follows:

Section 104.5.2 Investigation Fees. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. Investigation fees shall be determined as set forth in Section 18-08.130 of the Santa Rosa City Code. The payment of such investigation fee shall not exempt a person from compliance with other provisions of this code, nor from a penalty prescribed by law.

Section 18-36.106.3 Penalties.

California Mechanical Code Section 106.3 is amended to read as follows:

Section 106.3. Penalties. Any person violating any of the provisions of this code, as amended in this title, shall be subject to the penalty provisions of Section 1-28.010 of the Santa Rosa City Code.

Section 11 Chapter 18-40 of the Santa Rosa City Code (Existing Building Code)

Chapter 18-40 of the Santa Rosa City Code is hereby repealed and a new Chapter 18-40 is added to read as follows:

“Chapter 18-40 EXISTING BUILDING CODE

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, 2016 Edition, and its Appendix Chapter A1, Seismic Strengthening Provisions for Unreinforced Masonry Buildings; Appendix Chapter A3, Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood- Frame Residential Buildings; Appendix Chapter A4, Earthquake Risk Reduction in Wood-Frame Residential Buildings with Soft, Weak, or Open Front Walls; Appendix Chapter A6, 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, 2016 Edition, published by the California Building Standards Commission, including its Appendix Chapter A4, Sections A4.1; A4.3, A4.4; A4.5 and A4.6 Residential Voluntary Measures at Tier I level for new structures; and Appendix Chapter A5, Sections A5.1; A5.3; A5.4; A5.5 and A5.6, 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 13. Chapter 18-48 of the Santa Rosa City Code (Review and Abatement of Existing Buildings)

A. The existing sections of Chapter 18-48 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 mode codes herein adopted.

B. The following sections of Chapter 18-48 of the Santa Rosa City Code are amended as follows:

Section 18-48.020 of the Santa Rosa City Code is amended to read as follows:

“Section 18-48.020 Evaluation of existing buildings.

(A) This chapter provides procedures for the systematic evaluation and reconstruction of existing buildings within the City to make reconstruction economically feasible and to improve the safety of life in seismically hazardous buildings.

(B) The following classifications of buildings or building elements are subject to evaluation to determine their general structural characteristics, relative safety of the building or elements, and general compliance with this chapter:

- (1) All buildings constructed before December 31, 1957, except public school buildings and one- and two-family wood frame dwellings;
- (2) All buildings constructed with unreinforced masonry walls;
- (3) All buildings, regardless of when built that do not meet the building benchmark criteria of ASCE 41-13, Table 4-6;
- (4) Connection of diaphragms in all buildings constructed with concrete or masonry walls regardless of when built;
 - (a) Thresholds for requiring evaluation of diaphragm to wall connection:
 - (i) At time of reroof permit application,
 - (ii) At time of tenant improvement permit application,
 - (iii) Change in use as a condition of granting use permit,
 - (iv) Remodel, addition, or alteration exceeding 10 percent or more of the existing building area,
 - (v) When fire sprinklers are required by the Building or Fire Code or local ordinances;
- (5) Suspension of lighting fixtures in suspended grid ceilings in all buildings regardless of when built;
 - (a) Thresholds for requiring suspension bracing for light fixtures:
 - (i) Change in use as a condition of use permit,
 - (ii) At time of tenant improvement application,
 - (iii) Remodels of existing tenant space;

- (6) Existing multi-story construction with second story over open front or garage door opening(s) creating a “soft story” situation as determined by a licensed design professional or the Building Official.
 - (a) Thresholds for required lateral bracing of soft story shall be:
 - (i) Remodel or addition to lower level or second story over the “soft story” regardless of cost, or
 - (ii) Any remodel or addition to the structure exceeding \$50,000.00.”

Section 18-48.030 of the Santa Rosa City Code is amended to read as follows:

“18-48.030 Scope of evaluation report.

(A) When an evaluation is required by Section 18-48.020(B), the building owner or authorized representative shall retain a licensed design professional to conduct an evaluation of the existing building and submit a written evaluation report which may include, but not be limited to, the following:

- (1) Location by street address and assessor’s parcel number;
- (2) Basic floor plan drawing;
- (3) Type of occupancy, approximate floor area, approximate building dimensions;
- (4) Type of construction, structural system (framing, lateral-force-resisting system, floor and roof diaphragm construction and foundation system) and type of materials used in construction;
- (5) Age of construction; photos of the building exterior and structural elements;
- (6) Original construction drawings shall be submitted if available;
- (7) Quality of maintenance, cracks and cleanliness; evidence of leaks, foundation settlement, sagging floors or rusting metal and rotting wood; general deterioration of any other building material used;
- (8) General construction classification of the structure; the classification shall include the frame, walls, partitions, floors, roofs and roof coverings;

- (9) Discussion of the building exiting system including number and type of exits, exit separation and/or distribution, compliance characteristics of exit components included any deficiencies;
- (10) Nonstructural systems description (all nonstructural elements that affect seismic performance);
- (11) Building structural performance level;
- (12) Soil type based upon a site specific Geotechnical Evaluation.

Exceptions:

- i. Where approved by the Building Official a site-specific geotechnical report is not required where prior evaluations of nearby sites with similar soil conditions is included to provide sufficient information.
- ii. When determined by the licensed design professional and approved by the Building Official that the scope of deficiencies in the existing structural foundation and supporting subgrade is minimal and the building is within seismic risk category I or II per CBC Table 1604.5, Soil Site Class D as defined in ASCE 7-10 Chapter 20 may be assumed.

(B) The report shall include the determination that the building either complies or does not comply with the requirements of the [Uniform Building Code](#), 1955 Edition, including earthquake provisions (applicable only to buildings constructed prior to 1958), or the benchmark building criteria identified in ASCE 41-13, Table 4-6. If the building is determined to comply, it is exempt from the provisions of this chapter.

(C) If the building is determined not to comply with the [1955 Uniform Building Code](#) or is deficient according to the benchmark building criteria of ASCE 41-13, recommendations shall be included to mitigate noncompliance/deficiencies through reconstruction.

(D) The report shall also include if the building complies with the fire and panic requirements of the Building and/or Fire Code in effect at time of construction or current codes concerning exit requirements, enclosed stairways, fire sprinkler systems, fire separations, and panic hardware. The Building Official may require that the building be upgraded to correct identified deficiencies.”

Section 18-48.040 of the Santa Rosa City Code is amended to read as follows:

“18-48.040 Abatement-Rehabilitation or demolition.

Those buildings not meeting the requirements of this chapter may be abated by

demolition or rehabilitation in accordance with the provisions of this chapter. Buildings 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.”

Section 18-48.050 of the Santa Rosa City Code is amended to read as follows:

“18-48.050 Requirements for continued use of structure.

Reinforcement design shall be performed under the direct supervision of a registered design professional, and may be based upon the following standards:

- (A) 2016 California Building Code Title 24, Part 2
- (B) 2016 California Existing Building Code Title 24, Part 10
- (B) 2016 California Historical Building Code Title 24, Part 8;”
- (C) ASCE 41-13 Seismic Evaluation and Retrofit of Existing Buildings
- D) Any other national recognized standard for rehabilitation of existing buildings approved by the Building Official.”

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

A. 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.

B. The following section of Chapter 18-64 of the Santa Rosa City Code is amended as follows:

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 2016 California Historical Building Code.”

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, 2016 Edition; the CALIFORNIA BUILDING CODE, 2016 Edition; the CALIFORNIA RESIDENTIAL CODE, 2016 Edition; the CALIFORNIA ELECTRICAL CODE, 2016 Edition; the CALIFORNIA MECHANICAL CODE, 2016 Edition; the CALIFORNIA PLUMBING CODE, 2016 Edition; the CALIFORNIA ENERGY CODE, 2016 Edition; the CALIFORNIA HISTORICAL BUILDING CODE, 2016 Edition; the CALIFORNIA EXISTING BUILDING CODE, 2016 Edition; the CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 Edition; and the CALIFORNIA REFERENCED STANDARDS CODE, 2016 Edition, all as amended and adopted by the State of California and further amended by this Ordinance; and the INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 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. To address local and regional climatic conditions, Santa Rosa has established goals for greenhouse gas reduction. The construction of new structures has a direct impact on greenhouse gas emissions for climate control.
- H. High Fire Hazard Severity Zones in parts of the City of Santa Rosa.
- I. Santa Rosa has established a local regulatory system to permit medical cannabis operations within the City limits, consistent with public safety and State law.
- J. Santa Rosa has substantial residential development near areas of elevated exterior noise levels from rail and freeway corridors.
- K. 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 18-16.306 | I |
| SRCC 18-16.501 | A, D, H |
| SRCC 18-16.903 – 912 | A, D, H |
| SRCC 18-16.1512 | G |
| SRCC 18-16.1804 | B, C |
| SRCC 18-16.3103 | A, D, H |
| SRCC 18-16.3312 | A, D, H |
| SRCC 18016C.101 | I |
| SRCC 18-16C.103 | A, D, H |
| SRCC 18-16H101.2 | K |
| SRCC 18-16. J103-J105 | A, B, C, D, E |
| SRCC 18-16 Chapter 35 | D, H |
| SRCC 18-20. | A, B, D |
| SRCC 18-22R302 | A, B, H |
| SRCC 18-22R313 | A, D, H |
| SRCC 18-22R AJ 102-104 | D, H |
| SRCC 18-22R AK 101 | J |
| SRCC 18-22R App. U | G |
| SRCC 18-22 Chapter 44 | D, H |
| SRCC 18-24.103.1.1 | A, F, G |
| SRCC 18-24.104 | F |
| SRCC 18-24.304 | E, F |
| SRCC 18-42 | G |
| 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 not a project, and, therefore, is not subject to the California Environmental Quality Act. The Council further finds that the adoption of this ordinance is exempt from CEQA under the provisions of State CEQA guidelines, section 15061 (b) (3), in that there is no possibility that the provisions enacted by this ordinance will effect a substantial adverse change in 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, 2017, 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.

IN COUNCIL DULY PASSED AND ADOPTED this ____ day of _____, 2016
AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
City Clerk

APPROVED: _____
Mayor

APPROVED AS TO FORM:

City Attorney