

ORDINANCE NO. 794

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK, CALIFORNIA ADOPTING THE 2007 CALIFORNIA BUILDING STANDARDS CODE BY REFERENCE , REPEALING SECTIONS 15.36.010, CHAPTER 15.12, CHAPTER 15.13, AND CHAPTER 15.30, AMENDING SECTION 15.04.010 AND CHAPTERS 15.08, 15.16, 15.20, AND 15.24 OF, AND ADDING A SECTION 15.04.020 TO TITLE 15, "BUILDINGS AND CONSTRUCTION," OF THE ROHNERT PARK MUNICIPAL CODE

WHEREAS, the Building Division of the Community Development Department of the City of Rohnert Park is responsible for local enforcement of the California Building Standards Code, also known as California Code of Regulations, Title 24; and

WHEREAS, the California Building Standards Code is updated by the California Building Standards Commission approximately every three years based upon published model codes specified in the California Health and Safety Code; and

WHEREAS, local jurisdictions responsible for enforcement of the California Building Standards Code must enact local administrative regulations in order to implement the California Building Standards Code; and

WHEREAS, on or before July 1, 2007, the California Building Standards Commission published the 2007 California Building Standards Code; and

WHEREAS, on January 1, 2008, the building standards and regulations contained in the 2007 California Building Standards Code become effective and applicable throughout the State of California; and

WHEREAS, it is sometimes necessary to amend the California Building Standards Code as allowed per the California Health and Safety Code due to climatic, geological, or topographical local conditions; and

WHEREAS, the appendices of any parts of the California Building Standards Code only apply to a local jurisdiction if specifically adopted by that agency or when specified by state law; and

WHEREAS, it is necessary to authorize the Building Official to require that licensed building contractors perform specified work when public health and safety is at risk; and

WHEREAS, nothing in this ordinance is intended to duplicate, contradict, or enter a field which has been fully occupied by state law, including the California Building Standards Code;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ROHNERT PARK, CALIFORNIA, does hereby ordain as follows:

SECTION 1. Findings.

The City Council finds that:

- A. A duly noticed public hearing regarding the proposed amendment to the Municipal Code will be held by the City Council on November 27, 2007.

- B. In accordance with CEQA Section 15061(b) (3), this is not a project subject to CEQA in that there is no possibility that the activity in question may have a significant effect on the environment.
- C. This ordinance is enacted pursuant to and in compliance with Health & Safety Code Section 17958.5 and as expressly permitted in Government Code Section 50022.2 to make local amendments to the California Building Standards Code.
- D. As required Health and Safety Code 17958.7 (a), the amendments to the California Building Standards Code adopted by this ordinance and as described in Chapters 15.08 and 15.20 are necessary for the protection of the public health, safety and welfare due to the local climatic, geologic or topographical conditions as described in findings 1 through 5 below.

1. Due to the many street cul-de-sacs within the City and the distance between emergency response facilities, clearly visible street numbers on buildings, at all hours, are of necessity. This finding pertains to Section 15.08.020 of the Rohnert Park Municipal Code.

2. The soil conditions within the City are highly expansive, thereby creating the potential for damage to building foundations as well as concrete slabs. Means are required to keep rainwater away from foundations and slabs. This finding pertains to Sections 15.08.030, 15.08.040, and 15.08.080 of the Rohnert Park Municipal Code.

3. The City experiences an unusually high water table, subjecting concrete slabs to excessive hydraulic pressure also resulting in the potential flooding within foundation crawl spaces. This finding pertains to Sections 15.08.030 and 15.08.040 of the Rohnert Park Municipal Code.

4. The soils within the City are considered acidic, creating a deleterious effect on metal piping placed underground. This finding pertains to Section 15.20.030 of the Rohnert Park Municipal Code.

5. Water conservation is important in the region due to local geography and climate. Having alternatives for pipe sizing, use of gray water, and use of reclaimed water will help to conserve our water resources. This finding pertains to Sections 15.20.040 and 15.20.050.

SECTION 2. Section 15.36.010 and Chapters 15.12, 15.13, and 15.30 of the Rohnert Park Municipal Code are repealed.

SECTION 3. Section 15.04.010, of the Rohnert Park Municipal Code is amended to read:

“15.04.010 Local administrative authority defined.

Excepting California Building Code Appendix J – Grading, which is administered by the city engineer, and California Building Code Chapter 9 – Fire Protection Systems, which is administered by the fire code official, whenever the term “local administrative authority” or

“authority having jurisdiction” is used in the codes adopted by Chapters 15.04 through 15.36, excepting Chapter 15.28, in reference to a local official charged with the responsibility of carrying out the regulations adopted by said code, such local official shall be the building official. Said building official shall have all authority given to such official by said code.”

SECTION 4. Section 15.04.020, “Adopted – Administrative Provisions,” is added to Chapter 15.04, “General Provisions and Penalties,” of the Municipal Code to read:

“15.04.020 Adopted – administrative provisions.

2007 California Building Code, appendix chapter 1 – Administration, adopted as amended.

The provisions of the 2007 California Building Code, appendix chapter 1 – Administration are adopted, as amended and set forth below, and shall apply to all locally enforced parts of California Code of Regulations, Title 24.

A. SECTION 101

GENERAL

101.1 Title. These regulations shall be known as the *California Building Standards Code of the State of California*, hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in this code, and hydraulic flood control structures.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the *California Building Code*.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.3 Intent. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. The administrative provisions of this chapter shall apply to the administration of the other codes listed below with the exception of the California Fire Code, which is administered by the provisions of chapter 15.28 of the municipal code.

101.4.1 Electrical. The provisions of the *California Electrical Code* shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.2 Gas. The provisions of the *California Mechanical Code* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the *California Mechanical Code* shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.4 Plumbing. The provisions of the *California Plumbing Code* shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the *California Plumbing Code* shall apply to private sewage disposal systems.

101.4.5 Property maintenance. The provisions of the *California Mechanical Code* or the California State Housing Law as published in the California Code of Regulations, Title 25, Division 1, Chapter 1 shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.6 Fire prevention. The provisions of the *California Fire Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.7 Energy. The provisions of the *California Energy Code, Title 24, Part 6* shall apply to all matters governing the design and construction of buildings for energy efficiency.

**B. SECTION 102
APPLICABILITY**

102.1 General. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where there is a conflict between the administrative provisions in this section and the administrative provisions of the California Plumbing Code, California Electrical Code, or California Mechanical Code, the administrative provisions of this section shall govern. Where there is a conflict between the provisions regulating building standards in the California Building Code and the provisions of this section or locally adopted building standards, the provisions of the California Building Code shall govern unless such locally adopted standards have been adopted pursuant to State law.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

102.5 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *California Mechanical Code* or the *California Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

**C. SECTION 103
BUILDING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT**

103.1 Creation of enforcement agency. The Building Division of the Community Development Department is hereby created and the official in charge thereof shall be known as the building official.

103.2 Appointment. The building official shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees as provided for in the hiring policies and practices of the jurisdiction. Such employees shall have powers as delegated by the building official. For the maintenance of existing properties, see the *California Mechanical Code* and the California State Housing Law.

D. SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General. The building official is hereby authorized and directed to enforce the provisions of this code except where authority has been granted to the Fire Code Official or the City Engineer as specified in this Code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

104.2 Applications and permits. The building official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, and the installation of mechanical, plumbing, and electrical equipment and appliances regulated by this Code. The building official shall inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.3 Notices and orders. The building official shall issue all necessary notices or orders to ensure compliance with this code.

104.4 Inspections. The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.5 Identification. The building official, inspectors employed by the jurisdiction, and independent consultants performing inspection duties on behalf of the jurisdiction, shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a

structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

104.6.1 Cooperation of other officials and officers. The building official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent law or ordinance.

104.7 Department records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

104.8 Liability. The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval.

104.9.1 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the building official.

104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or

structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. The details of action granting alternative materials, design and methods shall be recorded and entered into the files of the building division.

104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

E. SECTION 105 PERMITS

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

105.1.1 Annual permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official is authorized to issue an annual permit upon application therefore to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit.

105.1.2 Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The building

official shall have access to such records at all times or such records shall be filed with the building official as designated.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 128 square feet (11 m²) associated with R-3 and U occupancies only.
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. In R-3 and U occupancies, sidewalks, detached decks and platforms, and driveways, any of which are not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets in R-3 occupancies, counter tops in R-3 occupancies, and similar finish work that is not related to work that does require a permit.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

11. Swings and other playground equipment accessory to detached one- and two-family dwellings.

12. Window awnings, supported by an exterior wall, that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.

13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753mm) in height.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance, unless installed to meet the requirements of the California Energy Code.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance, unless installed to meet the requirements of the California Energy Code.

2. Portable ventilation equipment, unless installed to meet the requirements of the California Energy Code.

3. Portable cooling unit, unless installed to meet the requirements of the California Energy Code.

4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.

5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

Exception: For other than R-3 or U occupancies, replacement of water closets, urinals, and lavatories shall require a permit issued by the building division and the replacement of these fixtures must comply with current provisions for accessibility as found in chapters 11A and 11B of this Code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

105.2.2 Repairs. Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the building division of the community development department for that purpose. Applications not containing the information required above shall be deemed incomplete and shall be returned to the applicant. An application date shall not be assigned to a permit application unless the application has been deemed complete.

Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 106.
5. State the valuation of the proposed work. 6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official, other departments or divisions of the jurisdiction, and local ordinances.

105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefore. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefore as soon as practicable.

105.3.2 Time limitation of application. A building permit application shall expire if no permit is issued within one year of the date the application is filed. The plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period of 180 days upon written request by the applicant

showing that circumstances beyond the full control of the applicant have prevented any action from being taken. In the event that the applicant is diligently pursuing permit issuance and there have been no updates to the required permit since the time of initial submittal of the building permit application, the building official may extend the application an additional 180 days. Fees for extension of permit applications and issued permits shall be in the amounts fixed by resolution of the city council. In order to renew action on an application after expiration, the applicant shall reapply for the building permit, resubmit plans and pay a new plan review fee.

105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction. Furthermore, the building official is authorized to prevent occupancy or use of a structure when one of more conditions stipulated by the city's planning commission have not been completed or satisfied.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, no more than one extension for a period of not more than 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

105.6 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code, or other ordinances of this jurisdiction.

105.7 Placement of permit. The building permit shall be kept on the site of the work until the completion of the project. The building permit shall be made available to the building official or building inspectors at all times.

F. SECTION 106 CONSTRUCTION DOCUMENTS

106.1 Submittal documents. Construction documents, statement of special inspections and other data necessary to show compliance with this Code shall be submitted in one or more sets with each permit application as specified by the building official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions

exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

106.1.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

106.1.1.1 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the city's fire code ordinance. The construction documents shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9, the city's fire code ordinance, and as required by the fire code official.

106.1.2 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

106.1.3 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings, and any other juncture of exterior building envelope elements.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

106.2 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and

existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

When a site plan is required as part of a building permit application that requires the review of the city's engineering department, the information required on the site plan(s) shall be as specified by the city engineer.

106.3 Examination of documents. The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

106.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as "APPROVED PLANS." "Approved Plans shall mean the plans have been reviewed for compliance with this Code and local ordinances. One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

106.3.2 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

106.3.3 Phased approval. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the construction operation and without assurance that a permit for the entire structure will be granted.

106.3.4 Design professional in responsible charge.

106.3.4.1 General. When it is required that documents be prepared by a registered design professional, the owner shall engage, and designate on the building permit application, a registered design professional who shall act as the registered design professional in responsible charge. This person may also

be known as the architect/engineer of record. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural observation is required by Section 1709, the statement of special inspections shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties specified in Section 1704).

106.3.4.2 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period.

Deferral of any submittal items shall have the prior approval of the building official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the building official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official. The building division is authorized to collect additional fees as set forth in section 108 to cover the additional cost of reviewing the deferred submittal items.

106.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. The building division is authorized to collect additional fees as set forth in section 108 to cover the additional cost of reviewing and inspecting the changed items.

106.5 Retention of construction documents. One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

G. SECTION 107 TEMPORARY STRUCTURES AND USES

107.1 General. The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

107.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

107.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the *California Electrical Code*.

107.4 Termination of approval. The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

H. SECTION 108 FEES

108.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment or revision to a permit, or approved deferred submittal item be released until the additional fee, if any, has been paid.

108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems, or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the 1997 Uniform Administrative Code published by the International Conference of Building Officials, local ordinances, or city council resolution. The city council may replace the fee provisions of the 1997 Uniform Administrative Code by means of a resolution.

108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, finish work, painting, roofing, elevators, fire-extinguishing systems, and permanent systems. If, in the opinion of the building official, the valuation is underestimated

on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by city council resolution or two times the building permit fee specified in the fee adopted fee schedule, whichever is greater.

108.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

108.6 Refunds. The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

a. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

b. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

c. The building official may authorize refunding of 100 percent of fees other than permit or plan check fees when no work has been done under a permit issued in accordance with this code.

d. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one year after the date of the fee payment.

I. SECTION 109 INSPECTIONS

109.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work, including work intended to comply with chapter 14.50 - Green Building of the city's municipal code, shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work, including work intended to comply with chapter 14.50 - Green Building of the city's municipal code, to remain accessible and exposed for inspection purposes. Neither the building official nor the

jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

109.2 Preliminary inspection. Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed. The building division is authorized to collect additional fees as set forth in section 108 to cover the additional cost of performing preliminary inspections.

109.3 Required inspections. The building official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.10.

109.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

109.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

109.3.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the building official.

109.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

109.3.5 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

109.3.6 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

109.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with the California Energy Code and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency.

109.3.8 Other inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

109.3.8.1 Green Building inspections. Inspections for compliance with the city's green building ordinance shall be made as specified in chapter 14.50 of the city's municipal code. The permit applicant shall not cover up any work that would interfere with the building inspector's ability to determine compliance with the green building ordinance.

109.3.9 Special inspections. For special inspections, see Section 1704.

109.3.10 Final inspection. A final inspection shall be made after all work required by the building permit is completed. When other city departments or divisions have approved portions of the work authorized under the building permit or permits issued by the other departments or divisions, the final building inspection shall not be performed until approvals by the other departments or divisions have been completed.

109.4 Inspection agencies. The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

109.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code. The city shall perform inspections in no less than two business days from the date of inspection request. If the inspection load is such that a requested inspection cannot be performed within this time period, the requested inspection shall be scheduled for the first available time.

109.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

109.7 Special Seismic inspection. All new structures consisting of H, R-1, R-2, R-3, R-3.1 and R-4 occupancies with any occupant load, or A, B, E, F, I, M, S occupancies with an occupant load of 50 or greater, shall employ a third-party inspector for the purpose of inspecting the components of the lateral load resisting system. Third party inspectors, similar to special inspectors as required elsewhere in Chapter 17, shall be approved by the building official. All costs associated with the special seismic inspection process shall be borne by the developer. The building official shall be authorized to hire special seismic inspectors on a

permit by permit basis and charge the permit applicant as provided in section 108 of this chapter.

J. SECTION 110 CERTIFICATE OF OCCUPANCY

110.1 Use and occupancy. No building or structure, including single family homes, shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. A certificate of occupancy may not be issued until a final inspection has been performed.

110.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. Any special stipulations and conditions of the building permit.

110.3 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit,

provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.

110.4 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion, or temporary certificate of occupancy, issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

K. SECTION 111 SERVICE UTILITIES

111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the building official.

111.2 Temporary connection. The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power. The building official shall have the authority to authorize disconnection of temporary utility services to eliminate an immediate hazard to life or property, or when the conditions of approval for the temporary connection have been violated.

111.3 Authority to disconnect service utilities. The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and whenever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

L. SECTION 112 BOARD OF APPEALS

112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

112.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

112.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

M. SECTION 113 VIOLATIONS

113.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

113.2 Notice of violation. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

113.3 Prosecution of violation. If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

N. SECTION 114 STOP WORK ORDER

114.1 Authority. Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

114.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume. If the owner of the property involved, or the owner's agent, or the person doing the work are not available, the stop work order shall be posted in a conspicuous location.

114.3 Unlawful continuance. 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 subject to penalties as prescribed by law.

**O. SECTION 115
UNSAFE STRUCTURES AND EQUIPMENT**

115.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

115.2 Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

115.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

115.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

115.5 Restoration. The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34.

**P. SECTION 116
LICENSED CONTRACTORS**

116.1 Licensed contractor required. When a permit is taken out by an owner-builder or someone without a valid California contractor's license, the building official is authorized to require the work, or portion of work, authorized by a valid permit to be performed by a

licensed California contractor if the building official determines the public safety and welfare is at risk.”

SECTION 5. Section 15.08.010, “Adopted – California Building Standards Code, Title 24, Part 2,” of Chapter 15.08, “Building Code,” of the Rohnert Park Municipal Code is amended to read:

“15.08.010 Adopted--2007 California Building Standards Code, Title 24, Part 2.

2007 Edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 2, incorporating the International Building Code, 2006 Edition, published by the International Code Council, one copy of which has been filed for use and examination by the public in the office of the building official, is adopted by reference, subject to the following additions and amendments to certain sections thereof which shall read and provide as set forth in this chapter.”

SECTION 6. Section 15.08.020, “Section 502 Amended – Illuminated Street Addresses,” of Chapter 15.08, “Building Code,” of the Rohnert Park Municipal Code is amended to read:

“Section 501.2 amended -- Address Numbers.

Address numbers shall meet the requirements specified in section 15.28.505.1 of this Title.”

SECTION 7. Section 15.08.030, “Section 1506.3 amended – Roof drainage,” of Chapter 15.08, “Building Code,” of the Rohnert Park Municipal code is amended to read:

“Section 1503.4 amended -- Roof drainage.

All buildings of Group R Occupancy shall include a concrete landing at the exterior of garage side doors. The landing area shall be a minimum of nine sq. ft. (3’x3’). Group R and U structures shall include rain gutters, downspouts, rain leaders and splash blocks”.

SECTION 8. Section 15.08.040, “Section 1815.1, Division III amended – Buildings utilizing slab on grade construction,” of Chapter 15.08, Building Code,” is amended to read:

“Section 1805.8.2.1 added -- Slab-on-grade foundations.

A. Unless conforming to Section 1805.8 in its entirety and other than pre- or post-tensioned slabs and engineered pier and grade beam foundations systems, buildings utilizing slab on grade construction shall be constructed on a building pad consisting of a minimum of thirty inches of engineered non-expansive fill material meeting the requirements of Table 1 below. The building pad area to receive the engineered non-expansive fill shall include an area at least five feet beyond the outside edge of the building foundation. The building pad area shall be over excavated to the proper depth and the grade scarified to a minimum depth of eight inches and shall be moisture conditioned and re-compacted to a minimum of ninety percent over optimum. The engineered non-expansive fill shall be placed in lifts not exceeding eight inches, brought to near optimum moisture content and compacted to a minimum of ninety percent of maximum dry density at or within two percent of the optimum moisture content.

The depth of the engineered non-expansive fill shall be increased as necessary to maintain a minimum of twelve inches of the engineered non-expansive fill material under all footings, unless determined otherwise by the soils report/geotechnical engineer and approved by the building official. Lime treatment is an acceptable alternative to engineered non-expansive fill, providing that it is described within the project geotechnical report as an allowable alternative.

Table 1
Non-expansive Fill Requirements

Plasticity Index	less than 13
Liquid Limit	less than 50
Percent Soil Passing #200 Sieve	between 5% & 45%
Maximum Aggregate Size	3 inches
Maximum Dry Density	as determined by ASTM- D1557 test procedures

B. Except for residential additions of 500 sq. ft. or less and Group U buildings of 500 sq. ft. or less, all foundation designs shall reference a current site specific soils investigation report. The allowable area requirements of this subsection may be increased to 1,000 sq. ft. for R-3 construction when a request is submitted in writing to the building official and the building official approves such request.”

SECTION 9. Section 15.08.050, “Section 1900, Division I amended – Slab reinforcement,” of Chapter 15.08, “Building Code,” is amended to read:

“Section 1910.1.1 added --Slab reinforcement.

A. All concrete slabs, except sidewalks shall have a minimum reinforcement of #3 rebar placed 18” on center, each way. Reinforcement shall be placed on suitably sized supports, concrete cubes, or similar material approved by the building official, so as to suspend the reinforcement mid plane in the slab. All exterior concrete slabs shall have weakened plane joints at a maximum of 10 ft. intervals each way.

B. All concrete slabs except sidewalks shall have a minimum sand or approved rock base cushion of not less than four inches in thickness placed immediately below the slab.

C. Except in Group U Occupancies, building slabs shall be protected from the entrance of ground water and water vapor to the slab area by a moisture barrier. The moisture barrier may consist of 15 lb. Felt paper, lapped no less than six inches and thoroughly mopped with hot asphalt, plastic membrane of not less than 10 mil, lapped no less than six inches, or other materials approved by the building official.”

SECTION 10. Section 15.08.080, “Appendix chapters added,” of Chapter 15.08, “Building Code,” is amended to read:

“15.08.080 Appendix chapters added.

Appendix Chapter I, Patio Covers and Appendix chapter J shall be considered as part of the body of the code as adopted in Section 15.08.010.”

SECTION 11. Section 15.16.010, “Adopted – California Building Standards Code, Title 24, Part 3,” of Chapter 15.16, “Electrical Code,” is amended to read:

“15.16.010 Adopted--California Building Standards Code, Title 24, Part 3.

The 2007 Edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 3, incorporating the “National Electrical Code,” 2005 Edition, published by the National Fire Protection Association, one copy of which has been filed for use and examination by the public in the office of the building official, is adopted by reference.”

SECTION 12. Section 15.16.020, “Adopted--Annex G (also known as Article 80) Administration and Enforcement,” is added to Chapter 15.16, “Electrical Code,” to read:

“Annex G (also known as Article 80) Administration and Enforcement, excepting articles 80.15 and 80.27, of the Appendix to the 2007 California Electrical Code is adopted. When there is a conflict with the provisions of this section and section 15.04.020, the provisions of chapter 15.04.020 shall govern.”

SECTION 13. Section 15.20.010, “Adopted – California Building Standards Code, Title 24, Part 5,” of Chapter 15.20, “Plumbing Code,” is hereby amended to read:

“15.20.010 Adopted--California Building Standards Code, Title 24, Part 5.

The 2007 Edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 5, incorporating the “Uniform Plumbing Code,” 2006 Edition, published by the International Association of Plumbing and Mechanical Officials, one copy of which has been filed for use and examination by the public in the office of the building official, is adopted by reference.”

SECTION 14. Section 15.20.020,” Sections 301.1.1 and 604.1 amended – Materials,” of Chapter 15.20, “Plumbing Code,” is amended to read:

“15.20.020 Sections 301.1.1 and 604.1 Amended -- Materials.

A sentence is added to Sections 301.1.1 and 604.1 and shall read as follows: 'All underground service supply lines shall be of non-metallic material consisting of either polyethylene, minimum class 160, Poly Vinyl Chloride (PVC), minimum schedule 40, PEX or PEX-AL-PEX. Metallic materials may be used when suitable protection, approved by the building official, is provided.'“

SECTION 15. Section 15.20.030, “Appendix chapters added,” of Chapter 15.20, “Plumbing Code,” is amended to read:

“15.20.020 Adopted—Appendix chapter 1, Administration.

Appendix chapter 1, Administration, is adopted. When there is a conflict with the provisions of this section and section 15.04.020, the provisions of section 15.04.020 shall govern.”

SECTION 16. A Section 15.20.040, “Appendix chapters added,” is added to Chapter 15.20, “Plumbing Code,” to read:

“Appendix chapters added.

A. Appendix Chapter A, Sizing Water Supply, Appendix Chapter B, Explanatory Notes on Combination Waste & Vent Systems, Appendix Chapter D, Sizing Storm-Water Systems, California Plumbing Code Appendix Chapter G, Gray Water Standards, and Appendix Chapter I, Installation Standards, of the Appendix to the 2007 California Plumbing Code shall be considered as part of the incorporation of the code as referenced in Section 15.20.010.

B. Uniform Plumbing Code chapter 16 Gray Water Systems, Part II is adopted.”

SECTION 17. Section 15.24.010, “Adopted – California Building Standards Code, title 24, Part 4,” of Chapter 15.24, “Mechanical Code,” is amended to read:

“15.24.010 Adopted--California Building Standards Code, Title 24, Part 4.

The 2007 Edition of the California Building Standards Code, known as the California Code of Regulations, Title 24, Part 4, incorporating the “Uniform Plumbing Code,” 2006 Edition, published by the International Association of Plumbing and Mechanical Officials, one copy of which has been filed for use and examination by the public in the office of the building official, is adopted by reference.”

SECTION 18. Section 15.24.020, “Adopted -- Appendix chapter 1, Administration,” is added to Chapter 15.24, “Mechanical Code,” to read:

“15.24.020 Adopted – Appendix chapter 1, Administration.

Appendix chapter 1, Administration, of the Appendix to the 2007 Mechanical Code is adopted. When there is a conflict with the provisions of this section and section 15.04.020, the provisions of section 15.04.020 shall govern.”

SECTION 19. SEVERABILITY

Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance be declared unconstitutional or invalid for any reason, such declaration shall not affect the validity of the remaining portions of this ordinance.

SECTION 20. EFFECTIVE DATE

This ordinance shall be in full force and effective on January 1, 2008, no less than 30 days after its adoption, and shall be published or posted as required by law.

This ordinance was introduced on the 13th day of November, 2007 and
DULY AND REGULARLY ADOPTED this 27th day of November 2007 by the following vote:

AYES: Five (5) Councilmembers Breeze, Mackenzie, Smith, Stafford, and Mayor
Vidak-Martinez

NOES: None (0)

ABSENT: None (0)

ABSTAIN: None (0)

ATTEST:
/s/ City Clerk Judy Hauff

CITY OF ROHNERT PARK
/s/ Mayor Vicki Vidak-Martinez

APPROVED AS TO FORM:
/s/ Assistant City Attorney Benjamin D. Winig