

CITY OF SAN ANSELMO

ORDINANCE NO. 531

AN ORDINANCE REPEALING ALL OF CHAPTER 1, TITLE 9, (UNIFORM BUILDING CODE OF 1958) AND ALL OF CHAPTER 2, TITLE 7 (LAND EXCAVATIONS) OF THE SAN ANSELMO MUNICIPAL CODE AND ADOPTING BY REFERENCE, AS A NEW CHAPTER 1, TITLE 9, OF THE SAN ANSELMO MUNICIPAL CODE, THE UNIFORM BUILDING CODE 1964 EDITION AS PREPARED BY PACIFIC COAST BUILDING OFFICIALS' CONFERENCE INCLUDING APPENDIX CHAPTERS 13, 23, 48, 49, 51 AND 70, BEING AN ORDINANCE REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT USE, HEIGHT, AREA AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE CITY OF SAN ANSELMO; REGULATING LAND EXCAVATIONS; AND PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES.

THE CITY COUNCIL OF THE CITY OF SAN ANSELMO DO ORDAIN AS FOLLOWS:

SECTION 1. Chapter 1, Title 9, and Chapter 2 of Title 7, of the San Anselmo Municipal Code are hereby repealed and Chapter 1, Title 9, is reenacted as follows:

9-1.101. ADOPTION OF BUILDING CODE. The rules and regulations for the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of buildings and/or structures, in the City of San Anselmo, are hereby established and shall be, except as hereinafter specifically provided, as set forth and provided in the Uniform Building Code 1964 Edition as prepared by the Pacific Coast Building Officials' Conference, and for that purpose there is hereby adopted, except as hereinafter in the ordinance specifically provided, as the Provisions of this Ordinance, the said Uniform Building Code 1964 Edition as prepared by the Pacific Coast Building Officials' Conference, and the provisions thereof, copyrighted 1964 by the Pacific Coast Building Officials' Conference, at least three (3) copies of which Code have been filed for use and examination by the public in the office of the Clerk of said City of San Anselmo. The following provisions of said Uniform Building Code 1964 Edition are added, amended or deleted as follows and as so added or amended are made part of this Ordinance:

9-1.102. Building Code Amended. SECTION 103 is hereby amended to add the following: "Included as a part of this Code are Appendix Chapters 13, 23, 48, 49, 51 and 70 of the 1964 Edition of the Uniform Building Code as amended herein."

9-1.103. Building Code Amended. SECTION 105 is hereby amended to add the following: "In addition, the moving of any building or structure shall be subject to the provisions of other applicable City ordinances now in effect or adopted subsequent to the adoption of this Code."

9-1.104. Deletions from Building Code. SECTIONS 203, 204 and 205 are hereby deleted.

9-1.105. Building Code Amended. SECTION 301 (a) is hereby amended to add the following: "Separate applications and permits are required for work done under Chapter 51, Heat Producing Appliances and Chapter 70, Excavations."

9-1.106. Building Code Amended. SECTION 301 (b) is hereby amended to add the following: "Give such other information as reasonably may be required by the Building Official, which may include a soils report prepared by a Registered Civil Engineer specializing in such work. Said report shall include recommendations for site preparation and special foundations, if necessary."

9-1.107. Building Code Amended. SECTION 301 (d) is hereby amended to add the following: "All applications for a building permit shall include on the plot plan adequate driveway access to the off-street parking area. In the case of sloping driveways this information shall include the maximum grade of the proposed driveway, the elevation of the parking area with respect to the gutter grade, and centerline grade of the access street.

The finished floor elevation of the garage, carports, parking deck or space shall be set above or below street grade in conformance with the following table:

| SET BACK (1) | FINISHED FLOOR ELEVATION (2) |
|-----------------|---|
| 25 feet or less | 1/9 of setback |
| Over 25 feet | 3 feet plus 1/5 of setback in excess of 25 feet. |

NOTES: (1) The setback for the purpose of this section, shall be measured from the inside of the sidewalk, or from the edge of street pavement where no sidewalk is proposed. (2) Elevation shall be measured from top of street curb or six inches (6") above edge of street pavement if no street curb exists.

9-1.108. Building Code Amended. SECTION 301 is hereby amended to add the following paragraph (e): "1. No permit required under this Code shall be issued to any person to do, or cause to be done, any construction or work, regulated by this Ordinance except to a person holding a valid, unexpired and unrevoked Contractor's License as required by the State of California, except when and as otherwise hereinafter provided. 2. Special Permits may be issued to a person not licensed as a contractor in accordance with the exceptions provided in Section 7044, Article 3, Chapter 9, Division 3, Business and Professions Code, State of California. The necessary special application and permit must be obtained in person from the Building Inspector prior to the issuance of the building permit. This special permit is not to be issued for Commercial or Industrial purposes. No work authorized under such special permit shall be performed, nor shall the person holding such permit allow any work to be done except personally by the holder of such permit, or as otherwise provided in Section 7044, Article 3, Chapter 9, Division 3, Business and Professions Code, State of California, and designated in the application and affidavit, and if this or any other provisions thereof shall be violated by holder of such special permit, or if any false statement shall be made in the affidavit or application for such permit, such permit shall be subject to immediate cancellation by the Building Inspector and the holder thereof shall be liable to the penalty provided for violation of this Ordinance."

9-1.109. Building Code Amended. SECTION 302 (d) is hereby amended to add the following: "Every permit issued by the Chief Building Inspector under the provisions of this Code shall expire by limitation and become null and void under the following conditions:

1. If the building or work authorized by such permit is not commenced within sixty (60) days from the date of such permit.
2. If the building or work has been abandoned or suspended over one hundred and twenty (120) days.
3. If the building or work authorized by the permit is not completed within two (2) years from the date of the permit."

9-1.110. Building Code Amended. SECTION 303 (a) is hereby amended by adding thereto a new Table 3-B entitled: To provide for the collection of fees for the installation of gas appliances and equipment as contained in Chapter 51.

| | |
|--|--------|
| Permit fee | \$1.00 |
| Gravity Furnace | 2.00 |
| Forced Air Furnace | 2.00 |
| Floor Furnace | 2.00 |
| Gas Hot Water Boiler | 2.00 |
| Wall Heater | 1.00 |
| Suspended Heaters | 1.00 |
| Space Heaters | 1.00 |
| Clothes Dryer | 1.00 |
| Gas Range | 1.00 |
| Gas Oven, Built-in | 1.00 |
| Gas Cook Top | 1.00 |
| Commercial Heating and Ventilating Units | 3.00 |
| Hot Air Outlets | .25 |
| Cold Air Returns | .50 |
| Exhaust System Gravity | 1.00 |
| Range Hood (Commercial) | 5.00 |
| Exhaust System Pressure | 2.00 |
| Fan Vent Duct | .25 |
| Flues | 1.00 |
| Fan (residential) | .25 |
| Patent Flue | 2.00 |

NOTE: Patent flues when in conjunction with a fireplace for construction requiring a building permit "No Fee."

9-1.111. Building Code Amended. SECTION 303 (b) is hereby amended to add the following: "When the valuation of the proposed construction exceeds \$5,000.00 and a plan is required to be submitted by subsection (c) of Section 301, a Plan Checking Fee shall be paid to the Chief Building Inspector at the time of submitting plans and specifications for checking. Said Plan Checking Fee shall be equal to one-half of the Building Permit Fee as set forth in Table No. 3-A. Exceptions: No Plan Checking Fee will be required for one-story single or duplex dwellings and accessory buildings of Group J occupancy."

9-1.112. Building Code Addition. SECTION 303 (c) is hereby added as follows: "When additional inspections are made necessary by defects or incomplete phases, an additional fee of \$5.00 may be charged for each inspection. Preliminary inspections requested prior to the issuance of a permit will be charged to the person or persons requesting such inspection at the rate of \$5.00 per inspection."

9-1.113. Building Code Addition. SECTION 303 (d) is hereby added as follows: "For the purpose of determining building valuation the following schedule of costs shall prevail:

| | |
|---------------------------|-----------------------------|
| <u>Occupancy and Type</u> | <u>Cost Per Square Foot</u> |
|---------------------------|-----------------------------|

1. DWELLINGS:

| | |
|-------------------|---------|
| Type V-Masonry | \$15.00 |
| Type V-Wood Frame | 14.00 |

2. APARTMENT HOUSES AND HOTELS:

| | |
|------------------------------|-------|
| Type I or II | 18.00 |
| Type V-Masonry (or Type III) | 14.00 |
| Type V-Wood Frame | 11.00 |
| Type I-Basement Garage | 8.00 |

3. HOSPITALS:

| | |
|-----------------|-------|
| Type I or II | 27.00 |
| Type III-1 Hour | 22.00 |
| Type V-1 Hour | 14.00 |

4. SCHOOLS AND CHURCHES:

| | |
|-----------------|-------|
| Type I or II | 20.00 |
| Type III-1 Hour | 17.00 |
| Type III-N | 15.00 |
| Type V-1 Hour | 14.00 |

Occupancy and TypeCost Per Square Foot

5. COMMERCIAL BUILDINGS:

| | |
|-----------------|---------|
| Type I or II | \$14.00 |
| Type III-1 Hour | 12.00 |
| Type III-N | 10.00 |
| Type V-1 Hour | 9.00 |
| Type V-N | 8.00 |

6. INDUSTRIAL PLANTS:

| | |
|-----------------|-------|
| Type I or II | 11.00 |
| Type III-1 Hour | 7.00 |
| Type III-N | 6.00 |
| Tilt-up | 5.00 |
| Type IV-1 Hour | 5.50 |
| Type IV (Stock) | 4.00 |
| Type V-1 Hour | 5.50 |
| Type V-N | 5.50 |

7. SERVICE STATIONS:

| | |
|-----------------|-------|
| Type III-1 Hour | 13.00 |
| Type IV-N | 9.00 |
| Type V-1 Hour | 8.00 |
| Canopies | 4.00 |

8. PUBLIC GARAGES:

| | |
|-----------------|-------|
| Type I or II | 10.00 |
| Type III-1 Hour | 7.50 |
| Type III-N | 7.00 |
| Type IV-N | 6.50 |
| Type V-1 Hour | 6.00 |

9. PRIVATE PARKING AND DECKS:

| | |
|------------------|------|
| Attached Garages | 4.50 |
| Detached Garages | 5.00 |
| Carports | 4.00 |
| Roofed Porches | 3.00 |
| Unroofed Porches | 2.00 |

9-1.114. Building Code Amended. SECTION 304 (a) is hereby amended to add the following: "At the time of application for a building permit all corners of the lot shall be staked and identified by a surveyor or civil engineer's tag. The Building Inspector may require a lot survey if property lines are in question. There shall be on the lot a sign or other marking to identify the property with that described on the permit application."

9-1.115. Building Code Amended. SECTION 304 (d) is hereby amended to add the following: "A minimum of eight (8) working hours shall be required for all called inspections."

9-1.116. Building Code Amended. SECTION 306 (f) is hereby amended to add the following: "No connection from a source of electric energy shall be made to any building without first obtaining a Certificate of Occupancy. Unauthorized electrical connections shall be discontinued upon notice by the Chief Building Official."

9-1.117. Building Code Amended. SECTION 1504 is hereby amended to add the following to the last paragraph: "except that private, detached parking deck floors for Group I occupancies may be constructed of other materials approved by the Chief Building Official, as governed by Sections 102, 106, and 107; provided no conflict exists with any other specified portion of this Code."

9-1.118. Building Code Amended. SECTION 1703 is hereby amended to add the following: "Where habitable rooms are constructed under buildings, the exterior walls below the outside grade levels shall have an approved waterproofing treatment and an approved drainage system shall be provided and located below the basement floor elevation."

9-1.119. Building Code Amended. SECTION 2310 is hereby amended to add the following: "Retaining walls with height or equivalent height over 4', or a wall supporting a surcharge load, shall be constructed of reinforced masonry or concrete and shall be designed by a registered Civil Engineer."

9-1.120. Building Code Amended. SECTION 2517 is hereby amended by adding the following: "The grade under the structure:
1. Shall be no more than 4" below the outside grade adjacent to the foundation, unless drain tile is provided to prevent the accumulation or ponding of water under the building. 2. Under-floor space with an average headroom less than 5 feet shall be enclosed by continuous foundations and solid walls; see Section 2806 and 2507 (b)."

9-1.121. Building Code Amended. SECTION 2629 is hereby amended to add the following: "A waterproof membrane shall be

placed under slab floors in buildings used for human occupancy, and the concrete slab shall be reinforced with not less than 6" x 6" No. 10 steel mesh."

9-1.122. Building Code Amended. Table 28-A is hereby amended to read as follows: "Change first two figures in column entitled "Width of Footing (inches)" to "14" and "16"."

9-1.123. Building Code Amended. SECTION 3302 is hereby amended by adding the following to the first paragraph: "Not less than two remotely located exits shall be provided for Group H and I occupancies."

9-1.124. Building Code Amended. SECTION 3304 (f) is hereby amended to add the following: "Balconies used as exterior exits shall be of not less than one (1) hour fire resistive construction."

9-1.125. Building Code Amended. SECTION 3711 is hereby amended by adding the following to Paragraph M: "If the vertical distance between finished floor and ground exceed nine (9) feet, the fireplaces may be installed as follows:

Fireplaces may be installed on wood floor joists in the following manner:

Support. All supporting members shall be designed to carry both the dead and live loads imposed on such members and the foundation supporting such members shall be increased accordingly.

One half inch by one inch (1/2" x 1") channel iron with the channel up shall be installed on each floor joist. The channel iron shall be securely attached to the floor joist to prevent any movement of such channel iron. No. 4 reinforcing steel may be used in lieu of channel iron.

A steel plate not less than 1/4" shall be placed upon the channel iron. Above the steel plate shall be 1/2" thickness of asbestos. Three (3) inches of

brick or refractory material and two and one-half inches of fire brick, the mortar joints of the fire brick to not exceed 1/8 inch in thickness. The 1/4" steel plate shall extend to the outer perimeter of the fireplace including the hearth.

Location. Fireplaces and barbeques supported on wood floor joists shall be constructed entirely within the structure.

Masonry and Flues. The masonry work above the smoke chamber shall be corbeled at a rate not to exceed two (2) inches laterally to three inches (3") in height for each course of brick. A minimum of eight inches (8") in thickness of masonry shall be maintained until the starting plate for the patent flue is installed. All fireplaces with continuous brick chimneys shall be anchored to the building by means of two (2) #4 steel reinforced bars imbedded in the mortar and turned up under the top plates in all type V buildings. Where such fireplaces exceed one story, the fireplace shall be anchored at each story in a like manner. All such fireplaces shall be provided with terra cotta lined metal flues. Flues shall be securely anchored with metal ties spaced not more than four feet (4') apart. Clearances from combustible material shall be as required elsewhere in this Code. Plans and specifications for fireplaces built on wood joists shall be certified by a civil engineer licensed in the State of California as to the adequacy of members supporting such fireplaces.

9-1.126. Building Code Amended. SECTION 3801 is hereby amended by adding paragraph (6) as follows: "At the top and terminal of every rubbish and linen chute."

9-1.127. Building Code Amended. SECTION 3802 is hereby

amended by adding paragraph (4) as follows: "Automatic fire extinguishing systems shall be provided with a readily accessible valve for test purposes."

9-1.128. Building Code Amended. SECTION 5101 (d) is hereby amended as follows: Delete the word "garages" from the second paragraph. Amend the third paragraph to read: "Appliances generating a glow, spark, or flame capable of igniting flammable vapors shall not be installed in a garage area. A separate compartment shall be provided with tight fitting one-hour fire resistive walls adjacent to the garage or carport area. Access door to the compartment shall open directly to the outside; or may open into a hallway, kitchen, or dining area within the dwelling. High and low combustion air vents shall extend to the exterior. The low combustion air vent may extend to a wall ventilated under-floor area."

9-1.129. Building Code Amended. SECTION 5107 (j) is hereby amended as follows: "(j) Duct covering or installation. All wall risers, register boxes, fittings, supply plenums, trunk and branch supply ducts shall be wrapped with a minimum of 1/2" fiber glass duct insulation or approved equal."

9-1.130. Building Code Amended. SECTION 7003 is hereby amended by deleting paragraph "2" and revising paragraph "6" to read as follows: "6. Grading in an isolated, self-contained area if the Building Official finds that no danger to private or public property can now or thereafter result from such grading operations; and further, if the area is large enough to be subdivided, that the grading operation would in no way affect the future location of streets or future lot design. 7. Excavations by a public or franchised private utility for the installation, operation, inspection, repair or replacement of any of its facilities."

9-1.131. Building Code Amended. SECTION 7006 (a) is amended adding the following:

"Application for a grading permit shall be made on the prescribed form, in duplicate, and shall set forth the following information:

1. A full identification, and the residence and business address of the applicant and the owner or owners of the land on which the excavation or fill is proposed to be made. If the applicant is the agent or employee of any person for whose benefit the permit is asked, this fact, with a full identification of such person and his business and residence address, shall be stated in the application.

2. The name and business address of the firm or individual performing the excavation and the name and business address of the firm or individual transporting the excavated or fill material from or to the site.

3. A complete description and location of the property on which the excavation is to be made.

4. The exact nature of the proposed excavation and material to be removed, and an estimate of the number of cubic yards to be removed.

5. A statement of the manner in which it is proposed to excavate and remove the excavated materials, including the slope of the sides and the level of the floor, the kind of equipment proposed to be used in making such excavation and removing such materials, and whether the material is to be removed for delivery at some other place in fulfillment of an agreement to provide filling material at such other place.

6. The date when such excavation is to be commenced and the date when it will be completed."

9-1.132. Building Code Amended. SECTION 7006 is also amended by adding paragraph (e) as follows: "(e) Tentative Sub-division Map. No permit will be issued on any parcel or contiguous

parcels in the same ownership which are capable of future subdivision until a tentative subdivision map has been approved by the City or it is determined by the Building Official that the proposed grading is of such a nature that it will not affect the location and design of future streets and/or the lot design of said future subdivision."

9-1.133. Building Code Amended. SECTION 7009 (b) is hereby amended by adding the following phrase and paragraph: "... at the time the permit is issued." "Where work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the fees specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein."

9-1.134. Building Code Amended. SECTION 7010 (a) is hereby amended deleting the following words from the first paragraph: "..... for more than 1,000 cubic yards."

9-1.135. Building Code Amended. SECTION 7010 (b) is hereby amended to add the following: "4. Indemnify the City of San Anselmo against any and all damages which may arise out of or by virtue of any such excavation, including any damage to the public streets; and further, if any dirt, rocks or debris from such excavation should by rain water or otherwise be carried to public streets, the same shall be forthwith cleaned and removed from said public streets. If upon notice to the permittee the dirt, rocks or debris are not removed, the City may remove said dirt, rocks or debris and shall assess said costs against the bond or cash deposit if not paid by the applicant."

9-1.136. Building Code Amended. SECTION 7010 (c) is hereby amended by revising the first sentence and adding a second sentence as follows: "The term of each bond shall begin upon the date of

filing and shall remain in effect for a period of one year after the completion of the work to the satisfaction of the Building Official. If, in the opinion of the Building Official, the nature of the work is such that no possible damage to public or private property can result from slides, erosion or other cause after completion of the work, the Building Official may authorize the release of the bond or deposit."

9-1.137. Building Code Amended. SECTION 7010 (d) is hereby amended to read as follows: "(d) Certificate of Insurance. The Building Inspector may also require, as a condition to the granting of any such permit, that the applicant deposit with the City Clerk a certificate of a responsible insurance company, showing that the applicant is insured in an amount not less than a sum certain, to be fixed by the Building Inspector, not to exceed One Hundred Thousand (\$100,000.00) Dollars, against any loss or damage to persons or property arising directly or indirectly from the operations of the applicant or any person acting in his behalf in carrying on any operation connected directly or indirectly with the making of the excavation or the removal of the excavated materials for which such permit is issued. Permit Does Not Excuse Compliance With Other Ordinances. Nothing in this ordinance, or in any permit granted hereunder, shall be deemed to authorize the doing or the commission of any act contrary to any term or provision of any other ordinance of this City."

9-1.138. Building Code Amended. SECTION 7015 is hereby amended by adding the following between the first and second paragraphs: "Plantings in addition to ground cover shall be provided similar in kind and quality to those removed by the grading operations. The planting plan and provisions for maintenance of the plantings must be approved by the Building Official prior to the granting of the permit. If maintenance of the plantings is discontinued for any reason by the permittee, the City will arrange for proper maintenance and will charge the cost of main-

tenance to the owner or the surety furnishing the bond."

SECTION 2. The foregoing Ordinance shall, within fifteen (15) days of its final passage and adoption, be published once in Independent-Journal, a newspaper of general circulation, published and circulated in the County of Marin, and hereby designated for that purpose, and said Ordinance shall be in full force and effect thirty (30) days after its final passage and adoption.

The foregoing Ordinance was duly and regularly introduced at a Regular meeting of the City Council of the City of San Anselmo, held in said City on the 14th day of June, 1966, duly passed and adopted by the following vote: on June 28, 1966.

| | | |
|---------|-------------|---|
| AYES: | COUNCILMEN: | SCOTT, CAPURRO, RAGAN, SMITH, REICHMUTH |
| NOES: | COUNCILMEN: | NONE |
| ABSENT: | COUNCILMEN: | NONE |

Signed and approved this 28th day of June, 1966.

ss/ JOHN M. REICHMUTH

MAYOR

ATTEST:

ss/ ANITA GANNON

CITY CLERK