

TOWN OF SAN ANSELMO

ORDINANCE NO. 744

AN ORDINANCE AMENDING TITLE 9 OF THE SAN ANSELMO MUNICIPAL CODE, CHAPTERS 1, 2, 10, 11 AND ADDING CHAPTER 13, ADOPTING THE UNIFORM BUILDING CODE, 1976 EDITION; THE NATIONAL ELECTRICAL CODE, 1975 EDITION; THE UNIFORM MECHANICAL CODE, 1976 EDITION; THE UNIFORM HOUSING CODE, 1976 EDITION; AND THE UNIFORM SOLAR ENERGY CODE, 1976 EDITION.

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THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO DOES ORDAIN AS FOLLOWS:

Section 9-1.101 is amended to read as follows:

Sec. 9-1.01 ADOPTION OF UNIFORM BUILDING CODE, 1976 EDITION

The Uniform Building Code, 1976 Edition, published by the International Conference of Building Officials, is hereby adopted by reference thereto, subject to any amendments, deletions or additions thereto as set forth in this Chapter.

Section 9-1.102 is amended to read as follows:

Sec. 9-1.102 AMENDMENTS: SECTION 103: SCOPE.

Section 103 of said Building Code is hereby amended by adding the following thereto:

Included as a part of this Code are Appendix Chapters 13, 15, 23, 35, 38, 48, 49, 51, 57 and 70.

Section 9-1.104 is amended to read as follows:

Sec. 9-1.104 AMENDMENTS: SECTION 303: FEES

Section 303 of said Building Code is hereby amended by substituting a fee schedule as adopted by resolution of the Town Council in lieu of Table No. 3-A.

Section 9-1.105 is amended to read as follows:

Sec. 9-1.105 AMENDMENTS: SECTION 1603: RESTRICTIONS IN FIRE ZONE NO. 2.

Section 1603 (a) of said Building Code is amended to read as follows:

(a) General. Buildings and structures hereafter erected, constructed, moved within or into Fire Zone No. 2 shall be one of the types of construction as defined in this code and shall meet the requirements of this section. For the purpose of this section, the center line of an adjoining street or alley shall be considered an adjacent property line.

All exterior walls within five feet or less of the property line shall be of not less than four-hour fire-resistive construction. All exterior walls more than five feet from the property line must conform

to the provisions of Section 504 and Part V. Distance shall be measured at right angles from the property line. The above provisions shall not apply to walls at right angles to the property line.

Roof covering shall be fire retardant as specified in Section 3203 (e). See Section 104 (f) for repairs.

Section 9-1.106 is added as follows:

Sec. 9-1.106 AMENDMENTS: SECTION 1703: USABLE SPACE UNDER FLOORS

Section 1703 of said Building Code is amended to read as follows:  
Section 1703 Space Under Floors.

(a) Usable space under the first story shall be separated from the unusable space by walls or partitions and shall be protected on the side of the usable space as required for one-hour fire-resistive construction.

Doors shall be self-closing, of non-combustible construction or solid wood doors not less than 1 & 3/4 " in thickness.

Exceptions: Group R-3 and M occupancies:

(b) Space under the first story shall be enclosed at the perimeter of the foundation and such enclosure shall be constructed of the same materials as required for the exterior walls of the building. Floor systems projecting beyond the foundation shall have the same degree of fire-resistance as required for exterior walls.

Exception No. 1

Space under the first story of Groups R-3 and M occupancies need not be enclosed when all of the following conditions apply:

(a) The underside of the floor system is protected as required for one-hour fire-resistive construction.

(b) Supporting members, columns and bracing systems are one-hour fire-resistive or incombustible.

(c) Combustible elements of the mechanical systems are enclosed on the outside as for one-hour fire-resistive construction.

(d) Decks or elevated walkways which serve as the means of exit shall be one-hour fire-resistive construction or may be of wood not less than two-inch nominal thickness. (Other decks need not be protected.)

Exception No. 2.

Space under the first story of Group M occupancies which are more than six (6) feet from and not connected to another building need not be enclosed unless otherwise required by this code.

Section 9-1.107 is added as follows:

Sec. 9-1.107 AMENDMENTS. SECTION 3302: EXITS REQUIRED

Section 3302 of said Building Code is amended by adding the following words at the end of the first paragraph following the words "where required by Table No. 33-A": "Not less than two remotely located exits shall be provided for each individual dwelling unit in Group R-3 and R-1 occupancies. In R-1 and R-3 occupancies, sleeping areas on the second floor shall be provided with an approved escape ladder or device."

Section 9-1.108 is added as follows:

Sec. 9-1.108 AMENDMENTS: SECTION 3305: Stairways

Section 3305 (f) of said Building Code is amended to change the second paragraph to read as follows:

The tread must provide a clear walking area measuring at least 26 inches between inner handrail and wall or outer handrail. The minimum width of tread at the narrow end shall be not less than four inches face to face of tread and shall be not less than eight inches at a point 12 inches from the narrow end. The rise must be sufficient to provide 6'6" headroom. The rise shall not exceed eight inches.

Section 9-1.109 is added as follows:

Sec. 9-1.109 AMENDMENTS: SECTION 3702: DEFINITIONS

Section 3702 of said Building Code is amended by adding an additional definition as follows:

"Chimney "Patent". Patent chimneys conforming to standards approved by the Building Official, on file in the Building Inspection Department, and constructed in accordance with such standards are an acceptable alternate for chimneys listed in Table 9-A, Uniform Mechanical Code, Chimneys for Residential Appliances, Column 1.

Sec. 9-2.208

Section 9-2.208 is amended as follows: Delete the words "Schedule 2A, 1963 Electrical Fees," and substitute the following: "Schedule 2A, 1978 Electrical Fees."

Section 9-2.402 is amended to read as follows:

Sec. 9-2.402 NATIONAL ELECTRICAL CODE: ADOPTION

The National Electrical Code, 1975 Edition, published by the National Fire Protection Association, together with the Administrative Code, Title 24, Part 3, is hereby adopted by reference thereto, subject to any amendments, deletions or additions thereto as set forth in this chapter.

Section 9-2.403 is amended to read as follows:

Sec. 9-2.403 NATIONAL ELECTRICAL CODE, 1975 EDITION: AMENDMENTS

In the National Electrical Code adopted by Section 9-2.402 the following sections are added, altered, amended or deleted as follows:

Section 90-4 (a) added shall read: Whenever the term 'Administrative Authority' is used in this code it shall be construed to mean the building official or his authorized representative. Unless otherwise provided by law, the office of the 'Administrative Authority' shall be part of the Building Inspection Department;

Section 90-4 (b) added shall read: (b) Inspections. No electrical wire, cable or conduit shall be buried in the ground, encased in masonry or concrete, or enclosed in walls or other concealed spaces in buildings without first having been inspected and approved. Any construction which conceals electrical wiring shall be removed upon request of the 'Building Official'.

Section 90-4 (c) added shall read: (c) Approval for Connection.

No connection shall be made from a source of energy, nor shall any electrical service be supplied to any installations requiring an electrical permit unless the installation has been given approval for connection by the Building Official.

"If the building inspector finds any wiring or electrical installation to be defective or hazardous, he may direct any person or utility company supplying electrical energy to the installation to disconnect the installation from the source of energy, by notice in writing, or if the hazard is immediate and acute he may disconnect the installation immediately. Failure by such person or utility company to disconnect when so ordered shall constitute a violation of this code. No installation shall be reconnected until the defect has been corrected and the correction has been inspected and approved by the Chief Building Inspector. All approvals of the installations for connection to energy supply shall be in writing.

Section 250-81 is amended to read: "For all new construction supported by concrete footings the grounding electrode shall be as described in Sec. 250-83 (a). Interior metal water and gas piping shall always be bonded to the service equipment enclosure, the grounded conductor at the

service, the grounding electrode conductor where of sufficient size, or to one or more grounding electrodes used.

Section 250-82. First sentence is amended to read: "Where an electrode described in Sec. 250-81 is not available, the grounding connection may be made to any of the following:

Section 250-83 (a) is amended to read: "Concrete-encased Electrodes. Not less than 20 feet of bare copper conductor not smaller than No. 4 or as required by Table 250-94, encased in 2 inches of concrete and located within and near the bottom of a concrete foundation footing that is in direct contact with the earth, or steel reinforcing bar or rod complying with length, depth and size requirements stated in 250-82 (b).

Section 300-1 (c) added shall read: "The wiring method for the following occupancies as defined in the currently adopted Uniform Building Code as Group A, B, E, H, I, and R-1 (Hotels) inclusive shall be raceway as defined under Article 100 of this code.

Section 680-2 (a) added shall read: "All electrical wiring and equipment for swimming pools, hot tubs and spas shall be installed by a licensed electrical contractor or licensed pool contractor.

Section 9-10.01 is amended to read as follows:

Sec. 9-10.01 ADOPTION OF UNIFORM MECHANICAL CODE, 1976 EDITION

"The Uniform Mechanical Code, 1976 Edition, published by the International Conference of Building Officials, is hereby adopted by reference thereto, subject to any amendments, deletions or additions thereto, set forth in this chapter.

Section 9-10.02 is amended to read as follows:

Sec. 9-10.02 FEE SCHEDULE - MECHANICAL PERMITS

(a) Regular Fees

|                |        |
|----------------|--------|
| Issuing Permit | \$5.00 |
|----------------|--------|

All fees, other than issuing fee, shall be computed as stated in Section 304 of the Uniform Mechanical Code.

Exception:

For the construction of new dwellings and apartment houses the permit fees shall be one dollar and twenty-five cents (\$1.25) for each one hundred square feet or portion thereof of the total floor area, and for the purpose of computation, excludes garages, carports, porches and decks. Fees for issuing of the permit shall be additional to the above. Applicant may use square footage or unit basis for determining permit fee.

(b) Special Fees. Where more than one reinspection of any item requiring inspection has to be made because the work was not ready or defects were not corrected, a fee of Ten Dollars (\$10.00) shall be charged for each additional reinspection, which fee shall be paid before the final approval of the work. Where any special inspection is requested, such as to determine how an existing structure may be made to conform to present Code requirements, or otherwise where no current permit is involved, a charge shall be made at the rate of Ten Dollars (\$10.00) per hour of the inspector's time, including travel time, with a minimum charge of Ten Dollars (\$10.00).

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Section 9-10.03 is amended to read as follows:

Sec. 9-10.03 MECHANICAL CODE - MODIFICATIONS

In the Uniform Mechanical Code adopted by Section 9-10.01 the following sections are altered, added to, amended or deleted as follows:

(a) Section 508 is amended to read as follows: '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 well ventilated under-floor area. However, sealed combustion system appliances may be installed in garages at floor level.

Heating equipment located in rooms where cellulose nitrate plastic is stored or processed shall comply with U.B.C. standard no. 48-2.

(b) Add the following to Section 603 (e):

"Exception: Where equipment is located in food handling areas regulated by the Health Department, fly screen may be used if twice the normally required area for combustion air is provided."

(c) Add Section 1905 as follows:

"Residential Barbecue Hoods.

Metal hoods are required over barbecue units. Such hood shall be of an approved type or constructed of not less than 20 ounce copper or 24 gauge steel.

Grease filters of adequate size shall be installed. The area of the filter, where a fan or blower is provided for forced draft, shall in no case be less than three times the area of the chimney.

No dimension of the hood shall be smaller than the respective dimension of the barbecue unit. The chimney shall be of type for residential appliances, column 1, Table 9-A, Uniform Mechanical Code, with clearance from combustible construction in accordance with research recommendations. The hood shall be not be closer than 18 inches to any combustible material.

Reduced clearances may be permitted as set forth in Table 5-B.

Section 9-11.01 is amended to read as follows:

Sec. 9-11.01 ADOPTION OF UNIFORM HOUSING CODE, 1976

The Uniform Housing Code, 1976 Edition, published by the International Conference of Building Officials is hereby adopted by reference thereto.

A new Chapter 13 is added as follows:

CHAPTER 13. UNIFORM SOLAR ENERGY CODE

Sec. 9-13.01 ADOPTION OF THE UNIFORM SOLAR ENERGY CODE, 1976 EDITION

The Uniform Solar Energy Code, 1976 Edition, published by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference thereto, subject to any amendments, deletions or additions thereto set forth in this chapter.

Sec. 9-13.02 SOLAR ENERGY CODE: MODIFICATIONS

In the Uniform Solar Energy Code adopted by Section 9-13.01 the following sections are altered, amended or deleted as follows:

(a) Section 20.6. Schedule of Fees is deleted and replaced by a Schedule of Fees adopted by Resolution of the Town Council.

(b) Sections 10.5, 20.1, 20.2, 20.3, 20.13 and the Appendixes A and B are deleted.

Section 9-14-01 is added as follows:

Sec. 9-14.01 ADOPTION OF THE 1978 ACCUMULATIVE SUPPLEMENT TO THE UNIFORM CODES AND STANDARDS.

The 1978 Accumulative Supplement published by the International Conference of Building Officials is adopted by reference thereto excepting therefrom the Uniform Code for the Abatement of Dangerous Buildings and the Uniform Fire Code.

FINDINGS REGARDING THE AMENDMENTS TO THE UNIFORM CODES:

The Town Council of the Town of San Anselmo recognizes and finds that because of lack of adequate structural fire protection, accessibility by fire apparatus, lack of water supply for domestic use and fire suppression, there are hazards within the Town which require solutions other than those specified within the various codes.

The Town Council of the Town of San Anselmo expressly finds that climatological, environmental and geological conditions exist within the Town which require the conservation of water for domestic use and provision of adequate water for fire suppression.

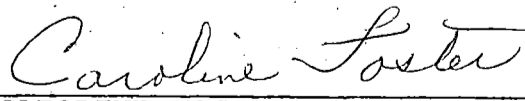
In recognition of these unique and serious hazards and the need to prevent loss of life and property this Council finds that the Code modifications of this ordinance, as such changes modify the State regulations adopted pursuant to Health and Safety Code, Section 17922, are reasonably necessary for the protection of life and property.

The foregoing Ordinance was duly and regularly introduced at a regular meeting of the Town Council of the Town of San Anselmo held in said Town on the 23rd day of May 1978, and was thereafter at a regular meeting held on the 13th day of June, 1978 duly passed and adopted by the following vote:

|         |             |   |
|---------|-------------|---|
| AYES:   | COUNCILMEN: | Toal, Convis, Signorelli, Capurro, Reed |
| NOES:   | COUNCILMEN: | None                                    |
| ABSENT: | COUNCILMEN: | None                                    |

  
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JAMES F. REED, III, MAYOR

ATTEST:

  
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CAROLINE FOSTER, TOWN CLERK