

TOWN OF SAN ANSELMO

ORDINANCE NO. 851

AN ORDINANCE AMENDING CHAPTERS 1, 2, 6, 10, 11, 13, 14 and 15, AND ADDING NEXT CHAPTER 16, TO TITLE 9, SAN ANSELMO MUNICIPAL CODE REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, AND CONVERSION OF BUILDING AND STRUCTURES: MAINTENANCE OF ELECTRICAL AND MECHANICAL EQUIPMENT, SYSTEMS, AND APPLIANCES: AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE TOWN OF SAN ANSELMO AND PROVIDING FOR ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR: PROVIDING PENALTY FEES FOR VIOLATION THEREOF: ADOPTING THE 1982 EDITIONS OF THE UNIFORM BUILDING CODE, THE UNIFORM MECHANICAL CODE, THE UNIFORM PLUMBING CODE, THE UNIFORM HOUSING CODE, THE UNIFORM SOLAR ENERGY CODE, THE UNIFORM SWIMMING POOL CODE, AND THE 1984 EDITION OF THE NATIONAL ELECTRICAL CODE.

THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO DOES ORDAIN THAT TITLE 9 OF THE SAN ANSELMO CODE SHALL BE AMENDED AS FOLLOWS:

SECTION I. Article 1 of Chapter 1, Building Code, is hereby amended as follows:

Section 9-1.101 is amended to read as follows:

Section 9-1.101 ADOPTION OF THE UNIFORM BUILDING CODE, 1982 EDITION.

The Uniform Building Code, 1982 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:

Section 9-1.102 AMENDMENTS: SECTION 103: SCOPE.

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

Included as part of this Code are Appendix Chapters 11, 12, 23, 32, 35, 38, 49, 51, 53, 55, 57 and 70.

Section 9-1.104 is hereby renumbered 9-1.105.

New Section 9-1.104 is added as follows:

Section 9-1.104. Amendments: Section 301 (b): Exempted Work.

Subsection (b), paragraph 5, of Section 301 of said Building Code is hereby amended to read as follows:

Section 301 (b). Exempted Work.

5. Retaining walls which are not over two (2) feet in height measured from the top of footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.

NEW SECTION 9-1.106 is added as follows:

The second paragraph of Section 1210 (a) of said Building Code is hereby amended to read as follows:

When structural alterations or repairs or additions requiring a permit and having a valuation in excess of \$1,000 occur, or when one or more sleeping rooms are added or created in existing Group R, Division 3 Occupancies, the entire building shall be provided with smoke detectors located as required for new Group R Occupancies.

Section 9-1.105 is is renumbered and amended to read as follows:

Section 9-1.107 AMENDMENTS: Section 3202 ROOF CONSTRUCTION AND MATERIALS SECTION 3202, Subsection (b), Item 3, first paragraph of said building code shall be amended to read as follows:

Class C roof coverings which comply with Standard No. 32-7 may be used on Group A, Division 3; Group B, Divisions 1 & 2; and Group R, Division 1 occupancies which are not more than two stories in height and have not more than 6,000 square feet of projected roof area and there is a minimum of 10 feet from the extremity of the roof to the property lines on all sides except street fronts.

Section 9-1.106 is renumbered and amended to read as follows:

Section 9-1.108 Amendments: Section 2308 (b): Retaining Walls.

Subsection (b) of Section 2308 of said Building Code is hereby amended by adding the following paragraph thereto:

Retaining walls over two (2) feet high, or any walls supporting a surcharge or impounding flammable liquids, shall be of permanent materials approved by the Building Official. Said walls shall be designed by a registered Civil or Structural Engineer, except that walls not over six (6) feet high may be constructed in accordance with a Standard Plan approved by the Building Official.

Section 9-1.107 is renumbered and amended to read as follows:

Section 9-1.1.09 Amendments: Section 3203 (f): Ordinary Roof Covering.

Subsections 5 and 6 of subsection (f) of section 3203 of said Building Code are hereby amended to read as follows:

Section 3203 Roof Coverings. (f) Ordinary Roof Covering.

5. Wood shingles having not less than Class C Rating.

6. Wood shakes having not less than Class C Rating.

NEW SECTION 9-1.10 is added to read as follows:

Section 9-1.10 Amendments: Appendix Section 3210 is deleted in its entirety and replaced by the following:

Section 3210 (Appendix) New roof coverings shall not be applied until a building permit is secured and initial inspection of existing roof is performed by the Building Official. A final inspection shall be obtained from the Building Official upon completion. R-1, R-3 and M occupancies shall be exempt from the provisions of this section.

Section 9-1.108 is renumbered and amended to read as follows:

Section 9-1.111 Amendments: Section 3303 (a) Number of Exits.

The first paragraph of subsection (a) of Section 3303 of said Building Code is hereby amended to read as follows:

Section 3303 (a) Number of exits. Every building or usable portion thereof shall have at least one exit and shall have not less than two exits where required by Table 33-A, and additional exits as required by this subsection or as deemed necessary by the Building Official.

Section 9-1.109 is hereby renumbered 9-1.114

NEW SECTION 9-1.112 is added as follows:

Section 9-1.112 Amendments: section 302: Application for Permit.

Section 302, subsection (c) is amended to read as follows:

(c) Information on Plans and Specifications. Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the house and street address of the work and the name and address of the owner and person who prepared them. Plans shall include a plot plan showing the location of the proposed building and of every existing building on the property. In lieu of detailed specifications, the Building Official may approve references on the plans to a specific section or part of this Code or other ordinances or laws.

Plans for buildings more than two stories in height of other than Groups R, Division 3 and M Occupancies shall indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

Computations, stress diagrams, and other data sufficient to show the correctness of the plans, shall be submitted when required by the Building Official.

The Plot plan shall show relative elevations of all lot corners, points of significant change of slope, principal corners of proposed structures, and floor levels. Both existing and proposed final elevations shall be shown. Location, width and grade of proposed driveways shall be shown.

Where a survey is required by the Building Official the following requirements shall apply:

1. The map of the survey shall be signed by the surveyor or Civil Engineer performing the work.
2. Scale shall be not smaller than twenty feet to one inch.

3. Contour intervals shall be one foot on slopes up to five percent and not more than five feet on slopes of more than five percent. Contours shall extend to the far side of unimproved streets and to the curb line of improved streets.

4. Exterior boundaries shall be located on the ground by stakes or monuments and such stakes or monuments shall be shown on the survey map.

5. The map shall show the location of all existing structures; proposed improvements and grades at which they are to be constructed; location of proposed sewer from the structure to the main sewer or septic tank system; location of existing curbs, sidewalks, utilities, waterways, storm drains, and inlets affecting the lot.

NEW SECTION. 9-1.113 is added to read as follows:

Section 9-1.13 Amendments: Section 304 Fees.

Section 304, subsection (a), first paragraph is amended to read as follows:

(a) Permit Fees. The fee for each permit shall be set forth by the latest Resolution adopted by the Town Council.

SECTION II

Article 2 of Chapter 1, San Anselmo Creek Retaining Walls is hereby deleted in its entirety and replaced with the following:

Article 2. Structures within or abutting creeks.

Section 9-1.201 Permits Required.

It shall be unlawful to erect, construct, enlarge, alter or repair any wall, curb wall, bulkhead, bridge or other structure which abuts or is upon the banks of San Anselmo Creek and Sleepy Hollow Creek, or any tributaries to said creeks, without first securing a building permit therefor.

The exemption contained in Section 9-1.106 of this Chapter shall not apply to this Section, and permits shall be obtained for all walls regardless of height.

Section 9-1.202. Materials.

Materials shall be concrete, steel or masonry unless otherwise permitted by the Building Official.

Section 9-1.202. Application for Permit.

Permit application shall be made in accordance with Section 302 of the Uniform Building Code and Section 9-1.110 of this Chapter.

Section 9-1.204. Issuance of Permit.

No permit shall be issued for any construction within the waterways of San Anselmo Creek or Sleepy Hollow Creek unless it is in accordance with requirements under a permit issued by the Department of Fish and Game of the State.

Section 9-1.205. Violation Constitutes Public Nuisance.

Any violation of this Article which in any way interferes or restricts the area of said Creeks or tributaries, or interferes with or changes the direction of flow of water, shall constitute a public nuisance and is hereby made subject to the provisions of Sections 1-2.03 through 1-2.09 of Title 1 of this Code.

SECTION III

Article 3 of Chapter 1, Sales from Temporary Structures, is hereby amended to read as follows:

Section 9-1.301. Sales from Temporary Structures Restricted.

It shall be unlawful for any person, whether as principal, agent, owner, or employee, to commence, engage in, transact, or carry on the business of selling any personal property, except nursery stock and trees, within the Town unless such business is conducted in a permanently constructed business building with at least three (3) walls and a roof.

Section 9-1.302 Exceptions.

Yard sales by individuals, and temporary outdoor sales in accordance with a valid permit issued by the Planning Director, are hereby exempted from the provisions of this Article.

SECTION IV Article 4 of Chapter 2, General Regulations, is hereby amended as follows:

Section 9-2.402 is amended to read as follows:

Section 9-2.402 NATIONAL ELECTRICAL CODE 1984 EDITION: ADOPTION.

The National Electrical Code, 1984 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 by changing 1978 to 1984 in the Title and as follows:

Add New Item (g) to amend Electrical Code Section 336-3, subsection (c) to read as follows: Uses not permitted for either type NM or NMC. Types NM and NMC cables shall not be used: (1) as service entrance cable; (2) in commercial garages; (3) in commercial and industrial buildings; (4) in battery storage rooms, (5) in hoistways; (6) in any hazardous (classified) location; or (7) embedded in poured cement, concrete, or aggregate.

SECTION V. Article 1 of Chapter 6, Uniform Plumbing Code, is hereby amended as follows:

Section 9-6.101 is amended to read as follows:

Section 9-6.101 ADOPTION OF UNIFORM PLUMBING CODE, 1982 EDITION.

The Uniform Plumbing Code, 1982 edition, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference thereto, subject to the amendments, deletions, or additions thereto, set forth in this Chapter.

Section 9-6.102 is amended to read as follows:

The 1982 edition of the Plumbing Materials Standards, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference thereto.

Section 9-6.103. Administration is hereby deleted in its entirety and replaced with the following:

Section 9-6.103. Administration.

(a) Administrative Authority. Whenever the term "Administrative Authority" is used in this section, it shall be construed to mean the Chief Building Official or his authorized representative.

(b) Fees. Fees for work under permits required by this chapter shall be paid at the time of issuance of permit in accordance with a Table of Fees adopted by the latest resolution of the Council.

Section 9-6.104 is amended as follows:

Section 9-6.104 Amendments to said Plumbing Code:

Section 9-6.104 (c). Delete this subsection, insert new subsection to read as follows:

(c) Section 20.1 of said Plumbing Code is amended as follows:

Administrative authority 20.1. The Administration and enforcement of this Code shall be as provided in Section 9-6.103 of the San Anselmo Municipal Code.

Add new subsection 9-6.104 (h) to read as follows:

(h) Section 1.1 of Installation standards IS-5 and IS-9 are changed to read as follows:

In Type V, R-1 and R-3 occupancies within the height limitations and number of stories permitted by current local zoning code, and Uniform Building Code current edition, ABS and PVC drains, waste and vents will be permitted with the following provision:

Plastic plumbing shall not penetrate area separation walls, occupancy separations, or other required fire-resistive construction.

Plastic plumbing within the wall cavity of one-hour fire-resistive construction is permitted providing the plastic piping does not penetrate the fire-resistive barrier. Metal nipples through the barrier are permitted.

Plastic plumbing is not permitted in two-hour fire-resistive area separation walls.

In structures where sound transmission control is required the plumbing shall be insulated or isolated to meet the sound control requirements.

Add new subsection 9-6.104 (k) to read as follows:

(k) Section 401 Materials subsection (a), item (2) is changed to read as follows:

(2) ABS and PVC installation are limited to residential construction not more than three stories in height. Buildings other than residential, when, in the opinion of administrative authority, the waste discharge is limited as defined under section 105, subsection (d), "Domestic Sewage".

Add new subsection 9-6.104 (l) to read as follows:

(l) Section 1004 MATERIALS (a) is amended to read as follows:

- (a) Water pipe and fittings shall be of brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron, galvanized steel, lead or other approved materials. Asbestos cement, P.E., P.B. or PVC water pipe manufactured to recognized standards may be used for cold water systems outside a building as prescribed by installation standards. Such installations shall not be in slabs or foundation of buildings.

SECTION VI. Chapter 10, Uniform Mechanical Code, is hereby amended as follows:

Section 9-10-01 is amended to change 1979 to 1982.

Section 9-10.02 is amended to read as follows:

Section 9-10.02 FEE SCHEDULE - MECHANICAL PERMITS

Before any permit required by the provisions of this chapter is issued, the applicant shall pay the fees as set forth by the latest resolution adopted by the Council.

SECTION VII. Chapter 11 Uniform Housing Code, is hereby amended as follows:

Section 9-11.01 is amended to change 1979 to 1982

SECTION VIII. Chapter 13, Uniform Solar Energy Code, is hereby amended as follows:

Section 9-13.01 is amended to change 1979 to 1982.

SECTION IX. Chapter 14. Accumulative Supplement to the Uniform Codes, is hereby amended as follows:

Section 9-14.01 is amended to change 1980 to 1983.

SECTION X.

Chapter 15, UNIFORM SWIMMING POOL CODE, is amended as follows:

The Title is amended to read: UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE.

Section 9-15.01 is amended to read as follows:

Section 9-15.01 Adoption of the Uniform Swimming Pool, Spa and Hot Tub Code, 1982 Edition.

The Uniform Swimming Pool, Spa and Hot Tub Code, 1982 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.

Section 9-15.02 Amendments, subsection (a) is amended to read as follows:

(a) Section 1.11 is deleted and replaced by a schedule of fees adopted by the latest resolution of the Council:

Section 9-15.02, Amendments, Add new subparagraph (e) to change Section 1.5 administrative authority.

(e) Section 1.5 Administrative authority is amended to read as follows:

Whenever the term "administrative authority" is used in this code, it shall be construed to mean the Chief Building Official or his authorized representative.

Section 9-15-02 Amendments, Add new subparagraph (f) to replace Section 310 - Waste Water Disposal to read as follows:

(f) Section 310 Waste Water disposal is amended to read as follows:

No pool shall be drained into the surface or storm water collection system. Waste water from pools is to be discharged into the sewer system by means of an indirect connection through an air gap and a minimum of 3 inch P trap. Plans and specifications for any deviation from the above manner of installations shall first be approved by the Administrative Authority before any portion of any such system is installed.

SECTION XI.

Add new chapter 16 to read as follows:

Chapter 16. MANUFACTURED HOUSING INSTALLATIONS


Section 9-16.01 Adoption of the Guidelines for Manufactured Housing installations.

The Guidelines for manufactured housing installations first printing copyright 1983 published by the International Conference of Building Officials, including Appendix B, is hereby adopted by reference thereto, subject to any amendments, deletions, or additions thereto as set forth in this Chapter.

Dated:


ANNE WOOLIEVER, MAYOR

ATTEST:

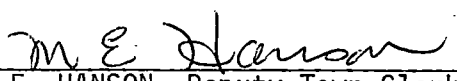


The foregoing ordinance was read and introduced at a regular meeting of the San Anselmo Town Council held on March 13, 1984 and was thereafter at a regular meeting of the Town Council held on March 27, 1984 duly adopted by the following vote:

AYES: Councilmembers Toal, Buckle, Ollinger, Wooliever

NOES: None

ABSENT: Councilmember Capurro


M. E. HANSON, Deputy Town Clerk