

ORDINANCE NO. 973

TOWN OF SAN ANSELMO

AN ORDINANCE AMENDING CHAPTERS 1, 2, 6, 10, 11, 13, 14 OF TITLE 9 OF THE SAN ANSELMO MUNICIPAL CODE REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL AND CONVERSION OF BUILDINGS AND STRUCTURES AND MAINTENANCE OF ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT, SYSTEMS AND APPLIANCES, ADOPTING THE 1994 EDITIONS OF THE UNIFORM BUILDING CODE (VOLUMES 1, 2 AND 3), THE UNIFORM MECHANICAL CODE, THE UNIFORM PLUMBING CODE, THE UNIFORM HOUSING CODE, THE UNIFORM SOLAR ENERGY CODE AND THE UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE. ALSO TITLE 24 (CALIFORNIA BUILDING STANDARDS CODE) PARTS 1, 2, 3, 4, 5, 6, 8 AND 12 OF THE CALIFORNIA ADMINISTRATIVE CODE, THE UNIFORM CODE FOR BUILDING CONSERVATION, THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, ALSO THE 1993 NATIONAL ELECTRIC CODE.

SECTION I

Chapter 1, Article 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, 1994 EDITION.

The Uniform Building Code, 1994 Edition, published by the International Conference of Building Officials, is hereby adopted by reference hereto, 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 103 of said building Code is amended by adding the following thereto:
Included as part of this code are appendix Chapters 4 div. I, 9,15, 19, 31 div. II, 31 div. III and 33

Section 9-1.104 is amended to read as follows:

Subsection 5 of section 106.2 of said Building Code is amended to read as follows:

Section 106.2 Exempted Work.

5. Retaining walls which are not over three (3) feet in height measured from the top of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.

Section 9.1.108 is amended to read as follows:

Subsection 1609.2 of Section 1609 of said Building Code is hereby amended by adding the following paragraph thereto:

Section 1609.2. Special Design. Retaining Walls.

Retaining walls over three (3) feet high, or any wall supporting a surcharge or impounding flammable liquids, shall be of permanent materials approved by the Building Official. Such 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 109 Certificate of Occupancy

Section 109.1(a) is amended by deleting the following:
EXCEPTION: Group R, Division 3 and Group M Occupancies.

Section 1503 Roof Coverings

Section 1503 of said building Code is amended to read as follows:

The roof covering on any structure regulated by this code shall be a class A roof covering assembly as classified in Section 1504.1. An existing structure with an existing wood shake or wood shingle roof shall replace the entire roof with a class A roof covering assembly when increasing the area of the building footprint by 640 sq. ft. or more. For the purposes of code interpretation, each structure shall have one contiguous roof covering assembly.

Section 1003(a) Exits Required

Section 1003.1 of said building Code is amended to have the first paragraph read as follows:

(a) Number of Exits. Every building or usable portion thereof shall have at least one exit and shall not have less than two exits where required by Table 10-A and each room used for sleeping purposes above the first story of a building shall be provided by two means of egress as deemed necessary by the Building Official for fire safety purposes.

Section 704.2. 8 Truss Protection

Section 704.2.8 is amended to read as follows:

When trusses are used as all or part of the structural frame and protection is required as specified in Table 6A, such protection may be provided by fire resistive materials enclosing the entire truss assembly on all four sides for its entire length and height. When trusses are used as all or part of floor or floor ceiling assemblies in non-rated buildings, said trusses shall have a minimum of 1 hour fire protection. The required thickness and construction of fire resistive assemblies enclosing trusses shall be based upon results of full scale tests or combinations of tests on truss components or upon calculations based upon such tests which satisfactorily demonstrate that the assembly has the required fire resistance.

Section 3206 Awnings

Section 3206 is amended to read as follows:

Section 3206.1 Definition for the purposes of this section: Awning is a temporary shelter supported entirely from the exterior wall of a building.

Section 3206.2 Construction: Awnings shall have noncombustible frames but may have combustible coverings.

Section 3206.3 Projection:

3206.3.1 Awnings may extend over public property not more than 7' from the face of a building, but no portion shall extend nearer than 2' to the face of the nearest curb line measured horizontally.

3206.3.2 In no case shall an awning extend over public property greater than two-thirds of the distance from the property line to the nearest curb in front of the building site.

3206.3.3 The projection of awnings beyond the face of a building shall not obstruct emergency equipment, including ground ladders, that might be required in fire suppression efforts.

Appendix Section 1517 Reroofing

Appendix Section 1517 is amended to read as follows:

Section 1517.3 Wood Shake Application. Wood Shakes are prohibited from use over an existing roof covering and may only be used for repairs when the area involved is fifty percent (50%) or less of the roof area of the building.

1517.4 Wood Shingle Application. Wood Shingles are prohibited from use over an existing roof covering and may only be used for repairs when the area involved is fifty percent (50%) or less of the roof area of the building.

1517.8 Existing buildings that have 50 percent (50%) or more of the roof area reroofed within a one-year period after issuance of a building permit or after commencing construction, or are required to be fire resistive by other provisions of this code.

Section 9-1.113 is amended to read as follows:

The first paragraph of subsection 107.2 of section 107 of said Building Code is hereby amended to read as follows:

Section 107. Fees. 107.2 Permit Fees. 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 II

Chapter 2 , Section 9-2.402 is amended to adopt the National Electrical Code, 1993 Edition:

The National Electrical Code, 1993 Edition, published by the National Fire Protection Association, together with the Administrative Code, Title 24, Part 3, are hereby adopted by reference thereto, subject to any amendments, deletions, or additions thereto as set forth in this chapter.

Section 9-2.402(a) is amended to read as follows:

Section 304 of the National Electrical Code is amended to read:
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 of the Council.

SECTION III

Chapter 6, Article 1, Uniform Plumbing Code, is hereby amended as follows:

Section 9-6.101 is amended to read as follows:

Section 9-6.101 ADOPTION OF THE UNIFORM PLUMBING CODE, 1994 EDITION.

The Uniform Plumbing Code, 1994 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:

Section 9-6.102 MATERIAL AND PROPERTY STANDARDS.

The 1994 Edition of the Plumbing Materials Standards, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference thereto subject to amendments, deletions, or additions set forth in this chapter.

Section 9.6.103 is amended to read as follows:

Subsection 103.4.1 of section 103.4 of said Plumbing Code shall be changed to read as follows:

Section 103.4. Fees. 103.4.1 Permit Fees. Before any permit required by the Provisions of this chapter is issued, the applicant shall pay the fees as set forth y the latest resolution of the Council.

SECTION IV

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

Section 9-10.01 is amended to read as follows:

Section 9-10.01 ADOPTION OF THE UNIFORM MECHANICAL CODE, 1994 EDITION.

The Uniform Mechanical Code, 1994 Edition, published by the International Conference of Building Officials, is hereby adopted by reference thereto, subject to the amendments, deletions, or additions thereto set forth in this chapter.

Section 9-10.02 is amended to read as follows:

Subsection 115.1 of section 115 of said Mechanical Code is amended to read as follows:

Section 115. Fees. 115.1. 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 of the Council.

SECTION V

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

Section 9-11.01 is amended to read as follows:

Section 9-011.01 ADOPTION OF THE UNIFORM HOUSING CODE, 1994 EDITION.

The Uniform Housing Code, 1994 Edition, published by the International Conference of Building Officials, is hereby adopted by reference thereto, subject to the amendments, deletions, or additions thereto set forth in this chapter.

SECTION VI

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

Section 9-13.01 is amended to read as follows:

Section 9-13.01 ADOPTION OF THE UNIFORM SOLAR ENERGY CODE, 1994 EDITION.

The Uniform Solar Energy Code, 1994 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 VII

Chapter 15, Uniform Swimming Pool, Spa and Hot Tub Code, is hereby amended as follows:

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, 1994 EDITION.

The Uniform Swimming Pool, Spa and Hot Tub Code, 1994 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 VIII

If any portion of this chapter or its application is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, sections or applications of the chapter which can be given effect without the invalid provisions or applications, and to this end any phrase, section, sentence, or word is declared to be severable.

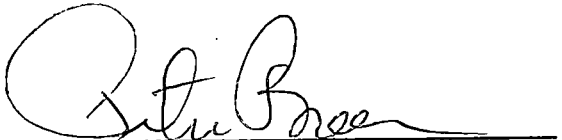
SECTION IX

The foregoing ordinance was introduced at a regular meeting of the San Anselmo Town Council held on November 28, 1995 and was thereafter adopted at a regular meeting of the Town Council held on December 19, 1995 by the following vote:


Ayes: Breen, Hodgens, Yarish

Noes: (None)

Absent: Chignell, Kroot


Peter Breen, MAYOR

ATTEST:


Debra Stutsman, TOWN CLERK