

AN ORDINANCE OF THE TOWN OF SAN ANSELMO  
AMENDING TITLE 9 OF THE  
SAN ANSELMO MUNICIPAL CODE

The Town Council of the Town of San Anselmo does hereby ordain as follows:

**SECTION 1.**

**EXPRESS FINDINGS.**

The Council recognizes and finds that, because of the steep terrain, narrow roads, proximity to the San Andreas and Hayward seismic faults, and the potential flooding of the San Anselmo Creek, unique conditions exist which require special considerations in the construction within the Town. Additionally, due to the high temperatures, humidity, rainfall, wind, and restricted accessibility by fire apparatus, and the 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 Council expressly finds that climatological, environmental, and geological conditions exist within the Town which require special provisions for adequate fire suppression.

In recognition of these unique and serious hazards and the need to prevent the loss of life and property, the Council finds that the Code modifications set forth in this ordinance, as such changes modify the State regulations contained in the California Building Standards Code, are reasonably necessary for the protection of life and property.

**SECTION 2.**

Chapters 1, 2, 3 and 4 of Title 9, Building Regulations, of the San Anselmo Municipal Code are hereby amended as follows. Changes from content of the existing language of the Municipal Code are shown in *italics*, deletions are ~~crossed out~~.

**Chapter 1**

**BUILDINGS, WALLS, & STRUCTURES**

**Sections:**

**Article 1. Building Code**

- 9-1.101 Adoption of the California Building Code, 2001 edition.
- 9-1.102 Amendments: Section 101.3: Scope.
- 9-1.103 Amendments: Section 107: Fees.
- 9-1.104 Amendments: Section 109: Certificate of Occupancy.
- 9-1.105 Amendments: Section 904.2: Automatic Fire-Extinguishing Systems.
- 9-1.106 Amendments: Section 1503: Roofing Requirements.
- 9-1.107 Amendments: Section 3102.3.8: Spark Arrester.
- 9-1.108 Amendments: Section 3404: Moved Buildings.
- 9-1.109 Amendments: Appendix Section 1514: General.
- 9-1.110 Amendments: Appendix Section 1516.2: Overlay on Existing Built-up Roofs.

- 9-1.111 Amendments: Appendix Section 1516.3: Overlay on Existing Wood Roofs or Asphalt Shingle Roofs.

**Article 2. Dilapidated and Dangerous Buildings and Structures**

- 9-1.201 Adoption of the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition.
- 9-1.202 Public nuisances.

**Article 1. Building Code**

- 9-1.101 **Adoption of the California Building Code, 2001 edition.**  
The 2001 edition of the California Building Code, known as Part 2 of the California Code of Regulations, Title 24 incorporating the 1997 edition of the Uniform Building Code, published by the International Conference of Building Officials, together with the 1997 edition of the Uniform Administrative Code, published by the International Conference of Building Officials, are hereby adopted by reference, subject to any amendments, deletions, or additions as set forth in this chapter.
- 9-1.102 **Amendments: Section 101.3: Scope.**  
Section 101.3 of said Building Code is amended by adding the following:  
  
Included as part of this code are Appendix Chapters 3 Division III, 4 Division I, 11 Divisions I & II, 12 Division I, 15, 18, 21, 23, 29, 31 Divisions I & III, 33 and 34 Divisions I & III.
- 9-1.103 **Amendments: Section 107: Fees.**  
The first paragraph of subsection 107.2, Permit Fees, of said Building Code is hereby amended to read as follows:  
  
The fee for each permit shall be set forth by the latest resolution adopted by the Town Council.
- 9-1.104 **Amendments: Section 109: Certificate of Occupancy.**  
Section 109 (a) is amended by deleting the following:  
  
EXCEPTION: Group R, Division 3 and Group U Occupancies.
- 9-1.105 **Amendments: Section 904.2: Automatic Fire-extinguishing Systems.**  
Subsection 904.2.1 of Section 904.2 is amended to read as follows:  
  
Where required. An automatic fire-extinguishing system shall be installed in the occupancies and locations as set forth in this section or as stipulated by the California Fire Code as adopted and amended by the Council. If any conflict exists, the Fire Code shall govern.  
  
For provisions on special hazards and hazardous materials, see the Fire Code.
- 9-1.106 **Amendments: Section 1503: Roofing Requirements.**  
Section 1503 of said Building Code is amended to read as follows:

The roof covering or roofing assembly on any structure regulated by this code shall be as specified in Table 15-A and as classified in Section 1504. For all new structures and any addition that exceeds 50% of the original area, the new area must be covered with a Class A Roofing Assembly as classified in Section 1504. Noncombustible roof covering as defined in Section 1504.2 may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

Roofing shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

9-1.107

**Amendments: Section 3102.3.8: Spark Arrester.**

Subsection 3102.3.8 of Section 3102.3, Chimneys, is amended to read as follows:

Chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. The net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney. The spark arrester screen shall have heat and corrosion resistance equivalent to 0.109-inch (2.77 mm) (No. 12 B. W. gage) wire, 0.042-inch (1.07 mm) (No. 19 B.W. gage) galvanized wire or 0.022-inch (0.56 mm) (No. 24 B.W. gage) stainless steel. Openings shall not permit the passage of spheres having a diameter larger than ½ inch (12.7 mm) and shall not block the passage of spheres having a diameter of less than 3/8 inch (9.5 mm).

Chimneys used with fireplaces or heating appliances in which solid or liquid fuel is used shall be provided with a spark arrester as required in the Fire Code.

9-1.108

**Amendments: Section 3404: Moved Buildings.**

Section 3404 of said Building Code is hereby amended by adding the following:

In addition, the moving of any building or structure shall be subject to the provisions of other applicable Town laws now in effect or adopted subsequent to the adoption of this Code.

9-1.109

**Amendments: Appendix Section 1514: General.**

Appendix Section 1514, General, of Appendix Chapter 15, Reroofing is amended by adding the following:

Existing buildings that have 50 percent or more of the roof surface replaced within a five-year period are required to totally replace the roof with a Class A roof assembly or be fire resistive by other provisions of this code.

9-1.110

**Amendments: Appendix Section 1516.2: Overlay on Existing Built-up Roofs.**

Section 1516.2-6 is amended to read as follows:

6. Asphalt shingle application. Not more than one overlay of asphalt shingles shall be applied over one existing built-up roof on structures with a slope of 2 units vertical in 12 units horizontal (16.7% slope) or greater. The existing built-up roof shall have all surfaces cleaned of gravel and debris, all blisters and irregularities cut and made smooth and secure, and an under-layment of not less than Type 30 non-perforated felt shall be installed prior to reroofing.

9-1.111

**Amendments: Appendix Section 1516.3: Overlay on Existing Wood Roofs or Asphalt Shingle Roofs.**

Appendix Section 1516.3 is amended to read as follows:

1516.3 Overlay on Existing Wood Roofs or Asphalt Shingle Roofs. The Building Official may allow reroofing over existing wood shingle roofing or asphalt shingle roofing. Only fire-retardant roofing assemblies or noncombustible roof covering may be applied over existing wood shake roofs in accordance with the listing or manufacturer's installation requirements when approved by the building official.

When the application of new roofing over existing wood shingle or wood shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

Hip and ridge cover on existing shake or shingle roofing shall be removed prior to reroofing application. Roofing overlays may be installed in accordance with the following:

1. Asphalt shingles. Not more than two overlays of asphalt shingles shall be applied over an existing asphalt or wood shingle roof. Asphalt shingles applied over wood shingles shall not have less than Type 30 nonperforated felt underlayment installed prior to reroofing.

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

**Article 2. Dilapidated and Dangerous Buildings and Structures**

9-1.201

**Adoption of the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition.**

The Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, published by the International Conference of Building Officials, is hereby adopted by reference subject to any amendments, deletions, or additions thereto as set forth in this chapter.

9-1.202

**Public nuisances.**

Whenever the Building Official shall find any building or structure within the Town in a condition defined as dangerous by the Code, the procedures set forth in Sections 1-2.04 through 1-2.08 of Chapter 2 of Title 1 of this Code shall be followed. The Town has found that the procedures in the Uniform Code for the Abatement of Dangerous Buildings are equivalent to those found in the California Code of Regulations, Title 25, Regulations of the Department of Housing.

## Chapter 2

### ELECTRICAL CODE

#### Sections:

#### Article 1. Electrical Code

- 9-2.101 Adoption of the California Electrical Code, 2001 edition.  
9-2.102 Amendments: Section 304.1 and Table 3-A of Section 304: Fees.  
9-2.103 Amendments: Subsection (b) of Article 240-51: Edison-Base Fuses.  
9-2.104 Amendments: Article 336-5: Uses Not Permitted.

#### Article 1. Electrical Code

#### 9-2.101 Adoption of the California Electrical Code, 2001 edition.

The 2001 edition of the California Electrical Code, known as Part 3 of the California Code of Regulations, Title 24 incorporating the 1999 edition of the National Electrical Code, published by the National Fire Protection Association, together with the Uniform Administrative Code Provisions for the National Electrical Code, 1997 edition, published by the International Conference of Building Officials, are hereby adopted by reference, subject to any amendments, deletions, or additions as set forth in this chapter.

#### 9-2.102 Amendments: Section 304.1 and Table 3-A of Section 304: Fees.

Subsection 304.1, Permit Fees, and Table 3-A of Section 304 is hereby amended to read as follows:

The fee for each electrical permit shall be as set by the latest resolution adopted by the Town Council. Any reference throughout the chapter to fees in table 3-A shall be replaced with the fees adopted by the Town Council.

#### 9-2.103 Amendments: Subsection (b) of Article 240-51: Edison-Base Fuses.

Subsection (b), Replacement Only, of Article 240-51, is amended to read as follows:

Type S fuses with Type S adapter fuseholders shall be used for replacements in existing installations.

#### 9-2.104 Amendments: Article 336-5: Uses Not Permitted.

Subsection (a), Types NM, NMC, and NMS, of Article 336-5 is amended by adding the following:

- (10) In commercial and industrial buildings.

## Chapter 3

### MECHANICAL CODE

#### Sections:

#### Article 1. Mechanical Code

- 9-3.01 Adoption of the California Mechanical Code, 2001 edition.  
9-3.02 Amendments: Subsection 115.2: Permit Fees, and Table 1-A: Mechanical Permit Fees: of Section 115: Fees.

#### Article 1. Mechanical Code

- 9-3.01 Adoption of the California Mechanical Code, 2001 edition.**  
The 2001 edition of the California Mechanical Code, known as Part 4 of the California Code of Regulations, Title 24 incorporating the 2000 edition of the Uniform Mechanical Code, published by the International Association of Plumbing and Mechanical Officials, together with the Uniform Administrative Code, 1997 edition, published by the International Conference of Building Officials, are hereby adopted by reference, subject to any amendments, deletions, or additions as set forth in this chapter.
- 9-3.02 Amendments: Subsection 115.2: Permit Fees, and Table 1-A: Mechanical Permit Fees: of Section 115: Fees.**  
Subsection 115.2, Permit Fees, and Table 1-A, Mechanical Permit Fees, of Section 115 are hereby amended to read as follows:

The fee for each mechanical permit shall be as set by the latest resolution adopted by the Town Council. Any reference throughout the chapter to fees in Table 1-A shall be replaced with the fees adopted by the Town Council.

## Chapter 4

### PLUMBING CODE

#### Sections:

#### Article 1. Plumbing Code

- 9-4.101 Adoption of the California Plumbing Code, 2001 edition.  
9-4.102 Amendments: Section 102.0: Organization and Enforcement.  
9-4.103 Amendments: Section 103.4.1 and Table 1-1 of Section 103.4: Fees.

#### Article 1. Plumbing Code

- 9-4.101 Adoption of the California Plumbing Code, 2001 edition.**  
The 2001 edition of the California Plumbing Code, known as Part 5 of the California Code of Regulations, Title 24 incorporating the 2000 edition of the Uniform Plumbing Code, published by the International Association of Plumbing and Mechanical Officials, together with the Uniform Administrative Code, 1997 edition, published by the International Conference of Building Officials, are hereby adopted by reference, subject to any amendments, deletions, or additions as set forth in this chapter.

9-4.102

**Amendments: Section 102.0: Organization and Enforcement.**

Subsection 102.1, Administrative Authority, of Section 102.0, is amended by adding the following:

The Administrative Authority shall be the Chief Building Official or his authorized representative.

9-4.103

**Amendments: Section 103.4.1 and Table 1-1 of Section 103.4: Fees.**

Subsection 103.4.1, Permit Fees, and Table 1-1, Plumbing Permit Fees, of Section 103.4 are hereby amended to read as follows:

The fee for each plumbing permit shall be as set by the latest resolution adopted by the Town Council. Any reference throughout the chapter to fees in Table 1-1 shall be replaced with the fees adopted by the Town Council.

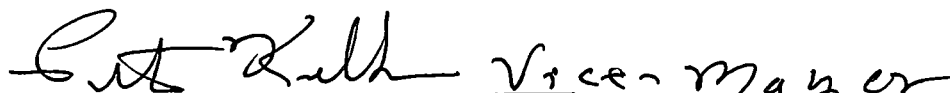
The foregoing ordinance was read and introduced at a regular meeting of the San Anselmo Town Council held on Sept. 24, 2002 and thereafter duly adopted at a regular meeting of the Town Council held on Oct. 8, 2002 by the following vote:

AYES: Chignell, Kilkus, Kroot

NOES: (none)

ABSENT: Breen, Hodgens

ABSTAIN:

  
JUDITH HODGENS, Mayor

ATTEST:



DEBRA STUTSMAN, Town Clerk