

ORDINANCE NO.: 0-2010-65

AN ORDINANCE REPEALING CHAPTERS 15.08, 15.12, 15.16, 15.20 AND 15.24 OF THE ALAMEDA COUNTY GENERAL ORDINANCE CODE AND ADOPTING THE 2010 EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA PLUMBING CODE; AND THE CALIFORNIA HOUSING CODE AS CHAPTERS 15.08, 15.12, 15.16, 15.20 AND 15.24, RESPECTIVELY OF THE ALAMEDA COUNTY GENERAL ORDINANCE CODE.

The Board of Supervisors of the County of Alameda ordains as follows:

Section 1. That chapters 15.08 Building Code, 15.12 Electrical Code, 15.16 Plumbing Code, 15.20 Mechanical Code, and 15.24 Housing Code of the General Ordinance Code of the County are hereby repealed.

Section 2. That certain documents which are on file in the office of clerk of Alameda County, as published by the International Code Council (ICC) being marked and designated as the following:

- a. *2010 California Building Code (CA Title 24, Part 2, Volume 1 and 2), 2010 California Residential Code (CA Title 24, Part 2.5), 2010 California Energy Code (Title 24, Part 6), 2010 California Historical Building Code (Title 24, Part 8), 2010 California Existing Building Code (Title 24, Part 10), 2010 California Green Building Standards Code (Title 24, Part 11) are hereby adopted as Chapter 15.08 Building Code of the County;*
- b. *2010 California Electrical Code (CA Title 24, Part 3) is hereby adopted as Chapter 15.12 Electrical Code of the County;*
- c. *2010 California Mechanical Code (CA Title 24, Part 4) is hereby adopted as Chapter 15.16 Mechanical Code of the County;*
- d. *2010 California Plumbing Code (CA Title 24, Part 5) is hereby adopted as Chapter 15.20 Plumbing Code of the County; and*
- e. *1997 Uniform Housing Code (UHC) Chapter 10 is hereby adopted as Chapter 15.24 Housing Code of the County;*

These adopted codes and standards are for regulating and governing the conditions and maintenance of all property, buildings, and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Building, Electrical, Plumbing, Mechanical, and Housing Codes on file in the office of the clerk of the Board are hereby referred to, adopted, and made a part hereof, as if fully set out in these chapters, with the additions, insertions, deletions, and changes prescribed in Section 5 of this ordinance.

Section 3. That if any section, subsection, sentence, clause, or phrase of the codes adopted in Section 2 and amended in Section 5 is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of these chapters. The Board hereby declares that it would have passed these code chapters, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section 4. That nothing in the codes hereby adopted and amended shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any

causes or causes of action acquired or existing, under any act or chapter hereby repealed as cited in Section 1 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

Section 5. That each section of the codes adopted in Section 2 is hereby adopted in its entirety without change, except for the changes as indicated in the following chapters, which are attached hereto and incorporated herein by this reference:

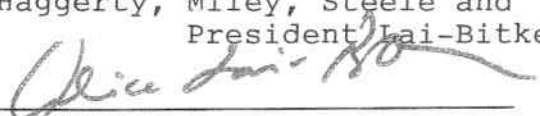
Chapter

- 15.08 Building Code
- 15.12 Electrical Code
- 15.16 Mechanical Code
- 15.20 Plumbing Code
- 15.24 Housing Code

Section 6. This ordinance shall take effect and be in force thirty (30) days from and after the date of passage and before the expiration of fifteen days after its passage it shall be published once with the names of the members voting for and against the same in the Inter-City Express, a newspaper published in the County of Alameda.


Adopted by the Board of Supervisors of the County of Alameda, State of California, on November 30, 2010 by the following called vote:

AYES: Supervisors Carson, Haggerty, Miley, Steele and
NOES: None President Lai-Bitker - 5
EXCUSED: None



Alice Lai-Bitker,
President of the Board of Supervisors
County of Alameda, State of California

ATTEST: CRYSTAL K. HISHIDA-GRAFF, Clerk
of the Board of Supervisors, County of Alameda

By 

Approved as to form:

by  Andrew J. Massey
Richard E. Winnie, County Counsel

“Chapter 15.08

BUILDING CODE

Sections:

AMENDED SECTIONS TO 2010 CALIFORNIA BUILDING CODE (CA TITLE 24, PART 2):

- 15.08.010 CBC PREFACE. *(as amended)*.
- 15.08.020 CBC CH. 1 SCOPE AND ADMINISTRATION, DIVISION I, CALIFORNIA, ADMINISTRATION, SECTION 1.1 GENERAL. *(As amended)*
- 15.08.030 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 101 GENERAL AND SECTION 102 APPLICABILITY. *(Not adopted)*
- 15.08.040 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 103 DEPARTMENT OF BUILDING SAFETY. *(As amended)*
- 15.08.050 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL. *(As amended)*
- 15.08.060 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 105 PERMITS. *(As amended)*
- 15.08.070 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 106 FLOOR AND ROOF DESIGN LOAD. *(Adopted)*
- 15.08.080 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 107 SUBMITTAL DOCUMENTS. *(Adopted)*
- 15.08.090 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 108 TEMPORARY STRUCTURES AND USES. *(Adopted)*
- 15.08.100 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 109 FEES. *(As amended)*
- 15.08.110 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 110 INSPECTIONS. *(As amended)*
- 15.08.120 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 111 CERTIFICATE OF OCCUPANCY. *(As amended)*
- 15.08.130 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 112 SERVICE UTILITIES. *(Adopted)*
- 15.08.140 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 113 BOARD OF APPEAL. *(As amended)*
- 15.08.150 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 114 VIOLATIONS. *(As amended)*
- 15.08.160 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 115 STOP WORK ORDER. *(Adopted)*
- 15.08.170 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT. *(Adopted)*
- 15.08.180 CBC CH. 2 DEFINITIONS, SECTION 201 GENERAL. *(As amended)*
- 15.08.190 CBC CH. 2 DEFINITIONS, SECTION 202 DEFINITIONS. *(As amended)*
- 15.08.200 CBC CH. 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY, SECTION 450 SPECIAL PROVISIONS FOR STORMWATER PROTECTION. *(Added)*
- 15.08.210 CBC CH. 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY, SECTION 460 GREEN BUILDING PROGRAM. *(Added)*

- 15.08.220 CBC CH. 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY, SECTION 470 CONSTRUCTION AND DEMOLITION DEBRIS MANAGEMENT. *(Added)*
- 15.08.230 CBC CH. 9 FIRE PROTECTION SYSTEMS, SECTION 901 GENERAL. *(As amended)*
- 15.08.240 CBC CH. 15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES, SECTION 1505 FIRE CLASSIFICATION. *(As amended)*
- 15.08.250 CBC CH. 16 STRUCTURAL DESIGN, SECTION 1612 FLOOD LOADS. *(As amended)*
- 15.08.260 CBC CH. 18 SOILS AND FOUNDATIONS, SECTION 1803 GEOTECHNICAL INVESTIGATIONS. *(As amended)*
- 15.08.270 CBC CH. 18 SOILS AND FOUNDATIONS, SECTION 1807 FOUNDATION WALLS, RETAINING WALLS AND EMBEDDED POSTS AND POLES. *(As amended)*
- 15.08.280 CBC CH. 21 MASONRY, SECTION 2102 DEFINITIONS AND NOTATIONS. *(As amended)*
- 15.08.290 CBC CH. 32 ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY, SECTION 3201 GENERAL. *(As amended)*
- 15.08.300 CBC CH. 33 SAFEGUARD DURING CONSTRUCTION, SECTION 3301 GENERAL. *(As amended)*
- 15.08.310 CBC CH. 34 EXISTING STRUCTURES, SECTION 3401 GENERAL. *(As amended)*
- 15.08.320 CBC APPENDIX C GROUP U – AGRICULTURAL BUILDINGS, SECTION C101 GENERAL. *(As amended)*

AMENDED SECTIONS TO 2010 CALIFORNIA RESIDENTIAL CODE (CA TITLE 24, PART 2.5):

- 15.08.330 CRC PREFACE. *(As amended)*
- 15.08.340 CRC CH. 1 SCOPE AND ADMINISTRATION, DIVISION I, CALIFORNIA ADMINISTRATION, SECTION 1.1 GENERAL. *(As amended)*
- 15.08.350 CRC CH. 1 DIVISION II, ADMINISTRATION. *(Not adopted)*
- 15.08.360 CRC CH. 3 DIVISION II, BUILDING PLANNING. *(As amended)*
- 15.08.370 CRC CH. 4 FOUNDATIONS. *(As amended)*
- 15.08.380 CRC CH. 9 ROOF ASSEMBLIES. *(As amended)*
- 15.08.390 CRC CH. 10 CHIMNEYS AND FIREPLACES. *(As amended)*

AMENDED SECTIONS TO 2010 CALIFORNIA BUILDING CODE (CA TITLE 24, PART 2):

15.08.010 CBC PREFACE, p. i – xiv. *{See CBC}*

p. xv *[BID]* *(as amended)*.

How To Distinguish Between Model Code Language and California Amendments as well as Alameda County Amendments *(as amended)*

To distinguish between model code language and the incorporated California amendments, including exclusive California standards, California amendments will appear in italics *in the CBC*. County amendments to the CBC, including exclusive county standards, will appear in italics in this chapter of the General Ordinance Code.

[BSC] This symbol within a section of the CBC identifies which State agency(s), by its “acronym,” has amended a section of the model code.

[BID] A similar symbol within a section of this chapter identifies which county agency, department, or section is responsible for the amendment to the CBC.

Legend of Acronyms of Adopting State Agencies {See CBC}

Alameda County Legend of County Agencies, Departments, and Sections

<i>AC</i>	<i>Alameda County Ordinance</i>
<i>BID</i>	<i>Building Inspection Department of the county Public Works Agency</i>
<i>CDA</i>	<i>Community Development Agency of the county</i>
<i>CLN WATER</i>	<i>Land Development Department Clean Water Section of the county Public Works Agency</i>
<i>FIRE</i>	<i>Alameda County or City Fire districts or departments</i>
<i>FLOOD</i>	<i>Land Development Department (Flood) of the county Public Works Agency</i>
<i>GRD</i>	<i>Land Development Department Grading Section of the Public Works Agency of the county</i>
<i>HLTH</i>	<i>Alameda County Department of Environmental Health</i>

p. xvii – xxxi. {See CBC}

p.xxxii and p.xxxiv {See CBC and appendices C and I are adopted and amended}

15.08.020 CBC CH. 1 SCOPE AND ADMINISTRATION, DIVISION I, CALIFORNIA ADMINISTRATION

SECTION 1.1 GENERAL. (As amended)

1.1.1 Title [BID]. These regulations, consisting of the 2010 Edition of the California Building Code (CBC), as amended by this Chapter, shall be known as the Building Code of the County of Alameda, may be cited as such and will be referred to herein as “this code.” The California Building Code is part 2 of twelve parts of the official compilation and publication of the adoption amendment and repeal of building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. {Delete last sentence of this paragraph in CBC}

1.1.2 Purpose. {See CBC}

1.1.3 Scope [BID]. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures throughout *the unincorporated areas of the County.*

1.1.3.1 Nonstate-regulated buildings, structures and applications. {See CBC}

1.1.3.2 State-regulated buildings, structures and applications. {See CBC}

1.1.4 Appendices [BID]. The following CBC Chapter and appendix chapters are adopted and amended by the county in compliance with Health and Safety Code Section 18901 et. seq. for Building Standards Law and Health and Safety Code Section 17950 for State Housing Law {Delete remaining sentence}. See Section 1.1.8 of this code.

1. Chapter I, Division II, Scope and Administration, – Adopted in part and amended.
2. Appendix C, Group U - Agricultural Buildings- Adopted and amended.
3. Appendix I, Patio Covers – Adopted.

1.1.5 Referenced codes. {See CBC}

1.1.6 Nonbuilding standards, orders and regulations. {See CBC}

1.1.7 Order of precedence and use. {See CBC}

1.1.8 County amendments, additions or deletions [BID]. *The county has exercised its authority to establish more restrictive and reasonably necessary differences to the provisions contained in this code pursuant to complying with Section 1.1.8.1. The modifications comply with Health and Safety Code Section 18941.5 for Building Standards Law and Health and Safety Code Section 17958 for State Housing Law {Delete remaining sentence}.*

1.1.8.1 Findings and filings. *{See CBC}*

1.1.9 Effective date of this code [BID]. *This code shall be effective thirty (30) days after passage of the enabling ordinance by the Board, or January 1, 2011 as required by the State of California, at the time application for building permit is submitted shall apply to the plans and specifications for, and to the construction performed under that permit.*

1.1.10 Availability of codes. *{See CBC}*

1.1.11 Format [BID]. *This chapter adopts the 2010 CBC, in its entirety; Chapter 1 to the 2010 CBC, in part; and Appendices C and I to the 2010 CBC. Except for Appendices, any section of the CBC not listed herein is applicable, as written, and shall be considered enforceable as part of the county building code.*

1.1.12 Validity [BID]. *If any chapter, section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state or the county as stipulated by statutes or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code.*

15.08.030 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION

SECTION 101, GENERAL. (Not adopted)

SECTION 102, APPLICABILITY. (Not adopted)

15.08.040 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION

SECTION 103, DEPARTMENT OF BUILDING SAFETY. (As amended)

103.1 Creation of enforcement agency [BID]. *The Department of Building Safety, or Building Inspection Department, is hereby created and the official in charge thereof shall be known as the building official.*

103.2 Appointment [BID]. *The building official shall be appointed by the director of the public works agency of the county.*

103.3 Deputies [BID]. *In accordance with the prescribed procedures of the county and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official. {Delete the last sentence of this paragraph in CBC}*

15.08.050 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION

SECTION 104, DUTIES AND POWERS OF BUILDING OFFICIAL. (As amended)

104.1 General. *{See CBC}*

104.2 Applications and permits. *{See CBC}*

104.3 Notices and orders. *{See CBC}*

104.4 Inspections. *{See CBC}*

104.5 Identification. *{See CBC}*

104.6 Right of entry. *{See CBC}*

104.7 Department records. *{See CBC}*

104.8 Liability [BID]. The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the *county* in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not hereby be rendered liable personally and is here by relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the *county* until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.8.1 Indemnity [BID]. *{Added}* To the fullest extent permitted by law, any person taking a permit under the provisions of this code (hereinafter "permittee") shall indemnify, defend, and hold harmless the county, the Board of Supervisors, the building official, and all other officers, employees, and agents of the county (hereinafter collectively "indemnitees") from any and all claims, losses, damages, liabilities, or expenses, including reasonable attorney fees incurred in the defense thereof, for the death of or injury to any person or persons (including the permittee's or the county's employees), or damage to any property that arises out of or is in any way connected to the issuance of a permit under this code or to work performed by permittee or permittee's contractors, consultants, or agents under such a permit (hereinafter collectively "liabilities"). The only exceptions to this duty to indemnify, defend, and hold harmless are for those liabilities caused solely by the negligence or willful misconduct of any indemnitee.

104.9 Approved materials and equipment. *{See CBC}*

104.9.1 Used materials and equipment. *{See CBC}*

104.10 Modification. *{See CBC}*

104.11 Alternative materials, design and methods of construction and equipment. *{See CBC}*

104.11.1 Research reports. *{See CBC}*

104.11.2 Tests. *{See CBC}*

104.11.3 Peer review [BID]. *{Added}* The building official shall have the authority to require peer review by qualified professionals in conjunction with the approval of alternative materials, designs, and methods of construction.

15.08.060 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION

SECTION 105, PERMITS. (As amended)

105.1 Required. *{See CBC}*

105.2 Work exempt from permit [BID]. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the *county*. Permits shall not be required for the following: *(Note: Exemptions below must comply with AC Chapter 15.40 of this title for properties located within the area of applicability.)*

Building:

1. One-story detached accessory structures *accessory to Group R-3 occupancy, that are used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 (11m²) square feet.*
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless: *1) supporting a surcharge or impounding Class*

- I, II or IIIA liquids, 2) *retaining walls at a property line or within a distance from the property line equal to the exposed height of the front of the wall.*
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
 6. *Raised decks, platforms, ramps, sidewalks and driveways accessory to Group R-3 and U occupancies* not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible routes.
 7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
 8. Temporary motion picture, television and theater stages sets and scenery.
 9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18 925 L) and are installed entirely above ground.
 10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
 11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
 12. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U occupancies.
 13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
 14. *Flag poles and pole-type radio and television antennas, 35 feet (10.7 M) or less in height when not attached to a building or structure and 20 feet (6.1 M) or less in height, as measured from the ground, when attached to a building or structure.*
 15. *See AC Chapter 15.12 for electrical work exemptions.*
 16. *See AC Chapter 15.16 for mechanical work exemptions.*
 17. *See AC Chapter 15.20 for plumbing work exemptions.*
 18. *See AC Section 15.08.320 for Agricultural Building exemptions.*

105.2.1 Emergency repair. *{See CBC}*

105.2.2 Repair. *{See CBC}*

105.2.3 Public service agencies. *{See CBC}*

105.3 Application for permit [BID]. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 107.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

105.3.1 Action on application. *{See CBC}*

105.3.2 Time limitation of application [BID]. An application for a permit for any proposed work shall be deemed to have been abandoned *one year* after the date of filing, unless a permit

has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods. The extension shall be requested in writing and justifiable cause demonstrated prior to each said expiration date. Plans and other data submitted for review of the abandoned application may be returned to the applicant or destroyed by the building official.

105.3.2.1 First extension [BID]. {Added} The building official is authorized to grant the first extension of time for periods not exceeding one year following the said expiration date on the initial application.

105.3.2.2 Additional extension [BID]. {Added} The building official is authorized to grant one additional extension for periods not exceeding 180 days, provided all of the following:

1. Receive payment of extension fee based on the remaining plan check and administrative costs determined by the building official.
2. No substantial changes have been made or will be made from the original plans and specifications.
3. All proposed work conforms to the laws, regulations, rules, and ordinances in effect at the time of granting the extension.

105.4 Validity of permit. {See CBC}

105.5 Expiration [BID]. Every permit issued shall become invalid unless the work on the site authorized by such permit is completed within one year from the date of issuance. Except,

1. The building official is authorized to grant longer time periods for specific projects.
2. The building official is authorized to establish a reasonable time period to complete a permit issued specifically to correct a violation of this code or of any pertinent law, rule, regulation, or ordinance, or to rehabilitate, repair, modify, remove, or demolish a dangerous or illegal building or structure or equipment, or to otherwise abate a nuisance.
3. The building official is authorized to establish a shorter time period of less than one year for a permit issued for certain short-term projects. These projects may include, but are not limited to, termite repairs, free-standing fireplace stoves, solar system installations, spas and hot tubs, demolition, and electrical service alterations.

105.5.1 Renewal [BID]. {Added} The permit holder may renew a permit for a period of no longer than one year beyond the original expiration date, provided that the request for renewal is submitted to the building official prior to the said expiration date, and provided all of the following,

1. No changes have been made or will be made in the original plans and specifications.
2. No laws, regulations, rules, or ordinances have been changed in such a manner as to prohibit the completion of the proposed work. The renewed permit shall require that all incomplete work conform to the laws, regulations, rules, and ordinances in effect at the time of renewal.
3. Receive the payment of an established renewal fee.

105.5.2 Completion permit [BID]. {Added} In the event that an initial or a renewed permit expires before the work is complete, the permit holder may request the building official to issue a "completion" permit prior to the said expiration date, provided all of the following,

1. The building official is authorized to require additional plans and documents, plan review, and/or the update or reassessment of the valuation for the incomplete work.
2. No changes have been made or will be made in the original plans and specifications.
3. No laws, regulations, rules, or ordinances have been changed in such a manner as to prohibit the completion of the proposed work. The completion permit shall require that all incomplete work conform to the laws, regulations, rules, and ordinances in effect at the time of issuance.

4. All work shall be completed within 180 days. No further extensions or renewals will be allowed.
5. Receive the payment of an established completion permit fee. The building official shall determine the fee based on the number of inspections remaining to be performed. The following schedule may be used to assess the completion permit fee for residential wood frame buildings based on the completed and inspected work:

<u>Completed Inspections</u>	<u>% of Updated Valuation</u>
None	60
Foundation	55
Under-floor	50
Shear Wall	40
Rough Framing	30
Lath or Gypsum Board	20
Gas Test	15
All, Except Final	10

105.6 Suspension or revocation. {See CBC}

105.7 Placement of permit. {See CBC}

**15.08.070 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION
SECTION 106, FLOOR AND ROOF DESIGN LOAD. (Adopted) {See CBC}**

**15.08.080 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION
SECTION 107 SUBMITTAL DOCUMENTS. (Adopted) {See CBC}**

**15.08.090 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION
SECTION 108 TEMPORARY STRUCTURES AND USES. (Adopted) {See CBC}**

**15.08.100 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION
SECTION 109 FEES. (As amended)**

109.1 Payment of fees. {See CBC}

109.2 Schedule of permit fees [BID]. Fees shall be as set forth in a fee schedule adopted for this purpose by resolution of the Board. The said schedule shall establish, but not be limited to, fees for permit issuance and inspections, filing of certain permit exemptions, regular plan reviews, Title 24 energy conservation reviews, termite report reviews, special or additional plan checking, off-hour inspections, reinspections, movement of buildings or structures, demolition of buildings or structures, permit renewals, completion permits, and administrative costs.

109.3 Building permit valuations. {See CBC}

109.4 Work commencing before permit issuance. {See CBC}

109.5 Related fees. {See CBC}

109.6 Refunds [BID]. The building official shall not authorize refunding of any fee paid to the building official except on written application filed by the original permittee.

The building official may authorize refunding of any fee paid under this code that was erroneously paid or collected.

The building official may authorize the refunding of a maximum of 60% of the initial permit fee paid to the building official when no work has been done under an unexpired permit issued in accordance with this code. If no work has been done and an issued permit has expired, the building official may authorized refunding of not more than 30% of the said permit fee, provided that the request for refund is submitted within one year following the permit expiration; after one year beyond the permit expiration date, no refund of the permit fee shall be authorized.

The building official may authorize the refunding of a maximum of 60% of the plan review fee paid to the building official if no plan review comments have been issued by the building official prior to the receipt of the request for refund. No refund of this fee shall be authorized following the issuance of the initial plan review comments by the building official.

15.08.110 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION

SECTION 110 INSPECTIONS. (As amended)

110.1 General. *{See CBC}*

110.2 Preliminary inspection or site investigation. *{See CBC}*

110.3 Required inspections. *{See CBC}*

110.4 Inspection agencies. *{See CBC}*

110.5 Inspection requests. *{See CBC}*

110.6 Approval required. *{See CBC}*

110.7 Inspection record card [BID]. *{Added}* *Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available the inspection record card provided by the building official. The building official shall make the required entries on the said card so as to indicate the inspection status of the work. This card shall be maintained available by the permit holder until final approval has been granted by the building official.*

110.8 Reinspections [BID]. *{Added}* *A reinspection fee may be assessed, based on the established fee schedule, for which inspection is called but is not complete or when corrections called for are not made.*

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall file an application therefore in writing on a form furnished for that purpose and pay the reinspection fee.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

15.08.120 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION

SECTION 111 CERTIFICATE OF OCCUPANCY. (As amended)

111.1 Use and occupancy [BID]. *No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the county.*

Final inspection and approval of work, as noted on the inspection record for a building or structure, will be deemed to be the building official's authorization to occupy or use that building or structure, providing that the said occupancy or use is in accordance with the occupancy or use stated on the issued permit.

111.2 Certificate issued [BID]. *After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of*

building safety, upon a request from the property owner, the building official shall issue a certificate of occupancy within 10 working days that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of *CBC* Chapter 3.
9. The type of construction as defined in *CBC* Chapter 6.
10. The design occupancy load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special inspections and conditions of the building permit.

111.3 Temporary occupancy. *{See CBC}*

111.4 Revocation. *{See CBC}*

111.5 Abandonment of legal occupancy [BID]. *{Added}* Whenever the legal occupancy or use of a building or structure, other than 1 or 2 family dwelling, is abandoned continuously for a period of 1 year or more, the said building or structure may be considered to have no legal occupancy and may be so declared by the building official. When this building or structure is next to be occupied or used after such declaration, the building official may require the building to be upgraded to comply with requirements of the new occupancy or use as specified in this code.

15.08.130 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION
SECTION 112 SERVICE UTILITIES. (Adopted)

112.1 Connection of service utilities. *{See CBC}*

112.2 Temporary connection. *{See CBC}*

111.3 Authority to disconnect service utilities. *{See CBC}*

15.08.140 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION
SECTION 113 BOARD OF APPEAL. (As amended)

113.1 General [BID]. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and hereby created a board of appeals. The board of appeals shall be *nominated by the building official* and shall hold office at pleasure of the Board of Supervisors. The board shall adopt rules of procedure for conducting its business. *The building official shall be an ex-officio member of and shall act as secretary to said board, but shall have no vote on any matter before the board. Administrative fees shall be paid by the applicant to the building department to process the appeal.*

113.2 Limitations on authority. *{See CBC}*

113.3 Qualifications [BID]. The board of appeal shall consist of *three* members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the county.

15.08.150 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION
SECTION 114 VIOLATIONS. (As amended)

114.1 Unlawful acts [BID]. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

114.1.1 Illegal buildings [BID]. {Added} Any building, structure, equipment, or portion thereof, erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, demolished, or equipped without a permit when such permit is required by this code shall be declared to be illegal and shall be abated by being made to conform to this code and to all pertinent laws, rules, regulations, or ordinances, by demolition and removal as specified in AC Chapter 15.28 of this title, or by any other remedy available at law.

114.2 Notice of violation [BID]. The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation. *The written orders and notices shall include but not limited to the following:*

- 1. Stop work orders in accordance with AC Section 15.08.160.*
- 2. Illegal building declarations, in accordance with this section.*
- 3. Orders to discontinue uses and to vacate building, in accordance with this section.*
- 4. Orders to discontinue utility service or services, in accordance with this section.*
- 5. Orders to remove or restore unsafe conditions in accordance with AC Section 15.08.170 or substandard buildings in accordance with AC Chapter 15.24.*

114.3 Prosecution of violation [BID]. If the notice of violation is not complied with promptly, the building official is authorized to request the *county* counsel to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto. *Any person violating any such written order or notice issued by the building official shall be guilty of a misdemeanor, punished in accordance with the provisions of AC Chapter 1.12 of the general ordinance code.*

114.4 Violation penalties [BID]. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to *a fine or fines, in accordance with the following schedule:*

1st violation: \$100.00

2nd violation at the same location: \$200.00

3rd violation at the same location: \$500.00

Any such violation beyond the 3rd violation at the same location may be charged as a misdemeanor, punishable in accordance with the provisions of AC Chapter 1.12 of the general ordinance code.

Such fines shall be levied by means of invoices mailed by the building official to the violator. Any person receiving notice of an administrative enforcement fee or fine from the building official may appeal such action to the director of public works by submitting a letter and administrative fee, contesting that fee or fine within 10 days from the date of the notice. Upon receipt of such request, the director of public works or designate staff shall set a hearing at the earliest practical date. The decision of the hearing shall be final.

In the event an invoiced fine that has not been relieved through appeal remains unpaid for 6 months, the building official shall have the authority to request that the amount of the fine be collected by the tax assessor as a tax lien against the property noted in the violation.

A violation shall be considered as a separate offense for each day during which a property remains in violation of this section.

114.5 Discontinue uses and vacate building [BID]. *{Added} Whenever any building or structure or equipment therein, or portion thereof, as is regulated by this code or by any other pertinent law, rule, regulation, or ordinance, is being used or occupied contrary to this code or to such law, rule, regulation, or ordinance, or when the use or occupancy of the same is changed without the approval of the building official, the building official shall have the authority to order such use or occupancy discontinued, and the building or structure, or portion thereof, vacated, by serving written notice to any persons causing such use or occupancy to be continued. All notices of buildings or structures to be vacated shall state the specific nature of the violation(s), including a reference to the code provision, law, ordinance, rule, or regulation being violated, the time limit when the said use or occupancy must be discontinued, and if necessary, the time when the building or structure, or portion thereof, must be vacated. If there are no persons present on the premises, the building official shall post the notice in a conspicuous place.*

No person shall continue to use or occupy the said building or structure or equipment, or portion thereof, contrary to the terms of such notice, pending the correction of the stated violation(s) and the approval of the use or occupancy by the building official.

Any person violating a notice issued pursuant to this section shall be guilty of a misdemeanor, punishable in accordance with the provisions of AC Chapter 1.12 of the general ordinance code.

114.6 Authority to order discontinuance of utilities [BID]. *{Added} The building official shall have the authority to order the discontinuance of electrical energy, fuel gas, or water supply to any building or structure in one of more of the following categories:*

- 1. A building or structure that is being used or occupied in violation of this code or any pertinent law, rule, regulation, or ordinance, as described in this section.*
- 2. A building or structure that is deemed to be unsafe, as described in AC Section 15.08.170.*
- 3. A building or structure that is determined to be illegal, as described in this section.*
- 4. A building or structure that is determined to be substandard, as described in AC Chapter 15.24 of this title.*

Any such order of discontinuance shall be in writing and shall state the nature of the condition(s) requiring the discontinuance of utility service or services, and the time when such service or services shall be discontinued. The order shall be sent to the person supplying the said electrical energy, fuel gas, or water, with copies to the person using the said utilities and the owner of the property. The discontinued utility service(s) shall not be restored pending the completion of any required corrections and the approval of the same by the building official.

114.7 Investigation fees for work without a permit [BID]. *{Added} Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, the building official shall perform an investigation prior to the issuance of the permit authorizing the work. An investigation fee shall be charged to offset the cost of the said investigation. This fee shall be in addition to any other regular plan review or permit fees, and shall be collected whether or not a permit is then or subsequently issued. The amount of the investigation fee shall be assessed by the building official in accordance with the established fee schedule of this Chapter and based upon circumstances and extent of the violation. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.*

**15.08.160 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION
SECTION 115 STOP WORK ORDER. (Adopted)**

115.1 Authority. *{See CBC}*

115.2 Issuance. *{See CBC}*

115.3 Unlawful continuance. *{See CBC}*

15.08.170 CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT. *(Adopted)*

116.1 Conditions. *{See CBC}*

116.2 Record. *{See CBC}*

116.3 Notice. *{See CBC}*

116.4 Method of service. *{See CBC}*

116.5 Restoration. *{See CBC}*

15.08.180 CBC CH. 2 DEFINITIONS

SECTION 201 GENERAL. *(As amended)*

201.1 Scope. *{See CBC}*

201.2 Interchangeability. *{See CBC}*

201.3 Terms defined in other codes, *ordinances, and regulations [BID]*. Where terms are not defined in this code, and are defined in the California Fuel Gas Code, California Fire Code, California Mechanical Code, California Plumbing Code, *California Electrical Code, Uniform Housing Code, or in other ordinances or regulations of the county*, such terms shall have the meanings ascribed to them as in those codes, *ordinances, or regulations*.

201.4 Terms not defined. *{See CBC}*

15.08.190 CBC CH. 2 DEFINITIONS

SECTION 202 DEFINITIONS. *(As amended)* *{See CBC, and the following words and terms and their meanings are added or modified}*

AREA OF APPLICABILITY [FLOOD]. *{Added}* See AC Chapter 15.40.

JURISDICTION [BID]. *Is the county.*

15.08.200 CBC CH. 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 450 SPECIAL PROVISIONS FOR STORMWATER PROTECTION [CLN WATER]. *(Added)*

450.1 Scope. *This Section applies to the special uses and occupancies described herein, including those stormwater protection provisions specified in accordance with Provision C.3.c.i.(1) of Order R2-2009-0074 of the California Regional Water Quality Control Board, San Francisco Bay Region.*

450.2 General. *The provisions shall apply to all regulated projects, and projects under the county Chapter 13.08 Stormwater Management and Discharge Control.*

450.3 Definitions. *The following terms shall, for the purposes of this Section, have the meanings shown herein:*

PERMEABLE SURFACES. *Relatively pervious load-bearing materials used in place of impervious surfaces to reduce the runoff coefficient, thereby reducing the flow rate of stormwater runoff from a building site. Permeable surfaces include pervious concrete, porous asphalt, unit pavers, and granular materials such as crushed aggregate.*

REGULATED PROJECT. *Any project defined as such in Provision C.3.b.ii of Order R2-2009-0074 of the California Regional Water Quality Control Board, San Francisco Bay Region.*

SITE DESIGN. *The process of planning, designing, and constructing a project so that the causes or drivers of stormwater pollution are minimized through a combination of elements, including but not limited to, the following:*

1. *The preservation of natural infiltration.*
2. *The preservation of natural drainage.*
3. *The preservation of existing vegetation and other environmentally sensitive areas.*
4. *The minimization of impervious area.*
5. *The disconnection of impervious areas.*
6. *The minimization of the construction footprint.*

450.4 Discharges. *Discharges from the following sources shall be plumbed to the sanitary sewer, subject to the processes and standards of the applicable sanitary district:*

1. *Fueling pads in a motor vehicle fueling station shall be sloped at least 1% to a centrally located floor drain or drains. The pad area shall encompass the length at which each fuel dispensing hose and nozzle assembly can be operated plus one foot (305 mm), but in no case shall the pad be less than 6 feet 6 inches (1981 mm) from the corner of each dispensing pump. Stormwater runoff from all contiguous paved areas shall be intercepted and directed away from the fueling pad through the use of grade breaks, valley gutters, and/or curbs.*

Exception: *In the event that the applicable sanitary district processes and standards would not allow the drainage of a particular fueling pad, the said pad may be plumbed to a dead-end sump of a minimum 50 gal capacity.*

2. *Drains for food preparation of restaurants or food processing facilities that are required for the cleaning of floor mats, equipment, hood filters, or other food preparation utensils, including covered outdoor wash racks. Signs shall be posted within the food preparation areas indicating that cleaning of such mats, equipment, filters, and utensils shall be conducted using the protected wash racks.*
3. *Dumpster drips from covered trash, food waste, and compactor enclosures.*

Exception: *Enclosures that will be used to house dumpsters or other containers that will be used only for handling dry, stable materials such as paper and cardboard waste that, in the judgment of the building official, would not constitute a pollution hazard to the stormwater collection system may not be required to plumb the floor of the enclosure to the sanitary sewer, provided that the owner of the property furnishes the building official with a signed and notarized statement indicating that such limited usages shall be maintained and that a program of regular dry sweeping and cleanup of the area will be implemented.*

4. *Discharges from covered outdoor wash areas for vehicles, equipment, and accessories.*
5. *Water from swimming pools, hot tubs, spas, and fountains.*

Exception: *Water from existing swimming pools, hot tubs, spas, and fountains that are not being reconstructed may be discharged to on-site vegetated or landscaped areas, provided that such areas are large enough to accept the discharge without allowing it to overflow to the stormwater collection system.*

6. *Water used in the periodic tests of fire sprinkler systems.*

Exception: *Fire sprinkler test water may be discharged on-site vegetated or landscaped areas, provided that such areas are large enough to accept the discharge without allowing it to overflow to the stormwater collection system.*

7. *Discharges from covered commercial car washes.*
8. *New residential complexes of 25 or more dwelling units shall provide a covered vehicle wash area that discharges to the sanitary sewer.*

450.5 Motor vehicle repair garages. *Repair garages shall be covered and shall provide secondary containment for any areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, battery acid or other hazardous materials or wastes are used or stored. The floors of repair garages and any tanks, containers, and sinks used for parts cleaning or rinsing shall not drain to the stormwater*

system and may only be connected to the sanitary system when so approved by the applicable sanitary district and allowed by an industrial waste discharge permit issued by the State Water Resources Control Board.

450.6 Motor vehicle fueling station canopies. Station canopies shall be sized to cover the entire fueling pad area, as defined in Section 450.4 (1), plus the width of the adjacent grade breaks, valley gutters, and/or curbs, and shall not drain into the fueling pad area.

450.7 Outdoor facilities and loading docks. Outdoor facilities used for material storage, trash storage, cleaning, repair, processing, fueling or other activities and loading docks, the stormwater runoff from which, in the judgment of the building official, would constitute a pollution hazard to the stormwater collection system, shall be covered, drained, and protected from stormwater run-on in accordance with standards developed for this purpose by the director of public works. Said cover or canopy shall be sized to cover the entire area, including the curbs, grade breaks, or valley gutters, and to overhang any wall openings by at least 12 inches.

450.8 Air Conditioning or equipment condensate. Condensate from air conditioning units or other equipment shall be directed to landscaped areas or the ground. Discharge to a storm drain system may be allowed if discharge to landscaped areas or the ground is not feasible.

450.9 Marking of stormdrain inlets. On-site stormdrain covers and inlets shall be permanently marked with the legend, "Do Not Dump – Drains to Bay," or equivalent, for projects located in watersheds that discharge to San Francisco Bay.

450.10 Site Design. At least one of the following site design measures shall be incorporated in regulated projects and in all other development projects that create or replace 2500 sq. ft. or more of impervious surface, including detached single-family home projects:

1. Direct roof runoff into cisterns or rain barrels for reuse.
2. Direct roof runoff onto vegetated areas.
3. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
4. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
5. Construct sidewalks, walkways, and/or patios with permeable surfaces.
6. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

15.08.210 CBC CH. 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 460 GREEN BUILDING PROGRAM [BID]. (Added, Ord. O-2009-16 effective June 4, 2009)

460.1 Purpose. The purpose of the Alameda County Green Building Program is to enhance public health and welfare by encouraging green building measures in the design, construction, and maintenance of buildings to achieve the following goals:

1. To encourage the conservation of natural resources;
2. To reduce waste in landfills generated by construction projects;
3. To increase energy efficiency and lower energy usage;
4. To reduce the operation and maintenance costs for buildings;
5. To promote a healthier indoor environment; and
6. To reduce greenhouse gas emissions.

460.2 Definitions.

Green Building. Green Buildings are sited, designed, constructed, and operated to enhance the well-being of their occupants and support a healthy community and natural environment through a whole-systems approach to building that includes: sustainable site planning, construction and

demolition, waste reduction and recycling, safeguarding water and water efficiency, energy efficiency, conservation of materials and resources, and indoor environmental quality.

GreenPoint Rated. GreenPoint Rated is a third party certification program of Build It Green, a professional non-profit membership organization whose mission is to promote healthy, energy- and resource- efficient buildings in California.

LEED. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System is a third-party certification program and the nationally accepted benchmark for the design, construction and operation of high performance buildings. LEED provides building owners and operators with the tools they need to have an immediate and measurable impact on their buildings' performance.

Third Party Certification: Procedure by which a qualified third party obtains prior approval from the Director of Public Works to provide written assurance that a product, process or service conforms to specified requirements of this section.

460.3 Applicability. Applications for building permits, and the construction performed under those permits, are only required to conform to those provisions of the green building requirements that are effective on the date of submittal. The provisions of this ordinance shall not apply to any project for which a tentative map and site development permit was approved prior to the effective date, nor shall the provisions apply to any extension of such a project permit or approval. Projects also have to comply with 2010 CBC Part 11, California Green Building Standards Code.

460.4 Green Building Requirements for Residential Construction.

460.4.1 New Residential Construction, additions, or rebuilds. All new or rebuilt single or multi-family dwellings or additions that are 1,000 square feet or greater, shall:

- a. Submit the latest LEED or GreenPoint Rated Project Checklist to the satisfaction of the Building and Planning Department.
- b. Upon State of California acceptance of the findings contained in this Ordinance, projects shall achieve the minimum rating according to the latest Build It Green GreenPoint Rated home construction guidelines except in sections (c) and (d) below; or Achieve a minimum LEED for Homes rating according to the latest LEED Reference Guide; or
Any other nationally recognized methods that can be demonstrated to the Building Official to provide equivalency in the design, construction, and maintenance of buildings to achieve the goals as specified in Section 460.1 of this Chapter. Third Party certification is acceptable.
- c. When using Build It Green Multifamily GreenPoint Rated checklist, achieving 25 points is acceptable for new multifamily projects.
- d. When using Build It Green Existing Home Green Point Rated checklist, achieving 25 points is acceptable for existing homes.

460.4.2 Expedited Permit Process for qualified projects. Alameda County Building Department will provide expedited building permit and inspection process for qualified green building projects under a third party certification program that achieves either: 1) 100 Points or greater according to the latest Build It Green GreenPoint Rated home construction guidelines; or 2) A LEED for Homes Certification, as follows:

- a. Priority status for building permit application during the plan check process.
- b. Priority status for inspection during construction.

460.5 Green Building Requirements for Non-Residential Construction.

460.5.1 Non-Residential Construction. All new non-residential construction, additions, or rebuilds that are greater than 3,000 square feet and less than 10,000 square feet shall:

- a. *Submit the latest LEED Project Checklist to the satisfaction of the Building and Planning Department.*

460.5.2 Large Non-Residential Construction. *All new non-residential construction or additions that are 10,000 square feet or greater shall:*

- a. *Submit the latest LEED Project Checklist to the satisfaction of the Building and Planning Department.*
- b. *Upon State of California acceptance of the findings contained in this Ordinance, projects shall achieve a minimum LEED rating according to the latest LEED Reference Guide; or any other nationally recognized method that can be demonstrated to the Building Official to provide equivalency in the design, construction, and maintenance of buildings to achieve the goals as specified in Section 460.1 of this Chapter. Third Party certification is acceptable.*

460.5.3 Expedited Permit Process for qualified projects. *Alameda County Building Department will provide expedited building permit and inspection process for qualified green building projects that achieve a LEED "Silver" under third party certification program as follows:*

- a. *Priority status for building permit application during plan check process.*
- b. *Priority status for inspection during construction.*

460.6 Green Building Program Implementation and Enforcement. *The Alameda County Green Building requirements in this Section will be implemented and enforced through the Building Department of Alameda County Public Works Agency and the Planning Department of Alameda County Community Development Agency. Whenever there are practical modifications necessary to carry out the requirements of this section, the Building Official shall have the authority to require, at the cost of the applicant, qualified professionals to present recommendations for the modifications that demonstrate equivalency.*

460.7 Unreasonable Hardship or Project Infeasibility. *The Director of Public Works may exempt certain requirements of this section when the permit applicant can demonstrate that unreasonable hardship or project infeasibility exist to meet full requirements of this section. Financial consideration alone shall not constitute as unreasonable hardship or project infeasibility. To apply for the partial exemption, the applicant shall submit documents to demonstrate that maximum practical green points are achieved. These projects may include, but are not limited to the following:*

1. *Qualified historical buildings regulated by the California Historical Building Code, Title 24, Part 8;*
2. *Certain industrial or agricultural uses.*

15.08.220 CBC CH. 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 470 CONSTRUCTION AND DEMOLITION DEBRIS MANAGEMENT [BID]. (Added, Ord. O-2009-31 effective August 14, 2009)

470.1 Definitions.

Approved Facilities for Diversion. *A published list by the Alameda County Waste Management Authority or equivalent.*

Designated project related construction and demolition waste. *Includes:*

- a. *Inert solids;*
- b. *Wood materials, including any and all dimensional lumber, fencing or construction wood that is not chemically treated, creosoted, CCA pressure treated, contaminated or painted;*
- c. *Vegetative materials, including trees, tree parts, shrubs, stumps, logs, brush or any other type of plants that are cleared from a site for construction or other use;*

- d. Metals, including all metal scrap such as, but not limited to, pipes, siding, window frames, door frames and fences;
- e. Roofing materials including wood shingles and shakes as well as asphalt, stone and slate based roofing material;
- f. Salvageable materials and structures, including, but not limited to doors, windows, fixtures, hardwood flooring, sinks, bathtubs and appliances;
- g. Any other materials that the Building Official determines can be diverted due to the identification of a recycling facility, reuse facility, or market accessible from the County;

Inert solids. Includes asphalt, concrete, rock, stone, brick, sand, soil and fines;

Salvage. The controlled removal of materials from a project covered by this Ordinance, for the purpose of reuse or storage for later reuse;

Structure. Any structure which is built or constructed, an edifice or building of any kind or piece of work artificially built or composed of parts joined together in some definite manner and permanently attached to the ground.

Work Area. Work area is a construction area that is measured in square feet either on a horizontal or vertical plane.

470.2 Applicability. Applications for building permits, and the construction performed under those permits, are only required to conform to those provisions of the Construction and Demolition Debris requirements that are effective on the date of submittal. Projects shall also comply with 2010 CBC Part 11, California Green Building Standards Code.

470.3 Construction and Demolition Projects covered by this Ordinance. The following project categories are covered by and must comply with the chapter:

- a. Any project requiring a demolition permit;
- b. All residential construction including new, additions, alterations or repairs where the area of work exceeds 1,000 square feet.
- c. All Non-Residential construction including, new, additions, alterations or repairs where the area of work exceeds 3,000 square feet.

470.4 Construction and Demolition Debris Management Requirements. The minimum requirements for diversion or salvage of waste generated by a covered construction and demolition project are:

- b. Seventy Five (75%) percent of inert solids and,
- c. Fifty (50%) percent of all remaining designated project related construction and demolition waste and,
- d. Projects shall comply with 2010 CBC Part 11, Nonresidential Mandatory Measures on Section 5.408.4 Excavated soil and land clearing debris. One hundred (100%) of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing.
- e. Submission of a Debris Management Plan as specified in Section 470.6 prior to issuance of a demolition or building permit.
- f. The building official may waive any or all requirements of this section where an immediate or emergency demolition is required to protect the public health, safety, or welfare.

470.5 Deconstruction and Salvage Recovery. It is encouraged to make every structure planned for demolition available for deconstruction, salvage and recovery prior to demolition. Recovered and salvaged materials from the deconstruction phase of a project can be counted towards the diversion requirements of this chapter.

470.6 Debris Management Plan. Prior to issuance of a demolition or building permit for any project covered by this ordinance, the applicant shall submit a debris management plan to the building official for review and approval. The Debris Management Plan must include the following:

- a. *The estimated total volume or weight of construction and demolition waste generated by the project. In estimating the weight of materials identified in the debris management plan, the applicant shall use the conversion rates approved by the building official for this purpose.*
- b. *The means that the applicant proposes to use to divert construction and demolition waste. In describing the means of diversion of construction and demolition waste other than salvage, the applicant shall state the approved facility that will be used, by material type. The building official shall approve a facility for diversion that meets the requirements of this chapter. In describing the means of diversion of construction and demolition waste proposed for salvage, the applicant shall state the quantity and means of reuse.*

470.7 Waivers/Amendments

- a. **Waivers.** *In the event that diversion or salvage of all or some materials is impossible or impracticable, the applicant shall submit written justification with the debris management plan stating the reasons diversion or salvage should not be required.*
- b. **Amendments.** *If the applicant wishes to change the approved debris management plan due to inaccuracy of the original estimate, the applicant shall submit amendments to the debris management plan for written approval by the building official.*

In the event that a project has reached to a point that full compliance of this provision is unachievable prior to final building inspection, the applicant shall submit evidence to the building official showing that a good faith effort is being made. The building official shall determine the maximum feasible diversion rate for the project with an amended management plan. An additional building permit fee will be assessed based on the difference between the actual diversion rate and full compliance to recover the cost of enforcement.

470.8 Debris Management Plan Reviews

- a. *The building official shall determine, in writing, whether any diversion or salvage requirement shall be waived in whole or in part on grounds of impracticability or impossibility.*
- b. *The building official shall approve a debris management plan or an amendment to a debris management plan if it meets the requirements of this chapter.*
- c. *Notwithstanding any other provision of this code, no permit shall be issued for any covered construction and demolition waste project unless the building official has approved the debris management plan.*
- d. *If the building official declines to approve the debris management plan, he or she shall inform the applicant in writing the basis of the denial.*

470.9 Administration Fee. *As a condition precedent to the issuance of any building or demolition permit for a project covered by this ordinance, the applicant shall pay to the County a fee of one-half hour staff time on each project to compensate the County for all expenses incurred in administering this Section.*

470.10 Reporting. *The building official may inspect and monitor all projects covered by this ordinance to determine compliance with the diversion and salvage provisions of this chapter. The following documentation must be provided at the completion of a demolition project or construction project, or prior to the permit final:*

- a. *The documentation shall consist of photocopies of receipts and weight tags or other records of measurement or equivalent documentation from recycling companies, deconstruction contractors, and landfill and disposal companies. The contractor's approved "Debris Management Plan" shall be completed by recording and confirming the type of debris diverted and the facilities to which it was taken. The contractor shall sign the completed "Debris Management Plan" form to certify its accuracy as part of the documentation of compliance.*
- b. *Progress reports during construction shall be submitted as required by the building official.*

- c. *All documentation submitted pursuant to this section is subject to verification by the County.*
- d. *It is unlawful for any person to submit documentation to the County under this section which that person knows to contain any false statements, including but not limited to false statements regarding tonnage of materials recycled or diverted, or to submit any false or fraudulent receipt or weight tag or other record of measurement.*

470.11 Construction and Demolition Debris Management Implementation and Enforcement. *The Alameda County Construction and Demolition Debris Management requirements in this Section will be implemented and enforced through the Building Department of Alameda County Public Works Agency. Violation of any provision of this ordinance may be enforced by civil action or subject to a fine or fines according to Alameda County Chapter 15.08.150 Building Code Violations.*

15.08.230 CBC CH. 9 FIRE PROTECTION SYSTEMS

SECTION 901 GENERAL. (As amended)

901.2 Fire protection systems [FIRE]. *{See CBC, and the following sentence is added} Fire protection systems shall also comply with Special Fire District Code.*

15.08.240 CBC CH. 15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

SECTION 1505 FIRE CLASSIFICATION. (As amended)

15.5.1 General [FIRE]. *{See CBC, and the following sentence is added} Comply with Special Fire District Code for the roof covering classification requirements for the area designated by the fire chief as fire hazard zones.*

15.08.250 CBC CH. 16 STRUCTURAL DESIGN

SECTION 1612 FLOOD LOADS. (As amended)

1612.1 General [FLOOD]. *{See CBC, and the following sentence is added} Flood-resistant design shall also comply with AC Chapter 15.40 and the most restrictive provisions shall govern.*

15.08.260 CBC CH. 18 SOILS AND FOUNDATIONS

SECTION 1803 GEOTECHNICAL INVESTIGATIONS. (As amended)

1803.6 Reporting. *{See CBC, and the following subsections are added}*

1803.6.1 Prior reports [BID]. *{Added} All prior soil and/or geologic reports prepared for a building site, whether prepared for the currently proposed project or not, shall be submitted to the building official for review, as a record of the conditions observed on the property at various times.*

1803.6.2 Final reports [BID]. *{Added} Upon completion of rough grading work at the building site and prior to the approval of the foundation for any proposed building or structure, the following shall be provided to the building official:*

1. *When required by the building official, an as-built grading plan, prepared by a registered civil engineer, including but not limited to original ground surface elevations, as-graded ground surface elevations, surface drainage conditions, and the location and the description of all surface and subsurface drainage facilities.*
2. *A complete record of all in-progress geotechnical tests performed by the responsible geotechnical or soils engineer, geologist, or engineering geologist, including but not limited to the location and elevation of all field density tests and a summary of all field and laboratory tests.*
3. *A letter of finding by the responsible geotechnical or soils engineer, geologist, or engineering geologist as to the adequacy of site preparation for the designed foundation system.*
4. *A letter of declaration by the responsible geotechnical or soils engineer, geologist, or engineering geologist in the form required by the building official, that all geotechnical*

and rough grading work was done in accordance with the recommendations contained in the soil and/or geologic investigation report, as approved by the building official, and in conformance to the approved plans and specifications.

Where the actual soil or geologic conditions encountered in the grading operations are different from those anticipated in the soil and/or geologic investigation report or where such actual conditions warrant changes to the recommendations contained in the said report, a revised soil and/or geologic report shall be submitted to the building official for approval. Any such revised report must be accompanied by an updated engineering and geologic opinion as to the safety of the site from the hazards of land slippage, erosions, settlement, or seismic activity.

15.08.270 CBC CH. 18 SOILS AND FOUNDATIONS

SECTION 1807 FOUNDATION WALLS, RETAINING WALLS AND EMBEDDED POSTS AND POLES. (As amended)

1807.2 Retaining walls. *{See CBC, and the following subsections are added}*

1807.2.4 Tire Retaining Walls [BID]. *{Added} Retaining walls constructed of tires shall not be allowed.*

1807.2.5 Wood Retaining Walls [BID]. *{Added} Wood shall not used for the construction of retaining walls at a property line or within a distance from the property line equal to the exposed height of the front of the wall.*

15.08.280 CBC CH. 21 MASONRY

SECTION 2102 DEFINITIONS AND NOTATIONS. (As amended)

2102.1 General.

FIREPLACE [BID]. *{See CBC, and the following sentence is added} When used as a wood-burning appliance, a fireplace shall comply with AC Section 15.16.060 of this title.*

2111.1 Definition [BID]. *{See CBC, and the following sentence is added} When used as a wood-burning appliance, a masonry fireplace shall comply with AC Section 15.16.060 of this title.*

15.08.290 CBC CH. 32 ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

SECTION 3201 GENERAL. (As amended)

3201.3 Other laws [BID]. *{See CBC, and the following sentence is added} Approval from other county agencies having jurisdiction shall be required when the encroachment of structures into the public right-of-way.*

15.08.300 CBC CH. 33 SAFEGUARD DURING CONSTRUCTION

SECTION 3301 GENERAL. (As amended)

3301.1 Scope [BID]. *{See CBC, and the following sentence is added} Comply with laws and ordinances regulated by county agencies having jurisdiction shall be required.*

15.08.310 CBC CH. 34 EXISTING STRUCTURES

SECTION 3401 GENERAL. (As amended)

3401.1 Scope [BID]. *{See CBC, and the following section is amended}*

3401. Existing structures [BID]. *The provisions of CBC Sections 3415 through 3420 are adopted by the county for earthquake evaluation and design for retrofit of existing buildings, or when approved by the building official, using 2009 International Existing Building Code as an alternative.*

SECTION 3410 MOVED STRUCTURES (As amended)

3410.1 Conformance [CDA]. *{See CBC, and the following paragraph is added} Unless otherwise approved by the building official, all buildings or structures moved into or within the county shall be placed upon an approved foundation complying with the requirements of this code within 120 days*

after delivery to the new site. If, after 120 days, the building or structure has not been so placed, it may be regarded as a public nuisance and abated as such in accordance with the provisions of this Title.

15.08.320 CBC APPENDIX C GROUP U – AGRICULTURAL BUILDINGS

SECTION C101 GENERAL (As amended)

C101.1 Scope [BID]. {See CBC, and the following subsection is added}

C101.1.1 Work exempt from permit [BID]. {Added} Exemptions from permit requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the county. Additional separate electrical, plumbing, and/or mechanical permits shall be required from the building official for the installation, removal, or modification of such systems or equipment located within or associated with the exempted building or structure. Exempted structures located in Wildland-Urban Interface Fire Area shall comply with CBC Chapter 7A standards.

To obtain the exemption, the owner of the property must file the following information along with administrative fee to the building official prior to the start of construction:

1. A plot plan, drawn to scale, showing the boundaries of the property, the size and location of all existing buildings or structures, the size and location of the proposed building or structure, the location of all waterways and other significant topographical features, and including evidence of approval by the county planning department and the county fire department.
2. A signed letter, from the owner, stating that the use of the proposed building or structure will conform to the definition of "agricultural building" of this section.

When approved by the building official, the following agricultural buildings may be exempt from permit:

1. One-story buildings or structures that are located on property zoned as agricultural under the provisions of AC Title 17 of the general ordinance code, provided that the floor area of any such building or structure does not exceed 400 square feet (37.2 M²).
2. Buildings or structures that are located on lots exceeding 20 acres (8.1 hectares) where the property is zoned as agricultural under the provisions of AC Title 17 of the general ordinance code and the principal use of the property is agricultural, provided that the floor area of any such building or structure does not exceed 12,000 square feet (1115 M²).

RESIDENTIAL CODE

AMENDED SECTIONS TO 2010 CALIFORNIA RESIDENTIAL CODE (CA TITLE 24, PART 2.5):

15.08.330 CRC PREFACE. (As amended) {See CRC and AC Section 15.08.010 of this Title}

15.08.340 CRC CH. 1 SCOPE AND ADMINISTRATION, DIVISION I, CALIFORNIA ADMINISTRATION

SECTION 1.1 GENERAL. (As amended)

1.1.1 Title [BID]. These regulations, consisting of the 2010 Edition of the California Residential Code (CRC), as amended by this Chapter, shall be known as the Residential Code of the County of Alameda, may be cited as such and will be referred to herein as "this code." The California Residential Code is part 2.5 of twelve parts of the official compilation and publication of the adoption amendment and repeal of building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. {Delete last sentence of this paragraph in CRC}

1.1.2 Purpose. {See CRC}

1.1.3 Scope [BID]. *{See AC Section 15.08.020}*

Exception: *{See CRC}*

1.1.3.1 Classification. *{See CRC}*

1.1.3.2 Regulated buildings, structures and applications. *{See CRC}*

1.1.4 Appendices [BID]. *The following CRC Chapter and appendix chapters are adopted and amended by the county in compliance with Health and Safety Code Section 18901 et. seq. for Building Standards Law and Health and Safety Code Section 17950 for State Housing Law {delete remaining sentence}. See Section 1.1.8 of this code.*

1. *Chapter 1 Scope and Administration, Division II – Adopted in part and amended.*
2. *Appendix G, Swimming pools, spas and hot tubs – Adopted.*
3. *Appendix H, Patio Covers – Adopted.*

1.1.5 Referenced codes. *{See CRC}*

1.1.6 Nonbuilding standards, orders and regulations. *{See CRC}*

1.1.7 Order of precedence and use. *{See CRC}*

1.1.8 County amendments, additions or deletions [BID]. *{See AC Section 15.08.020}*

1.1.8.1 Findings and filings. *{See CRC}*

1.1.9 Effective date of this code [BID]. *{See AC Section 15.08.020}*

1.1.10 Availability of codes. *{See CRC}*

1.1.11 Format [BID]. *This chapter adopts the 2010 CRC, in its entirety; Chapter 1 to the 2010 CRC, in part; and Appendices G and H to the 2010 CRC. Except for Appendices, any section of the CRC not listed herein is applicable, as written, and shall be considered enforceable as part of the county residential code.*

1.1.12 Validity [BID]. *{See AC Section 15.08.020}*

15.08.350 CRC CH. 1, DIVISION II, ADMINISTRATION. *(Not adopted) {see AC Sections 15.08.030 through 170 when applicable}*

15.08.360 CRC CH. 3, BUILDING PLANNING. *(As amended) {See CRC and AC Sections 15.08.200 through 250 when applicable}*

15.08.370 CRC CH. 4 FOUNDATIONS. *(As amended) {See CRC and AC Sections 15.08.260 and 270 when applicable}*

15.08.380 CRC CH. 9 ROOF ASSEMBLIES. *(As amended) {See CRC and AC Sections 15.08.240 when applicable}*

15.08.390 CRC CH. 10 CHIMNEYS AND FIREPLACES. *(As amended) {See CRC and AC Sections 15.08.280 when applicable}*

“Chapter 15.12

ELECTRICAL CODE

Sections:

AMENDED SECTIONS TO 2010 CALIFORNIA ELECTRICAL CODE (CA TITLE 24, PART 3):

15.12.010 CEC PREFACE. *(As amended)*

15.12.020 CEC (CALIFORNIA) ARTICLE 89 GENERAL CODE PROVISIONS, SECTION 89.101 GENERAL. *(As amended)*

15.12.030 CEC ARTICLE 90 INTRODUCTION, SECTION 90.10 ADMINISTRATION. *(Added)*

15.12.040 CEC ARTICLE 230 SERVICES, SECTION 230.72 Grouping of Disconnects. (As amended)

AMENDED SECTIONS TO 2010 CALIFORNIA ELECTRICAL CODE (CA TITLE 24, PART 3):

15.12.010 CEC PREFACE. (As amended) {See CEC and AC Section 15.08.010 of this Title}

15.12.020 CEC CALIFORNIA ARTICLE 89 GENERAL CODE PROVISIONS

SECTION 89.101 GENERAL. (As amended)

89.101.1 Title [BID]. These regulations, *consisting of the 2010 Edition of the California Electrical Code (CEC), as amended by this Chapter*, shall be known as the *Electrical Code of the County of Alameda*, may be cited as such and will be referred to herein as “this code.” The California Electrical Code is part 3 of twelve parts of the official compilation and publication of the adoptions, amendment, and repeal of Electrical regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. *{Delete last sentence of this paragraph in CEC}*

89.101.2 Purpose. *{See CEC}*

89.101.3 Scope [BID]. *{See AC Section 15.08.020}*

89.101.3.1 Nonstate-regulated buildings, structures and applications. *{See CEC}*

89.101.3.2 State-regulated buildings, structures and applications. *{See CEC}*

89.101.4 Annexes [BID]. *The CEC annex chapters are not adopted by the county.*

89.101.5 Referenced codes. *{See CEC}*

89.101.6 Nonbuilding standards, orders and regulations. *{See CEC}*

89.101.7 Order of precedence and use.

89.101.7.1 Differences. *{See CEC}*

89.101.7.2 Specific Provision. *{See CEC}*

89.101.7.3 Conflicts [BID]. *{See CEC, and the following sentence is added} When the requirements within the jurisdiction of this code conflict with the requirements of AC Chapters 15.08, 15.16, 15.20, and 15.24, a decision of the building official shall be required for resolution.*

89.101.8 County amendments, additions or deletions [BID]. *The county has exercised its authority to establish more restrictive and reasonably necessary differences to the provisions contained in this code pursuant to complying with Section 89.101.8.1. The modifications comply with Health and Safety Code Section 18941.5 for Building Standards Law and Health and Safety Code Section 17958 for State Housing Law {Delete remaining sentence}.*

89.101.8.1 Findings and filings. *{See CEC}*

89.101.9 Effective date of this code. *{See AC Section 15.08.020}*

89.101.10 Availability of codes. *{See CEC}*

89.101.11 Format [BID]. *This chapter adopts the 2010 edition of the CEC, in its entirety; Annex chapters are not adopted. Any section of the CEC not listed herein is applicable, as written, and shall be considered enforceable as part of the county electrical code.*

89.101.12 Validity. *{See AC Section 15.08.020}*

15.12.030 CEC ARTICLE 90 INTRODUCTION

SECTION 90.10 ADMINISTRATION (Added)

90.10.1 General [BID]. *See AC Sections 15.08.020 through 15.08.170 for Administration provisions and the following sections are amended for this chapter.*

90.10.2 Exempt Work [BID]. Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of this code or other laws or ordinances of this jurisdiction. An electrical permit shall not be required for the following:

1. **Repair and maintenance:** Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. **Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

15.12.040 CEC ARTICLE 230 SERVICES

SECTION 230.72 Grouping of Disconnects. {See CEC, and the following subsection is added}

230.72 (D) Secondary Units [BID].{added} In secondary units established pursuant to section 65852.2 of the State Government Code, each occupancy shall be provided with independent disconnecting means.”

“Chapter 15.16

MECHANICAL CODE

Sections:

AMENDED SECTIONS TO 2010 CALIFORNIA MECHANICAL CODE (CA TITLE 24, PART 4):

15.16.010 CMC PREFACE. (As amended)

15.16.020 CMC CH. 1 ADMINISTRATION, DIVISION I, CALIFORNIA ADMINISTRATION, SECTION 1.1.0 GENERAL. (As amended)

15.16.030 CMC CH. 1, DIVISION II, ADMINISTRATION, PART I – GENERAL. (As amended)

15.16.040 CMC CH. 1, DIVISION II, ADMINISTRATION, PART II - ORGANIZATION AND ENFORCEMENT. (Not adopted)

15.16.050 CMC CH. 1, DIVISION II, ADMINISTRATION, PART III - PERMITS AND INSPECTIONS. (As amended)

15.16.060 CMC CH. 8, CHIMNEYS AND VENTS. (As amended)

AMENDED SECTIONS TO 2010 CALIFORNIA MECHANICAL CODE (CA TITLE 24, PART 4):

15.16.010 CMC PREFACE. (As amended) {See CMC and AC Section 15.08.010 of this Title}

15.16.020 CMC CH. 1 ADMINISTRATION, DIVISION I, CALIFORNIA ADMINISTRATION SECTION 1.1.0 GENERAL. (As amended)

1.1.1 Title [BID]. These regulations, consisting of the 2010 Edition of the California Mechanical Code (CMC), as amended by this Chapter, shall be known as the Mechanical Code of the County of Alameda, may be cited as such and will be referred to herein as “this code.” The California Mechanical Code is part 4 of twelve parts of the official compilation and publication of the adoptions, amendment, and repeal of mechanical regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. {Delete last sentence of this paragraph in CMC}

1.1.2 Purpose. {See CMC}

1.1.3 Scope. *{See CMC}*

1.1.3.1 Nonstate-regulated buildings, structures and applications. *{See CMC}*

1.1.3.2 State-regulated buildings, structures and applications. *{See CMC}*

1.1.4 Appendices [BID]. *The following CMC chapter and appendix chapters are adopted and amended for use in the county in compliance with Health and Safety Code Section 18901 et. seq. for Building Standards Law and Health and Safety Code Section 17950 for State Housing Law {Delete remaining sentence}. See Section 1.1.8 of this code.*

1. *Chapter I, Division II, Administration – Adopted in part and amended.*
2. *Appendix A, Uniform Mechanical Codes Standards – Adopted.*
3. *Appendix D, Unit Conversion Tables– Adopted.*

1.1.5 Referenced codes. *{See CMC}*

1.1.6 Nonbuilding standards, orders and regulations. *{See CMC}*

1.1.7 Order of precedence and use.

101.7.1 Differences. *{See CMC}*

101.7.2 Specific Provision. *{See CMC}*

101.7.3 Conflicts [BID]. *{See CMC, and the following sentence is added} When the requirements within the jurisdiction of this code conflict with the requirements of AC Chapters 15.08, 15.12, 15.20, and 15.24, a decision of the building official shall be required for resolution.*

1.1.8 County amendments, additions or deletions [BID]. *The county has exercised its authority to establish more restrictive and reasonably necessary differences to the provisions contained in this code pursuant to complying with Section 1.1.8.1. The modifications comply with Health and Safety Code Section 18941.5 for Building Standards Law and Health and Safety Code Section 17958 for State Housing Law {Delete remaining sentence}.*

101.8.1 Findings and filings. *{See CMC}*

1.1.9 Effective date of this code. *{See AC Section 15.08.020}*

1.1.10 Availability of codes. *{See CMC}*

1.1.11 Format [BID]. *This chapter adopts the 2010 edition of the CMC, in its entirety; Appendix Chapter I, Division II, Administration is adopted in part and amended, and appendices A and D are adopted. Except for the Appendices, any section of the CMC not listed herein is applicable, as written, and shall be considered enforceable as part of the county mechanical code.*

101.12 Validity. *{See AC Section 15.08.020}*

15.16.030 CMC CH. 1, DIVISION II, ADMINISTRATION, PART I – GENERAL. *(As amended)
{See AC Section 15.08.020 through 15.08.170 for Administration provisions, and the following CMC Ch. 1, Division II sections are adopted and amended for this chapter}*

101.0 Title. *{See CMC}*

102.0 Purpose. *{See CMC}*

103.0 Scope. *{See CMC}*

104.0 Application to Existing Mechanical Systems. *{See CMC}*

105.0 Alternate Materials and Methods of Construction Equivalency. *{See CMC}*

106.0 Intent. *{See CMC}*

107.0 Testing. *{See CMC}*

15.16.040 CMC CH. 1, DIVISION II, ADMINISTRATION, PART II - ORGANIZATION AND ENFORCEMENT. *(Not adopted) {See AC Section 15.08.020 through 15.08.170 for administrative provisions}*

15.16.050 CMC CH. 1, DIVISION II, ADMINISTRATION, PART III - PERMITS AND INSPECTIONS. *(As amended) {See AC Section 15.08.020 through 15.08.170 for administrative provisions, and the following CMC Ch. 1, Division II sections are adopted and amended for this chapter}*

112.1 Permits Required. *{See CMC and AC Section 15.08.060}*

112.2 Exempt Work [BID]. *Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of this code or other laws or ordinances of this jurisdiction. A mechanical permit shall not be required for the following:*

1. A portable heating appliance, portable ventilating equipment, a portable cooling unit or portable evaporative cooler.
2. A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by this code.
3. Replacement of any component part or assembly of an appliance that does not alter its original approval and complies with other applicable requirements of this code.
4. Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code.
5. A unit refrigerating system.
6. *The replacement in dwelling units, when not part of a building remodel, of dishwashers, garbage disposals, ranges, ovens, cook tops, trash compactors, clothes washers, clothes dryers, and other similar equipment, provided that all of the following conditions are satisfied:*
 - a) *The replacement equipment is to be installed in the same location as the equipment being replaced.*
 - b) *The BTU input rating or the wattage of the replacement equipment is the same as or less than that of the equipment being replaced.*
 - c) *The electrical connection of the replacement equipment is to be to an existing circuit, installed under a previous electrical permit.*
 - d) *Any gas connection to the replacement equipment will not require the alteration of the gas line on the supply side of the shut-off valve.*
 - e) *Any water, waste, and/or vent connections to the replacement equipment will not require significant alterations to the building. All existing lines, pipes, and vents that are to be used in such connections were installed under previous plumbing or mechanical permits.*

116.0 Inspections [BID]. *{The following CMC subsections are adopted}*

116.1 General *{See CMC}*

116.2 Operation of Mechanical Equipment. *{See CMC}*

116.3 Testing of Equipment. *{See CMC}*

117.0 Connection Approval [BID]. *{See CMC}*

15.16.060 CMC CH. 8, CHIMNEYS AND VENTS. *(As amended) {See CMC, and the following subsection is added}*

802.5.5.5 Wood-burning Appliances [BID]. *{Added} A wood-burning appliance installed in a building or structure shall be an approved wood-burning appliance as defined in this section.*

Exceptions:

1. Existing buildings undergoing remodel or renovation when the total cumulative costs of the planned work and of all improvements over the 5 years prior to the application date is estimated by the building official to be less than \$50,000.
2. Existing wood-burning appliances being reconstructed, repaired, or modified when the cost of the said work is estimated by the building official to be less than \$4,000.
3. Historical buildings or structures, as defined in CBC.
4. Gas-only fireplaces that do not burn wood are exempt from the provisions of this Section. Gas fireplaces that are converted to burn wood are not exempt from the provisions of this Section.

An approved wood-burning appliance is one of the following:

1. Any wood heater that operates on wood pellets.
2. Any wood heater that meets the standards in Title 40, Part 60, Subpart AAA, Code of Federal Regulations as in effect at the time of heater installation and that is certified and labeled pursuant to those regulations.
3. A wood heater insert meeting the same standards as in 2 above.
4. A permanently-installed masonry or factory-built fireplace, as defined in Section 2102 of the CBC, that is designed to be used with an air-to-fuel ratio greater than or equal to 35 to 1 and that has been certified by a testing laboratory, approved (certified) by the Environment Protection Agency (EPA), as emitting no more than 7.5 grams particulate per hour when tested using an EPA-approved protocol.”

“Chapter 15.20

PLUMBING CODE

Sections:

AMENDED SECTIONS TO 2010 CALIFORNIA PLUMBING CODE (CA TITLE 24, PART 5):

- 15.20.010 CPC PREFACE. (As amended)**
- 15.20.020 CPC CH. 1 ADMINISTRATION, DIVISION I, CALIFORNIA ADMINISTRATION SECTION 1.1.0 GENERAL. (As amended)**
- 15.20.030 CPC CH. 1, DIVISION II, ADMINISTRATION, SECTION 101 TITLE, SCOPE, AND GENERAL. (As amended)**
- 15.20.040 CPC CH. 1, DIVISION II, ADMINISTRATION, SECTION 102 ORGANIZATION AND ENFORCEMENT. (Not adopted)**
- 15.20.050 CPC CH. 1, DIVISION II, ADMINISTRATION, SECTION 103 PERMITS AND INSPECTIONS. (As amended)**
- 15.20.060 CPC CH. 2, DEFINITIONS. (As amended)**
- 15.20.070 CPC CH. 3, GENERAL REGULATIONS, SECTION 304 CONNECTIONS TO PLUMBING SYSTEM REQUIRED. (As amended)**
- 15.20.080 CPC CH. 3, GENERAL REGULATIONS, SECTION 305 SEWERS REQUIRED. (As amended)**
- 15.20.090 CPC CH. 4, PLUMBING FIXTURES AND FIXTURE FITTINGS, SECTION 411, FLOOR DRAINS AND SHOWER STALLS. (As amended)**
- 15.20.100 CPC CH. 7, SANITARY DRAINAGE, SECTION 713, BUILDING SEWERS. (As amended)**
- 15.20.110 CPC CH. 7, SANITARY DRAINAGE, SECTION 717, SIZE OF BUILDING SEWERS. (As amended)**
- 15.20.120 CPC CH. 7, SANITARY DRAINAGE, SECTION 718, GRADE, SUPPORT, AND PROTECTION OF BUILDING SEWERS. (As amended)**

15.20.130 CPC CH. 11, STORM DRAINAGE. (As amended)

15.20.140 CPC CH. 12, FUEL PIPING, SECTION 1211 GAS PIPING INSTALLATION. (As amended)

AMENDED SECTIONS TO 2010 CALIFORNIA PLUMBING CODE (CA TITLE 24, PART 5):

15.20.010 CPC PREFACE. {See CPC and AC Section 15.08.010 of this Title}

15.20.020 CPC CH. 1 ADMINISTRATION, DIVISION I, CALIFORNIA ADMINISTRATION
SECTION 1.1.0 GENERAL. (As amended)

1.1.1 Title [BID]. These regulations, consisting of the 2010 Edition of the California Plumbing Code (CPC), as amended by this Chapter, shall be known as the Plumbing Code of the County of Alameda, may be cited as such and will be referred to herein as “this code.” The California Plumbing Code is part 5 of twelve parts of the official compilation and publication of the adoptions, amendment, and repeal of Plumbing regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. {Delete last sentence of this paragraph in CPC}

1.1.2 Purpose. {See CPC}

1.1.3 Scope. {See CPC}

1.1.3.1 Nonstate-regulated buildings, structures and applications. {See CPC}

1.1.3.2 State-regulated buildings, structures and applications. {See CPC}

1.1.4 Appendices [BID]. The following CPC chapter and appendix chapters are adopted and amended for use in the county in compliance with Health and Safety Code Section 18901 et. seq. for Building Standards Law and Health and Safety Code Section 17950 for State Housing Law {Delete remaining sentence}.

1. Chapter 1, Division II, Administration – Adopted in part and amended.
2. Appendix A, Recommended Rules for Sizing the Water Supply System- Adopted.
3. Appendix B, Explanatory Notes on Combination Waste and Vent Systems – Adopted.
4. Appendix D, Sizing Storm Water Drainage Systems – Adopted.
5. Appendix G, Graywater Systems – Adopted.
6. Appendix I, Installation Standards – Adopted.
7. Appendix K, Private Sewage Disposal Systems – Adopted by the Department of Environmental Health.

1.1.5 Referenced codes. {See CPC}

1.1.6 Nonbuilding standards, orders and regulations. {See CPC}

1.1.7 Order of precedence and use.

1.1.7.1 Differences. {See CPC}

1.1.7.2 Specific Provision. {See CPC}

1.1.7.3 Conflicts [BID]. {See CPC, and the following sentence is added} When the requirements within the jurisdiction of this code conflict with the requirements of AC Chapters 15.08, 15.12, 15.16, and 15.24, a decision of the building official shall be required for resolution.

1.1.8 County amendments, additions or deletions [BID]. The county has exercised its authority to establish more restrictive and reasonably necessary differences to the provisions contained in this code pursuant to complying with Section 1.1.8.1. The modifications comply with Health and Safety Code Section 18941.5 for Building Standards Law and Health and Safety Code Section 17958 for State Housing Law {Delete remaining sentence}.

1.1.8.1 Findings and filings. {See CPC}

1.1.9 Effective date of this code **[BID]**. {See AC Section 15.08.020}

1.1.10 Availability of codes. {See CPC}

1.1.11 Format **[BID]**. This chapter adopts the 2010 edition of the CPC, in its entirety; Chapter 1 is adopted in part and amended, and appendices A, B, D, G, I and K are adopted. Except for the Appendices, any section of the CPC in not listed herein is applicable, as written, and shall be considered enforceable as part of the county building code.

1.1.12 Validity **[BID]**. {See CPC}

15.20.030 CPC CH. 1, DIVISION II, ADMINISTRATION

SECTION 101 TITLE, SCOPE, AND GENERAL. (As amended) {See AC Section 15.08.020 through 15.08.170 for Administration provisions, and the following CPC Ch. 1, Division II sections are adopted and amended for this chapter}

101.4, Scope. {See CPC}

101.5, Application to Existing Plumbing System. {See CPC}

15.20.040 CPC CH. 1, DIVISION II, ADMINISTRATION

SECTION 102 ORGANIZATION AND ENFORCEMENT. (Not adopted) {See AC Section 15.08.020 through 15.08.170 for administrative provisions}

15.20.050 CPC CH. 1, DIVISION II, ADMINISTRATION

SECTION 103 PERMITS AND INSPECTIONS. (As amended) {See AC Section 15.08.020 through 15.08.160 for administrative provisions, and the following CPC Ch. 1, Division II sections are adopted and amended for this chapter}

103.1.1 Permits Required **[BID]**. {See CPC and AC Section 15.08.060}

103.1.2 Exempt Work **[BID]**. {See CPC}

103.5 Inspections **[BID]**. {The following CPC subsections are adopted}

103.5.1, General {See CPC}

103.5.2, Operation of Plumbing Equipment. {See CPC}

103.5.3, Testing of Systems. {See CPC}

103.5.5, Other Inspections. {See CPC}

103.6 Connection Approval **[BID]**. {See CPC}

15.20.060 CPC CH. 2, DEFINITIONS. (As amended) {See CPC, and the following definitions are amended}

Flood Hazard Area, or Area of Applicability [FLOOD] – See AC Chapter 15.40.

Private Sewage Disposal System [HLTH] – A septic tank with the effluent discharging into a subsurface disposal field, into one or more seepage pits, or into a combination of subsurface disposal field and seepage pit or of such other facilities as may be permitted under the procedures set forth elsewhere in this code and in AC Chapter 15.18.

15.20.070 CPC CH. 3, GENERAL REGULATIONS

SECTION 304 CONNECTIONS TO PLUMBING SYSTEM REQUIRED. (As amended) {See CPC, and the following section is amended}

304.0 Connections to Plumbing System Required [CLN WATER].

All plumbing fixtures, drains, appurtenances, and appliances, used to receive or discharge liquid wastes or sewage, shall be connected properly to the drainage system of the building or premises, in accordance with the requirements of this code and Alameda County clean water requirements.

15.20.080 CPC CH. 3, GENERAL REGULATIONS

SECTION 305 SEWERS REQUIRED [HLTH]. *(As amended) {See CPC, and the following section is amended}*

305.2 When a public sewer is not available for use, drainage piping from buildings and premises shall be connected to an approved private sewage disposal system *in accordance with AC Chapter 15.18.*

15.20.090 CPC CH. 4, PLUMBING FIXTURES AND FIXTURE FITTINGS

SECTION 411, FLOOR DRAINS AND SHOWER STALLS. *(As amended) {See CPC, and the following section is amended}*

411.2 Location of Floor Drains [CLN WATER]. *{See CPC, and add the following sentence} Comply with Alameda County clean water requirements and the most restricted provisions shall govern.*

15.20.100 CPC CH. 7, SANITARY DRAINAGE

SECTION 713, BUILDING SEWERS. *(As amended) {See CPC, and the following sections are amended}*

713.2 [HLTH] When no public sewer intended to serve any lot or premises is available in any thoroughfare or right of way abutting such lot or premises, drainage piping from any building or works shall be connected to an approved private sewage disposal system *in accordance with AC Chapter 15.18.*

713.4 [HLTH] *The determination of whether an existing public sewer is deemed to be available shall be in accordance with AC Chapter 15.18.*

713.6 [HLTH] *In the event that a public sewer previously determined to be unavailable in accordance with the provisions of CPC Section 713.2 is later extended so as to become available to the said lot or premises, the on-site wastewater treatment system shall be abandoned as directed by the director of environmental health, and all plumbing and drainage systems or parts thereof on such lot or premises shall be connected to the said public sewer.*

15.20.110 CPC CH. 7, SANITARY DRAINAGE

SECTION 717, SIZE OF BUILDING SEWERS. *(As amended) {See CPC, and the following section is amended}*

717.0 Table 7-8 [HLTH]. *{See CPC, and delete the footnotes}*

15.20.120 CPC CH. 7, SANITARY DRAINAGE

SECTION 718, GRADE, SUPPORT, AND PROTECTION OF BUILDING SEWERS. *(As amended) {See CPC, and the following sections are amended}*

718.1 [BID] Building sewers shall be run in practical alignment and at a uniform slope of not less than one-fourth (1/4) of an inch per foot (20.9 mm/m) toward the point of disposal. *The building sewer shall be brought to the building at an elevation below the lowest floor being drained by the building drain to which it will be connected. The invert elevation of the building sewer at the point of disposal shall be at least 3 feet (914 mm) below the top of curb of the adjacent roadway.*

Exception:

1. When approved by the *Building Official* where it is impractical, due to the depth of the street sewer or to the structural features or to the arrangement of any building or structure, to obtain a slope of one-fourth (1/4) of an inch per foot, any such pipe or piping four (4) inches through six (6) inches shall be permitted to have a slope of not less than one-eighth (1/8) inch per foot and any such piping eight (8) inches and larger shall be permitted to have a slope of not less than one-sixteenth (1/16) of an inch per foot.
2. *Slopes in excess of 20% (2.4 inches per foot) shall be allowed only with the approval of the building official. Where such slopes are necessitated by the topography of the*

building site, such approval requests shall require the submittal of a soil and/or geologic investigation report.

3. Where straight alignment of the building sewer is not practical, one change in alignment not to exceed 22-1/2 degrees may be made within the premises. The said alignment change may be made with curved pipe sections and/or pipe joint deflections, as approved by the building official.
4. The building official shall have the authority to require that the design of building sewers that are part of a pumped system be subject to the approval of the sanitary district serving the property in question.
5. Where it is impractical to install the building sewer so that the invert at the property line is at least 3 feet (914 mm) below the top of curb, the cover over the building sewer at the property line may be reduced provided that a reinforced concrete cap, or equivalent, is installed over the pipe and under the adjacent roadway sidewalk, curb, and gutter in accordance with the requirements of the sanitary district serving the property in question, but in no case shall the said cover be less than 18 inches (457 mm).

718.3 [BID] No building sewer or other sanitary drainage piping or part thereof, which is constructed of materials other than those approved for use under or within a building, shall be installed under or within 2 feet (610 mm) of any building or structure, or part thereof, nor less than 1 foot (305 mm) below the surface of the ground. The provisions of this subsection include structures such as porches and steps, whether covered or uncovered; breezeways; roofed porte cocheres; roofed patios; carports; covered walks; covered driveways; and similar structures or appurtenances.

No building sewer shall be located within 50 feet (15.2 m) of the flow line of waterways or in areas of known or projected seismic landslide hazard without the submittal, to the building official, of a soil and/or geological investigation report. The said report shall include recommendations for material, relocation, redesign, or other means of protection for the building sewer as necessary. The building official shall have the authority to require that any such recommendations and/or other means of reasonable protection be provided as a condition of authorizing the construction of the building sewer.

The building official shall have the authority to require that any building sewer be protected through the installation of interceptors in accordance with the provisions of CPC Section 1014.

Exception: The building official shall have the authority to require that any report required by this Section be submitted for review and concurrence by the sanitary district serving the property in question, and to include any or all recommendations of the said district as part of the conditions of approval of the building sewer.

15.20.130 CPC CH. 11, STORM DRAINAGE. (As amended) {See CPC, and the following sentence is added}

[CLN WATER] Storm drainage shall also comply with Alameda County clean water requirements and the most restrictive provisions shall govern.

15.20.140 CPC CH. 12, FUEL PIPING

SECTION 1211 GAS PIPING INSTALLATION. (As amended) {See CPC, and the following section is amended}

1211.18 Earthquake-actuated Gas Shutoff Valves [BID]. Earthquake-actuated gas shutoff valves, certified by the State Architect as conforming to California Referenced Standard 12-16-1, Shall be provided for buildings *as required by this section*. Earthquake-actuated gas shutoff valves which have not been certified by the State Architect shall be prohibited *{delete the remaining CPC sentence of this paragraph}*.

An earthquake-actuated gas shutoff valve is a valve for installation in a gas piping system and designed to automatically shut off the gas at the location of the valve in the event of a seismic disturbance.

1211.18.1 Definitions. {Added} For the purposes of this Section, the following terms, phrases, and words shall be interpreted as set forth in this subsection:

Downstream of the Gas Utility – Piping and appurtenances downstream of the service piping; i.e. piping and appurtenances under the control of and maintained by the building owner. See CPC Section 1203.4 Gas Piping System.

Earthquake-actuated Gas Shutoff Valve (Device), or Seismic-actuated Gas Shutoff Valve (Device) – See above.

Excess flow Gas Shutoff Valve (device) – See CPC Section 1210.0.

Existing Building – Any building for which the initial construction permit was issued prior to July 5, 2001.

Gas Shutoff Valve (Device) – See Earthquake-actuated gas shutoff valve.

Major Remodeling – The alteration of an existing building, when that alteration includes work involving the existing gas piping system and the valuation of the alteration exceeds \$5,000, or when that alteration does not include work involving the existing gas piping system but the valuation of the alteration exceeds \$50,000. The installation of a new gas piping system in an existing building that does not include an existing gas piping system shall be considered major remodeling, regardless of valuation.

Multi-functional Gas Shutoff Valve (Device) – A seismic-actuated gas shutoff valve combined with additional safety components intended to be actuated in the event of gas leakage, carbon monoxide buildup, or other events.

New Building – Any building for which the initial construction permit was issued on or after July 5, 2001.

Residential Building – Any building with a R-2 or R-3 occupancy classification per the California Building Code.

Service Piping – See CPC 1203.10.

1211.18.2 Where Required. {Added} Gas shutoff devices, designed and certified in accordance with this Section, shall be installed in the gas piping systems of all new residential, commercial, and industrial buildings and the gas piping systems of existing residential, commercial, and industrial buildings undergoing major remodeling.

Exceptions:

1. Gas shutoff devices are not required to be installed in a fuel gas line downstream of the gas utility meter when such a device, conforming to the requirements of this Section, is installed in the same line upstream of the meter and downstream of the meter service regulator, provided that the installation of the device was completed by employees or agents of the gas utility in accordance with the requirements of the device manufacturer.
2. Gas shutoff devices are not required to be installed in a fuel gas line downstream of the gas utility meter when a functional but non-conforming shutoff device was installed downstream of the gas utility meter in the same line prior to July 5, 2001, provided that the installation was completed in accordance with the requirements of the device manufacturer and that the device is maintained for the life of the building.
3. Gas shutoff devices installed by a gas utility in a gas distribution system owned and maintained by that utility are not subject to the requirements of this Section.
4. Gas shutoff devices are not required to be installed when the gas piping system is designed to withstand seismic forces.
5. Gas shutoff devices are not required to be installed in process piping or other equipment used in manufacturing.

1211.18.3 Design and Certification of Gas Shutoff Devices. *{Added} Gas shutoff devices shall be excess flow-actuated, seismic-actuated, multi-functional, or other designs as listed by a listing agency. All such devices shall be guaranteed by the manufacturer to be free of defects and to properly operate for at least 30 years beyond the date of installation.*

Exception:

The building official shall have the authority to approve or reject other devices or types of devices proposed for use on specific projects.

1211.18.4 Installation and Maintenance of Gas Shutoff Devices. *{Added} Gas shutoff devices shall be installed in gas piping systems, including those systems intended for use with liquefied petroleum gas, by a contractor licensed in the appropriate classification by the state and in accordance with the manufacturer's instructions.*

Seismic-actuated shutoff devices shall be installed downstream of the gas utility meter or the liquid petroleum tank on each fuel line that serves the building.

Excess flow-actuated shutoff devices shall be installed downstream of the gas utility meter or the liquid petroleum tank on each fuel line that serves the building and at each gas appliance within the building.

The seismic-actuated shutoff components of multi-functional shutoff devices shall be installed downstream of the gas utility meter or the liquid petroleum tank on each fuel line that serves the building and the additional components (gas leak detectors, carbon monoxide detectors, etc.) shall be installed in accordance with the manufacturer's instructions.

With respect to residential buildings, the major remodeling of an individual condominium or apartment unit shall require that a gas shutoff device be installed in the fuel gas line or lines serving that unit, but shall not require that gas shutoff devices be installed in other fuel gas lines serving that building.

With respect to commercial and industrial buildings, the major remodeling of an individual unit or tenant space within such buildings shall require that gas shutoff devices be installed in each fuel gas line serving that building.

Whenever gas shutoff devices are installed as required by this section, the said devices shall either be maintained for the life of the building or structure or they shall be replaced with devices complying with the requirements of this Section."

"Chapter 15.24

HOUSING CODE

Sections:

15.24.010 GENERAL

15.24.020 UHC CHAPTER 10 SUBSTANDARD BUILDINGS (As amended)

15.24.010 GENERAL *These regulations, consisting of the 1997 Edition of the Uniform Housing Code Chapter 10, published by the International Conference of Building Officials, as amended by this Chapter, shall be known as the Housing Code of the County of Alameda, may be cited as such and will be referred to herein as "this code".*

15.24.020 UHC CHAPTER 10 SUBSTANDARD BUILDINGS (As amended)

SECTION 1001 – DEFINITION

1001.1 General. Any building or portion thereof that is determined to be an unsafe building in accordance with *AC Section 15.08.170*, or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health,

property, safety or welfare of the public or the occupants thereof, shall be deemed and hereby are declared to be substandard buildings. *The building official shall commence proceedings to cause repair, rehabilitation, vacation or demolition of substandard buildings in accordance with AC Section 15.08.150 of this title.*

1001.2 Inadequate Sanitation. Buildings or portions thereof shall be deemed substandard when they are insanitary. Inadequate sanitation shall include, but not be limited to, the following:

1. Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.
2. Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
3. Lack of or improper kitchen sink in a dwelling unit.
4. Lack of hot and cold running water or plumbing fixtures in a hotel.
5. Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house.
6. Lack of adequate heating facilities.
7. Lack of or improper operation of required ventilating equipment.
8. Lack of minimum amounts of natural light and ventilation required by this code.
9. Room and space dimensions less than required by this code.
10. Lack of required electrical lighting.
11. Dampness of habitable rooms.
12. Infestation of insects, vermin or rodents as determined by the health officer.
13. General dilapidation or improper maintenance.
14. Lack of connection to required sewage disposal system.
15. Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer.

1001.3 Structural Hazards. Buildings or portions thereof shall be deemed substandard when they are or contain structural hazards. Structural hazards shall include, but not be limited to, the following:

1. Deteriorated or inadequate foundations.
2. Defective or deteriorated flooring or floor supports.
3. Flooring or floor supports of insufficient size to carry imposed loads with safety.
4. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
5. Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.
6. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that sag, split or buckle due to defective material or deterioration.
7. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
8. Fireplaces or chimneys that list, bulge or settle due to defective material or deterioration.
9. Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.

1001.4 Nuisance. Buildings or portions thereof in which there exists any nuisance as defined in this *title* are deemed substandard buildings.

1001.5 Hazardous Electrical Wiring. Electrical wiring that was installed in violation of code requirements in effect at the time of installation or electrical wiring not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been

maintained in good condition or that is not being used in a safe manner shall be considered substandard.

1001.6 Hazardous Plumbing. Plumbing that was installed in violation of code requirements in effect at the time of installation or plumbing not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good condition or that is not free of cross-connections or siphonage between fixtures shall be considered substandard.

1001.7 Hazardous Mechanical Equipment. Mechanical equipment that was installed in violation of code requirements in effect at the time of installation or mechanical equipment not installed in accordance with generally accepted construction practices in areas where no codes were in effect or that has not been maintained in good and safe conditions shall be considered substandard.

1001.8 Faulty Weather Protection. Buildings or portions thereof shall be considered substandard when they have faulty weather protection, which shall include, but not be limited to, the following:

1. Deteriorated, crumbling or loose plaster.
2. Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors.
3. Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
4. Broken, rotted, split or buckled exterior wall coverings or roof coverings.

1001.9 Fire Hazard. Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion of the chief of the fire department is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause shall be considered substandard.

1001.10 Faulty Materials of Construction. The use of materials of construction, except those that are specifically allowed or approved by this code and the Building Code, and that have been adequately maintained in good and safe condition, shall cause a building to be substandard.

1001.11 Hazardous or Insanitary Premises. The accumulation of weeds, vegetation junk, dead organic matter, debris, garbage, offal, rat harborages stagnant water, combustible materials and similar materials or conditions on a premises constitutes fire, health or safety hazards that shall be abated in accordance with the procedures specified in *AC Chapter 12.28 of this title*.

1001.12 Inadequate Exits. Except for those buildings or portions thereof that have been provided with adequate exit facilities conforming to the provisions of this code, buildings or portions thereof whose exit facilities were installed in violation of code requirements in effect at the time of their construction or whose exit facilities have not been increased in number or width in relation to any increase in occupant load due to alterations, additions or change in use or occupancy subsequent to the time of construction shall be considered substandard.

Notwithstanding compliance with code requirements in effect at the time of their construction, buildings or portions thereof shall be considered substandard when the building official finds that an unsafe condition exists through an improper location of exits, a lack of an adequate number or width of exits, or when other conditions exist that are dangerous to human life.

1001.13 Inadequate Fire-protection or Firefighting Equipment. Buildings or portions thereof shall be considered substandard when they are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

1001.14 Improper Occupancy. All buildings or portions thereof occupied for living, sleeping, cooking or dining purposes that were not designed or intended to be used for such occupancies shall be considered substandard.”