

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

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ORDINANCE ADOPTING THE LATEST EDITIONS (2013) OF THE CALIFORNIA BUILDING STANDARDS CODE, TITLE 24, 2013 CALIFORNIA BUILDING CODE (PART 2), 2013 CALIFORNIA RESIDENTIAL CODE, TITLE 24 (PART 2.5), 2013 CALIFORNIA ELECTRICAL CODE (PART 3), 2013 CALIFORNIA MECHANICAL CODE (PART 4), 2013 CALIFORNIA PLUMBING CODE (PART 5), 2013 CALIFORNIA ENERGY CODE (PART 6), 2013 CALIFORNIA HISTORICAL BUILDING CODE (PART 8), 2013 CALIFORNIA FIRE CODE (PART 9), 2013 CALIFORNIA EXISTING BUILDING CODE (PART 10), 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (PART 11), 2013 CALIFORNIA REFERENCE STANDARDS CODE (PART 12) AND RE-ADOPTING THE SAN MATEO COUNTY ORDINANCE CODE, DIVISION VII (BUILDING REGULATIONS), AND AMENDING SECTIONS 9025, 9033, 9100, 9113, 9114, 9117, 9118, 9119, 9150, 9180, 9184 AND 9200, AND AMENDING ANY SECTIONS THAT REFERENCE THE 2010 CODE(S) AND CHANGING THOSE SECTIONS TO THE 2013 CODE(S)

The Board of Supervisors of the County of San Mateo, State of California,
ORDAINS as follows

SECTION 1. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 1,
Section 9100 is hereby amended to read as follows:

SECTION 9100. ADOPTION OF 2013 CALIFORNIA BUILDING STANDARDS

CODE. The latest adopted editions of the 2013 California Building Standards Code, Title 24, excluding Part 1 (California Administrative Code) and including the 2013 California Building Code (Part 2), 2013 California Residential Code, Title 24 (Part 2.5), 2013 California Energy Code (Part 6), 2013 California Historical Building Code (Part 8), 2013 California Fire Code (Part 9), 2013 California Existing Building Code (Part 10), 2013 California Reference Standards Code (Part 12) and all appendices, amendments, errata, and emergency

supplements are hereby adopted and by reference except as otherwise provided in Division VII, as the Building Code of the County of San Mateo. A copy of the "California Building Standards Code" is on file at the San Mateo County Building Inspection Section. The mandatory requirements of the appendix to the California Building Standards Code shall be enforceable to the same extent as if contained in the body of the Building Code. Any amendments, errata and/or emergency supplements to this code shall be enforceable to the same extent as if contained in the body of the "California Building Standards Code."

SECTION 2. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 2, Section 9150 is hereby amended to read as follows:

SECTION 9150. ADOPTION OF 2013 CALIFORNIA ELECTRICAL CODE.

The latest adopted edition of the 2013 California Electrical Code (Title 24, Part 3) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Electrical Code" is on file at the San Mateo County Building Inspection Section.

SECTION 3. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 1, Sections 9118 and 9119 are hereby added to read as follows.

SECTION 9118. ADOPTION OF 2013 CALIFORNIA RESIDENTIAL CODE.

The latest adopted edition of the 2013 California Residential Code, Title 24 (Part 2.5) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Residential Code" is on file at the San Mateo County Building Inspection Section.

SECTION 9119. ADOPTION OF 2013 CALIFORNIA GREEN BUILDING

STANDARDS CODE. The latest adopted edition of the 2013 California Green Building Standards Code, Title 24 (Part 11) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Green Building Code" is on file at the San Mateo County Building Inspection Section.

SECTION 4. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 3, Section 9180 is hereby amended to read as follows:

SECTION 9180. ADOPTION OF 2013 CALIFORNIA PLUMBING CODE. The latest adopted edition of the 2013 California Plumbing Code (Title 24, Part 5) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency

supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Plumbing Code" is on file at the San Mateo County Building Inspection Section.

SECTION 5. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 4, Section 9200 is hereby amended to read as follows:

SECTION 9200. ADOPTION OF 2013 CALIFORNIA MECHANICAL CODE.

The latest adopted edition of the 2013 California Mechanical Code (Title 24, Part 4) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Mechanical Code" is on file at the San Mateo County Building Inspection Section.

SECTION 6. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 1, Section 9113 is hereby amended to read as follows:

1. The following requirements shall apply to all new buildings or structures and existing structures that require a building permit issued by San Mateo County.
 - a. The roof covering for every new building or structure, or any existing building or structure which is undergoing a re-roof and all materials applied as part of a roof covering assembly, shall have a minimum

fire rating of Class B or higher, treated in accordance with California Building Standards Code, Section(s) 1505, Table 1505.1, and Section 1505.1.3. Where required by the California Building Standards Code or other provision(s) of law, roof coverings must meet a higher fire rating.

- b. Subsection 1.a of this section shall not apply to buildings or structures that are less than 120 square feet in floor area.
- c. Any person installing or constructing a roof covering shall, immediately upon completion of the roof covering, provide certification of the roof covering classification to the building owner and to the inspection authority having jurisdiction.

- 2. The requirements of this section are minimum standards for new construction and re-roofing of existing structures. Where the International Building Code, International Residential Code, International Fire Code, or the California Building Standards Code(s) contains higher standards or additional or more stringent requirements than required by this section, those additional or more stringent requirements shall apply. Further, nothing in this section shall prevent any fire authority having jurisdiction from adopting and enforcing regulations imposing more stringent requirements than those provided by this section.

SECTION 7. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 1,
Section 9114 is hereby amended to read as follows:

1. The following requirements shall apply to all new buildings or structures that require a building permit issued by San Mateo County.
 - a. Except as otherwise provided by this section, or as provided under Section 903.1 of the California State Building Standards Code, automatic fire sprinkler systems shall be installed and maintained in every new building or structure of any type of construction, use, occupancy or size that requires a building permit issued by San Mateo County.
 - b. The term “automatic fire sprinkler system” as used in this section means an integrated system of underground and overhead piping, including a water supply such as a gravity tank, fire pump, reservoir, pressure tank, or connection by underground piping to a fire main, which system complies in all respects with the requirements for such systems contained in standards issued by the National Fire Protection Association based upon occupancy classification.
 - c. An automatic fire sprinkler system shall be provided throughout an existing structure when a building permit is issued to allow additions, alterations, or repairs within any 12-month period, which increase the value of the structure by fifty percent (50%) for one- and two-family

dwelling or fifty percent (50%) for all other structures.

- d. Automatic fire sprinklers shall be installed in any garage or carport and breezeway attached to any structure for which a fire sprinkler system is required. A detached non-habitable garage, 1,000 square feet or more in size, or which has an attached studio or workshop shall require the installation of an NFPA-13 light hazardous automatic fire sprinkler system.

2. The following structures are exempt from the requirements of this section.

- a. Agricultural Buildings. For the purpose of this section, an “agricultural building” is defined as a non-residential structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products. “Agricultural buildings” include a place of employment where agricultural products are processed, treated or packaged. Office uses within agricultural buildings shall not exceed ten percent (10%) of the total floor area of the building unless such buildings are provided with an automatic fire sprinkler system throughout. “Agricultural buildings” shall include greenhouses.
- b. Non-residential structures less than 1,000 square feet.

- c. Mobile and/or manufactured homes in a mobile home park, recreational trailers, fifth wheels, and similar structures used for temporary housing during the construction of a permitted building.
 - d. Mausoleums of Type I construction, as defined by the California Building Standards Code, which do not contain offices, chapels, stores, or other places of public occupancy for purposes other than parking of vehicles.
 - e. Open-air parking garages of Type I construction, as defined by the California Building Standards Code, which do not contain offices, chapels, stores, or other places of public occupancy for purposes other than parking and are detached from other buildings.
 - f. Car wash structures where no offices or waiting rooms are attached.
3. Additions, alterations or modifications to any existing structure containing automatic fire sprinklers shall require the extension or modification of the fire sprinkler system throughout the added, altered, or modified areas.

Plans for the installation, extension or modification of an automatic fire sprinkler system shall be submitted to the Planning and Building Department of San Mateo County for review and approval by the appropriate fire department or district prior to installation. Additions, alterations, or remodels to an existing dwelling previously equipped with

automatic fire sprinklers shall require the submittal of three sets of sprinkler plans and hydraulic calculations. All components of the existing system shall be submitted for review to determine compliance with the applicable standards.

4. All automatic fire sprinkler systems shall comply with the most current adopted edition of NFPA-13, NFPA-13-D, NFPA-13-R and any additional County specifications, or modifications imposed by supplemental rules and regulations adopted by the County of San Mateo.
5. The installation of an automatic fire suppression system may be required by the Building Official when an alteration, addition or change in use or occupancy of a building or portion of a building thereof increases the hazard of fire or threat to life and safety.
6. The requirements of this section are intended to represent minimum standards for new construction. Nothing in this section shall prevent any fire authority having jurisdiction from adopting and enforcing any regulations, which impose more stringent requirements. Further, any requirements of the International Building Code, International Residential Code, International Fire Code or the California Building Standards Code, which is more restrictive, specify higher standards or mandates specific locations within a structure for automatic fire sprinkler systems shall be applicable.

SECTION 8. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 1,
Section 9117 is hereby amended to read as follows:

SECTION 9117. CHAPTER 7A OF THE 2013 CALIFORNIA BUILDING

STANDARDS CODE. The following requirements shall apply to all new
buildings that require a building permit issued by San Mateo County.

Chapter 7A of the 2013 California Building Standards Code and the Local
Responsibility Area (LRA), and the State Responsibility Area (SRA) Fire Hazard
Severity Zone maps shall apply to all new buildings in the County that require a
building permit.

SECTION 9. San Mateo County Ordinance Code, Division VII, Chapter 3, Article 3,
Section 9184 is hereby amended to read as follows:

1. Chapter 6 of the California Plumbing Code is hereby amended to read as
follows:

SECTION 604.0. MATERIALS

SECTION 604.1. All potable water piping and fittings shall be brass,
copper, cast iron, galvanized malleable iron, galvanized wrought iron, or
galvanized steel. All materials used in the water supply system, except
valves and similar devices, shall be of like material.

SECTION 604.1.1. CPVC pipe for non-potable hot and cold water distribution systems within the interior of residential buildings is permitted provided all conditions of Section 604.1.1 of the California Plumbing Code are satisfied.

2. Chapter 7 of the California Plumbing Code is hereby amended to read as follows:

SECTION 701.0. MATERIALS

SECTION 701.1. Drainage piping shall be cast iron, galvanized steel, galvanized wrought iron, copper, brass, Stainless Steel 304 or 316L, Schedule 40 ABS (DWV), Schedule 40 PVC (DWV), extra-strength vitrified clay pipe, or other approved materials having a smooth and uniform bore.

SECTION 701.1.1. No galvanized wrought iron or galvanized steel pipe shall be used underground. Galvanized wrought iron or galvanized steel pipe shall be kept at least six (6) inches (152 mm) above ground.

SECTION 701.1.2. ABS and PVC (DWV) piping installations shall be limited to underground installation outside of the structure, and in accordance with IS 5, IS 9, and Chapter 15, "Firestop Protection." Except for individual single-family dwelling units, materials exposed within ducts or plenums shall have a flame-spread index of not more than 25 and a smoke-developed index of not more than 50, when tested in accordance

with the Test for Surface-Burning Characteristics of the Building Materials.
(See the Building Code Standards based on ASTM E-84 and ANSI/UL 723.)

3. Chapter 9 of the California Plumbing Code is hereby amended to read as follows:

SECTION 903.0. MATERIALS

SECTION 903.1. Vent pipe shall be cast iron, galvanized steel, galvanized wrought iron, copper, brass, Schedule 40 ABS (DWV), Schedule 40 PVC (DWV), Stainless Steel 304 or 316L (Stainless Steel 304 pipe and fittings shall not be installed underground and shall be kept at least six (6) inches (152 mm) above ground), or other approved materials having a smooth and uniform bore.

SECTION 903.1.2. ABS and PVC (DWV) shall not be approved for use for vent piping or fittings except for underground installation beginning two (2) feet outside the structure.

4. The provisions of Section 9184 shall not apply to the minor repair of existing in place plastic pipe when authorized by the Building Official.

SECTION 10. San Mateo County Ordinance Code, Division VII, Chapter 2, Article 3, Section 9025 is hereby amended to read as follows:

SECTION 9025. PERMIT REQUIREMENT

1. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, keep, maintain, or demolish a building, structure, accessory structure, wine cave, freight container, manufactured home, mobile home, trailer, recreational vehicle, or make any installation, alteration, or improvement to the electrical, plumbing, or mechanical system in a building or on a parcel, or cause the same to be done, without first obtaining the prescribed permits for each such building or structure from the Building Official.
2. No person, firm, or corporation shall install or construct in any new or existing residential structure, mobile home, manufactured home, accessory building, garage, barn, stable, hotel, motel, bed and breakfast, commercial or industrial building or additions to the foregoing, any wood burning fireplace, stove or appliance.

Exceptions:

- a. A pellet-fueled wood heater.
- b. An EPA certified wood appliance.
- c. A fireplace certified by EPA, should EPA develop a fireplace certification program.
- d. A masonry fireplace.
- e. Repair, reconstruction, or replacement of existing wood burning fireplaces, heaters or appliances.
- f. Appliances which are specifically designed for food preparation.

3. A permit shall be required for all temporary storage units, storage containers, and/or a POD (Portable On Demand) storage unit greater than 60 square feet. These temporary storage units shall comply with all local building and zoning regulations.

SECTION 11. San Mateo County Ordinance Code, Division VII, Chapter 2,

Article 3, Section 9033 is hereby amended to read as follows:

SECTION 9033. TERM OF PERMITS

1. Residential, Garages and Agricultural Structures: Permits for new residences, additions to residences, garages, and agricultural buildings shall be valid for one year from the date of issuance. The Building Official may have the discretion to extend this period for a second year when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.
2. Hotels, Motels, Condominiums, Townhouses and Apartment Buildings: Permits for the construction or alteration of these occupancies or structures shall be valid for two years from the date of issuance. The Building Official may have the discretion to extend this period for a third year when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.

3. Commercial and Industrial Structures: Permits for the construction or alteration of non-residential structures shall be valid for two years from the date of issuance. The Building Official may have the discretion to extend this period for a third year when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.
4. Miscellaneous Permits: Permits for miscellaneous items including, but not necessarily limited to, re-roofing, wooden decks, hot tub/spas, water heaters, furnaces, air conditioners, electrical services, temporary power poles, factory-built wood stoves, storage sheds, window replacements, and similar items shall be valid for 180 days from the date of issuance of the permit. The Building Official may have the discretion to extend this period, not to exceed an additional 180 days, when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.
5. Permits, which expire due to time limitation, shall be reinstated before work can continue. Reinstatement shall require the payment of new fees and the project must comply with all applicable codes, ordinances, laws and regulations in effect at the time of reinstatement. Reinstatement fees shall be one-half of the amount of the original building, plumbing, mechanical and electrical fees, provided that such expiration has not exceeded one year. Reinstatement fees for permits which have been expired in excess of

one year shall be equal to the full building, plumbing, mechanical and electrical fees of the original permit.

6. Term limits for reinstated permits shall be set by the Building Official on a case-by-case basis and may include term limits, which were substantially less than stated in subsections 1 through 4 of this section. Applicants may be required to submit written time lines for inspections and completion of permits before such permit will be reinstated. Such time lines and schedules must be substantially followed or revocation of the reinstated permit will occur.
7. A permit issued as a result of a Stop Work Notice will be limited to 90 days, with one extension of 90 days, as approved by the Building Official and/or the Community Development Director. The applicant shall provide substantial improvement within the first 90-day period, and provide documentation of an economic and/or a personal hardship to the Building Official and/or the Community Development Director to be considered for the “one” time extension of 90 days.
8. All permits issued for a temporary storage unit, as defined in Section 9025, shall have a term of not more than 90 days. The Building Official may extend this permit if the applicant can show cause of an economic and/or physical hardship (only one 90-day extension shall be allowed).

SECTION 12. The San Mateo County Ordinance Code, Division VII (Building Regulations) is hereby re-adopted in its entirety except as amended or added within this ordinance. A copy of the “Building Regulations” is on file at the San Mateo County Building Inspection Section.

SECTION 13. The San Mateo County Ordinance Code, Division VII (Building Regulations), Chapter 14 (Green Building Program) Sections 1401-1408 is hereby repealed.

SECTION 14. This Ordinance will be in full force and effective January 1, 2014 or thirty (30) days after the adoption by the Board of Supervisors, whichever is later.

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