

Chapter 23.12

UNIFORM CODES FOR CONSTRUCTION
BUILDING CODE

23.12.010 Adoption of the 2010 California Building Code. Part 2. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the City Building Code for the purpose of prescribing regulations in the City of Del Mar for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures, the 2010 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code, Section 18902 et seq. based on the International Building Code, 2009 Edition, including those Appendix Chapters not shown as deleted by this Chapter. Except as otherwise provided by this Chapter or any other section of the City of Del Mar Municipal Code, all erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures within the City of Del Mar shall be in conformance with the 2010 California Building Code and the adopted Appendix Chapters, published by the California Building Standards Commission. [Ord. 412, 632, 678, 763, 775, 800, 808, 853]

23.12.012 Chapter 1, Division II, of the 2010 California Building Code deleted. [Ord. 853]

Chapter 1, Administration, Division II, of the 2010 California Building Code is hereby deleted.

23.12.014 Section 1505 Amended.

Section 1505 of the 2010 California Building Code, is amended to read as follows: [Ord. 808, 853]

Section 1505 Roofing Requirements. The roof covering or roofing assembly on any structure regulated by this code shall be as specified in Table 1505.1 and as classified in Section 1505. All roof-coverings, including re-roofing, shall be of a roof classification not less than a Class A Roof-Covering.

No wood shake or shingle products are permitted to be installed on the roof of any Occupancy Group.

Class A Roof-Covering shall not be required for roof repair where the proposed improvements are at or below 10% of the total roof area. This exemption shall be allowed for only one repair of 10% or less. Subsequent roof repairs shall be required to meet the standards set forth in Section 1503 of the California Building Code.

For re-roofing of existing residential buildings, the Class A Roofing Assembly may be limited to the part of the assembly specified from the sheathing upward, provided the existing sheathing is solid with a minimum thickness of 3/8". Where spaced sheathing currently exists, it shall be replaced or covered with sheathing of a thickness required for a class A Assembly.

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

TABLE 1505.1
MINIMUM ROOF COVERING CLASSIFICATION
FOR TYPE OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

23.12.016 Section 1505 Added.

1505.2 Eave protection shall be required on all structures.

Where an existing building or structure would be required to have eave protection if built as a new building, its use will be allowed to be continued until such time as a project for the remodeling of a building is proposed at an estimated cost of more than 50 percent of the building's value, as set forth in Section 30.76.070, B of the Zoning code, at which time it shall be made to conform to the provisions of this Section. [Ord. 808]

23.12.018 Appendices Adopted.

Appendices C, G, H and I of the 2010 California Building Code are adopted. [Ord. 853]

ELECTRICAL CODE

23.12.020 Adoption of the 2010 California Electrical Code, Part 3, Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city electrical code for the purpose of prescribing regulations in the City of Del Mar for the installation, alteration or repair of electrical systems and permit requirements and inspection thereof, the 2010 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code based on the National Electrical Code, 2008 Edition. Except as otherwise provided by this Chapter and in other parts of the City of Del Mar Municipal Code, all installation, alteration, or repair of electrical systems within the City of Del Mar shall be in conformance with the 2010 California Electrical Code published by the California Building Standards Commission. [Ord. 853]

PLUMBING CODE

23.12.030 Adoption of the 2010 California Plumbing Code. Part 5. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the City Plumbing Code for the purpose of prescribing regulations in the City of Del Mar for the construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the 2010 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18902 et seq. which is based on the Uniform Plumbing Code 2009 Edition. Except as otherwise provided by this Chapter and other parts of the City of Del Mar Municipal Code, all construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment within the City of Del Mar shall be in conformance with 2010 California Plumbing Code 2009 Edition, published by the California Building Standards Commission. [Ord. 853]

23.12.032. Chapter 1, Division II, of the California Plumbing Code deleted.

Chapter 1, Division II of the 2010 California Plumbing Code is hereby deleted. [Ord. 853]

MECHANICAL CODE

23.12.040 Adoption of the 2010 California Mechanical Code. Part 4. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the City Mechanical Code for the purpose of prescribing regulations in the City of Del Mar for the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, the 2010 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18902 et seq.. Except as otherwise provided by this Chapter and other parts of the City of Del Mar Municipal Code, all erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances shall be in conformance with California State Building Standards Code and any rules and regulations promulgated pursuant thereto, published by the California Buildings Standards Commission. [Ord. 853]

23.12.042 Chapter 1, Division II, of the California Mechanical Code deleted - Chapter 1, Division II of the 2010 California Mechanical Code is hereby deleted. [Ord. 853]

ENERGY CODE

23.12.050 Adoption of the 2010 California Energy Code. Part 6. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the City Energy Code for the purpose of prescribing regulations in the City of Del Mar for the conservation of energy the California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18902 et seq. and the 2010 California Energy Code. Except as otherwise provided by this Chapter and other parts of the City of Del Mar Municipal Code, all construction of buildings where energy will be utilized shall be in conformance with California Building

Standards Code and any rules and regulations promulgated pursuant thereto, including the 2010 California Energy Code, published by the California Energy Commission. [Ord. 853]

23.12.060 Adoption of the 2010 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city residential code for the purpose of prescribing regulations in the City of Del Mar for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of one- and two-family dwellings, and townhouses, the California Residential Code, Part 2.5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18902 et seq. and the 2010 California Residential Code. Except as otherwise provided by this Chapter and other parts of the City of Del Mar Municipal Code, all construction of one- and two-family dwellings and townhouses shall be in conformance with the California Building Standards Code and rules and regulations promulgated pursuant thereto, including the 2010 California Residential Code, published by the California Building Standards Commission. [Ord. 853]

23.12.062 Chapter 1, Division II of the 2010 California Residential Code - deleted. Chapter 1, Division II, of the 2010 California Residential Code is hereby deleted. [Ord. 853]

23.12.063 Section R902.1.3 of the 2010 California Residential Code Amended.

Section R902.1.3 of the California Residential Code is amended to read as follows: [Ord. 853]

R902.1.3 Roof Covering in all other areas. The entire roof covering of every existing structure where more than 10 percent of the total roof area is replaced within one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

23.12.070 Adoption of the 2010 California Building Standards Code, Part 11, Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the City's Green Building Code for the purpose of

prescribing regulations in the City of Del Mar for improving public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices, the 2010 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18902 et seq. and the 2010 California Green Building Standards Building Code. Except as otherwise provided in this chapter and other parts of the Del Mar Municipal Code, all construction shall be in conformance with the California Building Standards Code and rules and regulations promulgated pursuant there to, including the 2010 California Green Building Standards Code, published by the California Building Standards Commission. [Ord. 853]

23.12.080 Adoption of the 1997 Uniform Administrative Code.
There is adopted and incorporated by reference herein as the City Administrative Code for the purpose of providing administration and enforcement of the technical codes adopted by the City of Del Mar. The provisions of this code shall serve as the administrative, organizational and enforcement rules and regulations for the technical codes which regulate site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures, building service equipment, energy conservation and sustainable construction within the City of Del Mar. Except as otherwise provided in this chapter and other parts of the Del Mar Municipal Code, administration of the technical codes shall be in conformance with the Uniform Administrative Code, 1997 Edition and rules and regulations promulgated thereto. [Ord. 853]

23.12.082 Chapter 2, Organization and Enforcement, of the 1997 Uniform Administrative Code.

Chapter 2, Organization and Enforcement, of the 1997 Uniform Administrative Code is amended as follows: [Ord. 853]

A. Section 204.1 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

204.1 General. 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, or any other code mandated to be enforced and

administered by the Building Official, there shall be and is hereby created a board of appeals consisting of the members of the Del Mar City Council.

23.12.084 Chapter 3, Permits and Inspection, of the Uniform Administrative Code, 1997 Edition

A. Section 301.1 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows: [Ord. 853]

301.1 Permits Required. Except as specified in Section 301.2, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official. Permits shall also be obtained for fences, regardless of height and retaining walls, regardless of height. A permit shall be obtained for re-paving and/or re-striping of all commercial parking lots associated with all A, B, E, F, H, I, M, R-1, and S Occupancies. Striping shall be required to meet applicable disabled access parking standards at the time that the re-paving and/or re-striping is performed.

B. Section 301.2.1 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

301.2.1 Work Exempt from Permit. A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 48 square feet. This exception applies only to structures accessory to a single family dwelling (Group R, Division 3 Occupancy).
2. Oil derricks.
3. Movable cases, counters and partitions not over 5 feet 9 inches high (compliance with all applicable California Disabled Access Regulations is required).
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and ratio of height to diameter or width does not exceed 2:1.

5. Platforms, walks and driveways not more than 30 inches in the rear yard, and 18 inches in the side yard, above grade and not over any basement or story below. This exception applies only to structures accessory to a single family dwelling (Group R, Division 3 Occupancy).

6. Painting, papering and similar finish work.

7. Temporary motion picture, television and theater stage sets and scenery.

8. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches.

9. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy if the capacity does not exceed 5,000 gallons.

Unless otherwise exempted by this code, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

C. Section 303.1 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

303.1 Issuance. The application, plans, specifications, computer and other data filed by an applicant for permits shall be reviewed by the building official. Such plans may be reviewed by other departments of the jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and the technical codes and other pertinent laws and ordinances, and the fees specified in Section 304 have been paid, the building official shall issue a permit therefore to the applicant.

Permits shall not be issued for construction on a site until the Planning and Community Development Director, or her/his designee, determines that all other development permits or approvals required by this code, or any other City ordinance, have been approved and/or issued, and that all applicable site preparation, grading or public improvement work has been satisfactorily completed to allow

building permits to be issued, and so notifies the Building Official in writing.

Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

When a permit is issued for which plans are required, the building official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work regulated by this code shall be done in accordance with the approved plans.

The building official may issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of the technical codes. In such cases, the holder of a partial permit proceeds without assurance that the permit for the entire building, structure or building service will be granted.

D. Section 304.1 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

304.1 General. Fees shall be assessed in accordance with an ordinance adopted by the Del Mar City Council.

E. Section 304.2 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

304.2 Permit Fees. The fee for each permit shall be as set forth in an ordinance adopted by the Del Mar City Council. The determination of value or valuation under any of the provisions of this code shall be made by the Building Official using the valuation tables adopted by the Del Mar City Council as the basis for such valuation. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air

conditioning, elevators, fire-extinguishing system and any other permanent equipment.

F. Section 304.3 of the Uniform Administrative Code, 1997 Edition, is added to read as follows:

304.3 Plan Review Fees. When submittal documents are required by Section 302.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be as set forth in an ordinance adopted by the Del Mar City Council.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 304.2 and are in addition to the permit fees.

When submittal documents are incomplete, or changed so as to require additional plan review, or when the project involves deferred submittal items, as defined in Section 302.4.2, an additional plan review fee shall be charged at the rate shown in an ordinance adopted by the Del Mar City Council.

G. Section 110.1 of the Uniform Administrative Code, 1997 Edition, is amended by adding the following language:

In lieu of a separate certificate of occupancy, the Building Official may indicate approval on the Inspection Record Card, and the approved and signed Inspection Record Card shall serve as a Certificate of Occupancy.