SECOND READING - CONTINUED FROM 11/22/2022

AGENDA ITEM NO. ___ November 22， 2022

Public Works Agency
Alameda County

Daniel Woldesenbet, Ph.D., P.E., Director

399 Elmhurst Street • Hayward, CA 94544-1307 • (510) 670-5480 • www.acpwa.org

November 22, 2022

Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, CA 94612-4305

Dear Board Members:

SUBJECT: ADOPT AND APPROVE AN ORDINANCE IMPLEMENTING THE 2022 CALIFORNIA BUILDING STANDARDS CODE

RECOMMENDATION:

1. Adopt and approve an ordinance to:

    A. Repeal the current 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.

    B. Adopt and approve new Chapters 15.08 Building Code, 15.12 Electrical Code, 15.16 Mechanical Code, 15.20 Plumbing Code, and 15.24 Housing Code in their place, of the General Ordinance Code.

    C. Find that all Alameda County amendments continue to be reasonably necessary because of local climatic, geological, or topographical conditions or to set forth local administrative procedures.

    D. Find adoption of the ordinance to be exempt under the California Environmental Quality Act.

2. Authorize the Clerk of the Board to publish a display advertisement for the ordinance in accordance with Government Code Section 25124(b)(2).

DISCUSSION/SUMMARY:

On July 1, 2022, the State published the 2022 California Building Standards Code. The triennial Building Standards Code will be effective, as written, on January 1, 2023. The proposed ordinance will adopt and amend the 2022 California Building Standards Code to include local regulations in unincorporated Alameda County.

The new State codes are based upon new model codes published by the International Code series. The 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 conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use. The latest California Building Standards Code includes the California Building, Residential, Energy, Historical, Existing, Green Building Standards Codes, Appendices for Tiny Houses and Emergency Housing. The proposed ordinance does not add any new county amendments, except for administrative procedures and those areas where the Board of Supervisors has previously approved standards or procedures that are more restrictive and definitive than the 2022 California Building Standards Code. Certain previously-adopted local amendments have been removed, because they have now been superseded by the new state code provisions, and removal will reduce the potential for confusion or conflict between the codes. The adoption of the proposed ordinance will have minimum impact on the ongoing permit process.

With your approval, the proposed ordinance will have a second reading at the next full Board meeting and become effective January 1, 2023 required by the State of California.

Due to the length of the ordinance, your Board is requested to authorize the Clerk of the Board to publish a display advertisement under Government Code Section 25124(b)(2) in lieu of publishing the full ordinance or a summary.

FINANCING:

The cost of implementing the proposed ordinance is part of the ongoing cost recovery permit process operated by Building Department. There will be no impact to the County General Fund, and no increase in net County cost as a result of this action.

VISION 2026 GOAL:

The adoption of the 2022 California Building Standards Code with amendments meets the 10x goal pathways of Accessible Infrastructure in support of our shared vision of Safe and Livable Communities.

Yours truly,

DocuSigned by:
FD817EF5B3ED467...

Daniel Woldesenbet, Ph.D., P.E.
Director of Public Works

DW/at
Attachment

c: Kathy Lee, Deputy County Counsel
Jeffery Rayos, CAO

SECOND READING - CONTINUED FROM 11/22/2022

ORDINANCE NO.: 2022-58

AN ORDINANCE REPEALING CHAPTERS 15.08, 15.12, 15.16, 15.20, AND 15.24 OF THE ALAMEDA COUNTY GENERAL ORDINANCE CODE AND ADOPTING AND AMENDING THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE CALIFORNIA EXISTING BUILDING CODE, THE CALIFORNIA HISTORICAL BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA PLUMBING CODE, AND THE 1997 UNIFORM HOUSING CODE AS CHAPTERS 15.08, 15.12, 15.16, 15.20, AND 15.24, RESPECTIVELY, OF THE ALAMEDA COUNTY GENERAL ORDINANCE CODE, INCLUDING PREVIOUSLY-APPROVED COUNTY AMENDMENTS THERETO, AND FINDING ADOPTION OF THIS ORDINANCE TO BE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

SECTION I

The Board of Supervisors (Board) makes the following findings of fact in support of this ordinance:

1. The Board finds and declares that the unique topographic, geologic, and climatic conditions found in unincorporated Alameda County, as identified at the time of prior ordinance adoption, continue to make local amendments to Title 24, California Buildings Standards Code, reasonable and necessary.
2. The topographic, geologic, and climatic conditions are identified and the related findings are set forth in more detail in Exhibit A, which is attached hereto and incorporated by reference herein.
3. Based on the findings set forth in Exhibit A, the Board finds that all County of Alameda amendments continue to be reasonably necessary because of such local topographic, geologic, and/or climatic conditions, or in order to set forth local administrative standards and procedures for effective enforcement.
4. The Board finds that the adoption of this Ordinance is exempt from California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that adoption of the Ordinance may have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3)).

SECTION II

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

SECTION III

Certain documents are on file in the offices of the Building Official of Alameda County, as published by the International Code Council (ICC), being marked and designated as the following:

a. *2022 California Building Code (CA Title 24, Part 2, Volumes 1 and 2), 2022 California Residential Code (CA Title 24, Part 2.5), 2022 California Energy Code (CA Title 24, Part 6), 2022 California Green Building Standards Code CALGreen (CA Title 24, Part 11)*, *2022 California Existing Building Code (CA Title 24, Part 10) and 2022 California*

Historical Building Code (CA Title 24, Part 8), which are hereby adopted as Chapter 15.08 Building Code of the County;

b. *2022 California Electrical Code (CA Title 24, Part 3)*, which is hereby adopted as Chapter 15.12 Electrical Code of the County.

c. *2022 California Mechanical Code (CA Title 24, Part 4)*, which is hereby adopted as Chapter 15.16 Mechanical Code of the County.

d. *2022 California Plumbing Code (CA Title 24, Part 5)*, which is hereby adopted as Chapter 15.20 Plumbing Code of the County.

e. *1997 Uniform Housing Code*, which is hereby adopted as Chapter 15.24 Housing Code of the County.

These codes and chapters are adopted for the purpose of: regulating and governing the conditions and maintenance of all property, buildings, and structures; providing the standards for supplied utilities, facilities, and other physical things and conditions essential to ensure that buildings and structures are safe, sanitary, and fit for occupancy and use; regulating the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such buildings and structures; and providing for the issuance of permits and collection of fees.

Each and all of the regulations, provisions, penalties, conditions, and terms of said Building, Electrical, Mechanical, Plumbing, and Housing Codes on file in the offices of the Building Official are hereby referred to, adopted, and made a part hereof, as if fully set out as Chapters 15.08 Building Code, 15.12 Electrical Code, 15.16 Mechanical Code, 15.20 Plumbing Code, and 15.24 Housing Code of the General Ordinance Code of the County, with the additions, insertions, deletions, and changes prescribed in Section VI of this ordinance.

SECTION IV

If any section, subsection, sentence, clause, or phrase of the codes and chapters adopted in Section III and amended in Section VI is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of these chapters that can be given effect without the invalid provision or application. The Board hereby declares that it would have adopted these code chapters, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared invalid or unconstitutional.

SECTION V

Nothing in the codes and chapters 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 II of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance. To the extent practicable, County forms, documents, and regulations which contain references to provisions of the former County Building Standards Code provisions shall now be construed to refer to the corresponding provisions contained within the Building Standards Code provisions that are hereby adopted and amended.

SECTION VI

Each section of the codes and chapters adopted in Section III is hereby adopted in its entirety without change, except for the changes indicated in the following chapters, which are attached hereto as Exhibit B, 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 VII

This ordinance shall take effect and be in force either thirty (30) days from and after the date of its passage or January 1, 2023, whichever comes later, 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 the 6th day of December, by the following called vote:

AYES: Supervisors Brown, Haubert, Miley, Valle, and President Carson - 5

NOES: None

EXCUSED: None

Keith Carson

Keith Carson, President of the Board of Supervisors
County of Alameda, State of California

ATTEST:
CLERK OF THE BOARD

By: _____, Deputy

APPROVED AS TO FORM:
DONNA R. ZIEGLER, COUNTY COUNSEL

DocuSigned by:
Kathy Lee
A576E5FB9D6D4C8...

By: _____
Kathy Lee, Deputy County Counsel

EXHIBIT A

Ordinance Section	***Title***	***Code Section***	***Justification (See Key Below)***
15.08.030 15.08.300	*Flood-Resistant Construction*	*CBC Appendix G*	*A, D*
15.08.170	*CBC Ch. 2, Definitions, Section 202, Definitions*	*CBC Section 202*	*A, D*
15.08.030	*Emergency Housing*	*CBC Appendix P*	*A, E*
15.08.030 15.08.290	*Agricultural Buildings*	*CBC Appendix C, Group U*	*A, D*
15.08.030	*Patio Covers*	*CBC Appendix I*	*C, D*
15.08.330	*Patio Covers*	*CRC Appendix AH*	*C, D*
15.08.330 15.08.387	*Swimming Pool Safety Act*	*CRC Appendix AX*	*A, D*
15.08.330 15.08.385	*Tiny Houses*	*CRC Appendix AQ*	*A,E*
15.08.330	*Emergency Housing*	*CRC Appendix AZ*	*A, E*
15.08.420	*Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings*	*CEBC Appendix A Chapter A1*	*B*
15.08.420	*Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood-Frame Residential Buildings*	*CEBC Appendix A Chapter A3*	*B*
15.08.420	*Earthquake Risk Reduction In Wood-Frame Residential Buildings With Soft, Weak or*	*CEBC Appendix A Chapter A4*	*B*

	Open Front Walls		
15.20.030	*Recommended Rules for Sizing the Water Supply System*	*CPC Appendix A*	*B*
15.20.030	*Explanatory Notes on Combination Waste and Vent Systems*	*CPC Appendix B*	*A, D*
15.20.030	*Sizing Storm Water Drainage Systems*	*CPC Appendix D*	*A, C*
15.20.030	*Private Sewage Disposal Systems*	*CPC Appendix H*	*A, D*
15.20.030	*Installation Standard*	*CPC Appendix I*	*A, B, C, D*
15.20.030	*Potable Rainwater Catchment Systems*	*CPC Appendix K*	*A, C*
15.20.110	*Earthquake-Actuated Gas Shutoff Valves*	*CPC Section 1211.8*	*A, B*

KEY TO BASIS FOR LOCAL AMENDMENTS TO 2022 CALIFORNIA BUILDING, RESIDENTIAL, GREEN BUILDING STANDARDS, EXISTING BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING CODES

A. Administrative clarification - this amendment does not modify the California Building Standard Codes. This amendment is administrative only.

B. Local Geological Condition – this amendment is justified on the basis of local geological conditions.
State-designated earthquake fault zones and seismic hazard areas are located throughout the County, including heavily populated portions of the Hayward Fault. Much of the County covers areas of unstable and poorly draining clay and clay/loam soils, making structures potentially susceptible to shifting, warping, or sinking. Mapped landslide areas are prevalent in many portions of the County east of the Hayward hills.

C. Local Climatic Condition – this amendment is justified on the basis of local climatic conditions. Rainfall varies from about 12 inches per year in the far easterly portions of the County to over 27 inches per year in the Hayward hills, with virtually all of this rainfall occurring during the months of October through April. Prevailing winds are from the west, with velocities typically in the range of 12 mph in May of each year. Due to changes in rainfall patterns expected with climate change, the County may be subject to more severe weather events, including

droughts, as well as more intense storms that increase the risks of wildfire, erosion, overland local flooding, and landslides. It is expected that climate change will result in more severe and frequent extreme heat events, intensifying local heat islands and putting vulnerable populations at health risk

D. <u>Local Topographical Condition</u> – this amendment is justified on the basis of local topographical conditions.

Many areas of unincorporated Alameda County are remote and undeveloped or ranchland properties, characterized by steep terrain, limited accessibility, and highly combustible vegetation. Other portions of the County are located within federally-designated flood hazard areas, including several areas of concentrated residential development. Development and redevelopment in these areas must be closely regulated. This amendment is necessary to provide minimum building design standards for building construction in areas subject to flooding.

E. <u>Shelter Crisis – this amendment is justified on the basis of a declared shelter crisis.</u>

The County of Alameda has declared a shelter crisis in the unincorporated areas of Alameda County. Strict compliance with regular state and local standards could hinder mitigation of the effects of the shelter crisis, and adoption of the provisions for emergency housing contained in Appendices P to the California Building Code and AZ to the California Residential Code, which the California Department of Housing and Community Development determined provides appropriate emergency minimum standards, could mitigate the effects of the shelter crisis.

EXHIBIT B

Chapter 15.08

BUILDING CODE

ARTICLE I - INCORPORATION BY REFERENCE

15.08.010 - CODE ADOPTION AND TITLE

The County of Alameda adopts the 2022 California Building Code (CA Title 24, Part 2, Volumes 1 and 2), the 2022 California Residential Code (CA Title 24, Part 2.5), the 2022 California Energy Code (CA Title 24, Part 6), the 2022 California Green Building Standards Code CALGreen (CA Title 24, Part 11), the 2022 California Existing Building Code (CA Title 24, Part 10) and the 2022 California Historical Building Code (CA Title 24, Part 8) (collectively the "Codes") as compiled and published by the International Code Council, modified by the California Building Standards Commission, and modified by the additions, deletions, and amendments set forth in this Chapter. The Codes are incorporated by reference into this Chapter, which shall be known as the Building Code of the County of Alameda.

ARTICLE II - CALIFORNIA BUILDING CODE, *AMENDED AND ADDED SECTIONS TO 2022 CALIFORNIA BUILDING CODE (CA TITLE 24, PART 2):*

15.08.011 - CBC PREFACE.

p. i—iv. *{See CBC}*

p. v. ***[BID]***

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 of Alameda "County" amendments to the CBC, including local County standards, will appear in italics in this chapter of the General Ordinance Code.*

[BSC] *{See CBC}*
[BID][Road] *A similar symbol within a section of this chapter identifies which County agency, department, or section is responsible for amendments to the CBC.*

Legend of Acronyms of Adopting State Agencies *{See CBC}*

Alameda County Legend of County Agencies, Departments, and Sections

AC	*Alameda County Ordinance Code*
BID	*Building Inspection Department of the Alameda County Public Works Agency*
CDA	*Community Development Agency of Alameda County*
Cln Water	*Land Development Department (Clean Water) of the County Public Works Agency*
FIRE	*Alameda County or City Fire districts or departments*
Flood	*Land Development Department (Flood) of the Alameda County Public Works Agency*
Grd	*Land Development Department Grading Section of the Alameda County Public Works Agency*

HLTH	*Health Care Services Agency of Alameda County or the Public Health Department of Alameda County*
Road	*Land Development Department (Roadway) of the Alameda County Public Works Agency*

p. vi — xxxix. *{See CBC}*

p. 1 to 4. *{See CBC}*

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

1.1.1 *through* 1.1.7. *{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. *{Delete remaining sentences in this paragraph}.*

The County modifications *comply* with Health and Safety Code Section 18941.5 for Building Standards Law, 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 from and after the date of the passage of the enabling Ordinance or January 1, 2023, whichever comes later. {See CBC for the remainder of the paragraph}.*

1.1.10 *through* 1.1.12. *{See CBC}*

1.2 *through* 1.14. *{See CBC}*

15.08.030 - **CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 101, SCOPE AND GENERAL REQUIREMENTS**

101.1 Title *[BID].* These regulations shall be known as the Building Code of *the County of Alameda,* hereinafter referred to as "this code."

101.2 Scope. *{See CBC}*

101.2.1 Appendices *[BID].* *Provisions in the appendices shall not apply unless specifically adopted. The following CBC appendices are adopted and amended, as noted, by the County:*

1. *Appendix C, Group U — Agricultural Buildings — Adopted*
2. *Appendix G, Flood-Resistant Construction — Adopted and amended in Section 15.08.300.*
3. *Appendix I, Patio Covers — Adopted.*
4. *Appendix P, Emergency Housing — Adopted.*

101.3 Purpose. *{See CBC}*

101.4 Referenced codes. *{See CBC}*

15.08.040 - CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 103, DEPARTMENT OF BUILDING SAFETY

103.1 Creation of enforcement agency *[BID].* The *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.

15.08.050 - CBC CH. 1, DIVISION II, SCOPE AND ADMINSTRATION, SECTION 104, DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General *[Road].* The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions*, including policies and procedures that would allow other employees of the County, acting under direction of the director of public works, to issue permits in support of this code*. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

104.2 *{See CBC}*

104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas *[FLOOD].* For applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, the building official shall determine if the proposed work constitutes substantial improvement or repair of substantial damage. Where the building official determines that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the requirements of Section 1612 or Section R322 of the California Residential Code*, AC Section 15.08.300, and AC Chapter 15.40, as applicable.*

104.3 *{See CBC}*

104.4 Inspections [*Road].* The building official shall make the required inspections, or the building official shall have the authority to accept reports of inspection *by other employees or agents of the County, acting under direction of the director of public works, in the inspection of civil engineering measures and other related improvements or by other* approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report on unusual technical issues that arise, subject to the approval of the appointing authority.

104.5 through 104.7 *{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 thereby be civilly or criminally rendered liable personally and is hereby 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.

104.8.1 Legal defense *[BID][Road].* Any suit or criminal complaint 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 representatives of the *County* until the final termination of the proceedings. The building official or any subordinate *or other County employee* shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.8.2 Indemnity [BID][Road]. *{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, the director of public works, 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, 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, for the death of or injury to any person or persons (including the permittee's or the County's employees), or due to damage to any property (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 *through* 104.10. *{See CBC}*

104.10.1 Flood hazard areas. *[Flood]* The building official shall not grant modifications to any provision required in flood hazard areas as established by Section 1612.3 *and by AC Section 15.08.300* unless a determination has been made that: 1. A showing of good and sufficient cause that the unique characteristics of the size, configuration or topography of the site render the elevation standards of Section 1612 inappropriate. 2. A determination that failure to grant the variance would result in exceptional hardship by rendering the lot undevelopable. 3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, cause fraud on or victimization of the public, or conflict with existing laws or ordinances. 4. A determination that the variance is the minimum necessary to afford relief, considering the flood hazard. 5. Submission to the applicant of written notice specifying the difference between the design flood elevation and the elevation to which the building is to be built, stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation, and stating that construction below the design flood elevation increases risks to life and property.

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.*

104.11.4 Earthquake monitoring instruments. *{See CBC}*

15.08.060 - **CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 105, PERMITS**

105.1 *through* 105.1.2 *{See CBC}*

105.2 Work exempt from permit *[BID][Flood].* 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 Section 15.08.300 and with AC Chapter 15.40 of this title for properties located within a flood hazard area.)*

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 is not greater than 120 square feet (11m ^{2}). It is permissible that these structures still be regulated by Section 710A, despite exemption from permit.
2. Fences *using concrete, masonry, or similar heavy materials not over 5 feet 9 inches (1753 mm) high or fences using light materials* not over 7 feet (2134 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, *or 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 is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1 *used for irrigation or agricultural purposes.*
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 route.
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, are not greater than 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 in Group R-3 and U occupancies, 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.
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.*

Electrical: *{See CBC and AC 15.12}*

Gas: *{See CBC and AC 15.20}*

Mechanical: *{See CBC and AC 15.16}*

Plumbing: *{See CBC and AC 15.20}*

105.2.1 Emergency repairs. *{See CBC}*

105.2.2 Public service agencies. *{See CBC}*

105.3 Application for permit. *{See CBC}*

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 discarded 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 extensions [BID]. *{Added} The building official is authorized to grant additional extensions for periods not exceeding 180 days, provided all of the following are met:*

1. *Payment of any extension fee is received based on the remaining plan check and administrative costs determined by the building official.*
2. *No significant 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, with the following exceptions:*

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 apply:*

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. *Payment of any applicable renewal fee is received.*

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 that:*

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.*
5. *Payment of an established completion permit fee is received. 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:*

Completed Inspections	*% of Updated Valuation*
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 107, SUBMITTAL DOCUMENTS**

107.1 ***through*** **107.2.5** *{See CBC}*

107.2.6 Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, design flood elevations, *seismic hazard areas, and earthquake fault zones*; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.

107.2.6.1 Design flood elevations. Where *100-year* flood elevations are not specified, they shall be established in accordance with *AC Section 15.08.170*.

107.2.7 ***through*** **107.5** *{See CBC}*

15.08.080 - **CBC CH.1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 108, TEMPORARY STRUCTURES AND USES**

108.1 *{See CBC}*

108.2 Conformance ***[Flood].*** Temporary structures and uses shall comply with the requirements in Section 3103 *and AC Section 15.08.300.*

108.3 ***through*** **108.4** *{See CBC}*

15.08.090 - **CBC CH.1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 109, FEES**

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, site permits, and administrative costs.*

109.3 *through* 109.5 *{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 authorize 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.

15.08.100 - CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 110, INSPECTIONS

110.1 *through* 110.3.1 *{See CBC}*

110.4 Inspection agencies *[Road][Cln water].* The building official is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability. *In particular, the building official may accept reports from the director of public works pertaining to the inspection of site permits.*

110.5 *through* 110.6 *{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, when inspection is called for but is not complete or when corrections called for are not made.*

This Section 110.8 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, there is failure to provide access on the date for which inspection is requested, or there is deviation from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall file an application therefor 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.

15.08.110 - CBC CH.1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 111, CERTIFICATE OF OCCUPANCY

111.1 ***Change of Occupancy. [BID][Road][Cln water].*** A building or structure shall not be used or occupied, and a change *in the existing use or occupancy classification* of a building or structure or portion thereof shall not be made, until the building official has issued a certificate of occupancy therefor 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, provided that the said occupancy or use is in accordance with the occupancy or use stated on the issued permit and that all other permits issued by the director of public works related to the use and occupancy of the said building or structure have been satisfactorily closed.

111.2 Certificate issued *[BID][Road][Cln water].* After the building official inspects the building or structure and does not find violations of the provisions of this code or other laws *or ordinances of the County* 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 or the owner's authorized agent.
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 Chapter 3.

9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. Where an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

111.3 through 111.4 *{See CBC}*

111.5 Abandonment of legal occupancy [BID]. *{Added} Whenever the legal occupancy or use of a building or structure, other than a one or two family dwelling, is abandoned continuously for a period of one 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.*

15.08.120 - **CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 113, BOARD OF APPEALS**

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 is hereby created a board of appeals. The board of appeals shall be *nominated by the building official and shall hold office at the 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. Administrative appeals pertaining to violations shall be heard pursuant to Section 15.08.130 and shall be heard by the bodies and officers set forth for such appeals as specified in the AC General Ordinance Code, including this chapter.*

113.2 Limitations on authority. *{See CBC}*

113.3 Qualifications *[BID].* The board of appeals 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.*

113.4 Administration. *{See CBC}*

15.08.130 - **CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 114, VIOLATIONS**

114.1 Unlawful acts. 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 the AC General Ordinance Code, 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 are not limited to the following:*

1. *Stop work orders in accordance with AC Section 15.08.140.*
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 15.08.150 or to abate 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 failing to comply with a notice of violation or order served in accordance with this Section 114 shall be deemed guilty of a misdemeanor or civil infraction as determined by the County, and the violation shall be deemed an offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case, but is only required to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.*

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: one hundred thirty dollars ($130).

2nd violation at the same location within one year: four hundred dollars ($400.00).

3rd violation at the same location within one year: one thousand dollars ($1000.00).

Any such violation beyond the 3rd violation at the same location may be charged as a misdemeanor or civil infraction, punishable in accordance with the provisions of Section 114.3.

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 designated staff shall set a hearing at the earliest practical date. The decision at 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 or civil infraction, punishable in accordance with the provisions of Section 114.3.

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 Sections 15.08.150.*
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 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.*

15.08.140 **- CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 115, STOP WORK ORDER**

115.1 ***through*** **115.3** *{See CBC}*

115.4 Failure to comply *[BID].* Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be *liable for a fine and penalties in accordance with AC Section 15.08.130.*

15.08.150 **- CBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION, SECTION 116, UNSAFE STRUCTURES AND EQUIPMENT**

116.1 Unsafe conditions *[BID][CDA]* Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, *or that are deemed to be in violation of Section 15.24.070 of this title* shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

116.2 ***through*** **116.4** *{See CBC}*

116.5 Restoration or abatement. *[BID].* Where the structure or equipment determined to be unsafe by the building official is restored to a safe condition, the owner, the owner's authorized agent, operator or occupant of the a structure, premises or equipment deemed unsafe by the building official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of the California Existing Building Code and *AC Chapter 15.24 of this title.*

15.08.160 **- CBC CH. 2, DEFINITIONS, SECTION 201, GENERAL**

201.1 ***through*** **201.2** *{See CBC}*

201.3 Terms defined in other codes*, ordinances, regulations, or sections [BID].* Where terms are not defined in this code, and are defined in the *California Energy Code, California Existing Building Code, California Fire Code, California Green Building Standards Code, California Electrical Code, California Mechanical Code, California Plumbing Code, or in*

other ordinances or regulations of the County or state, or in other sections of this ordinance, such terms shall have the meanings ascribed to them as in those codes, *ordinances, regulations or sections.*

201.4 Terms not defined. *{See CBC}*

15.08.170 - **CBC CH. 2, DEFINITIONS, SECTION 202, DEFINITIONS**

{See CBC, and the following words and terms and their meanings are added and modified:}

DESIGN FLOOD [Flood]. *The flood hazard, as determined by the floodplain administrator, against which a building, structure, or facility that is not a historical building or structure must be protected.*

DESIGN FLOOD ELEVATION *(DFE) [Flood].* *The elevation of the design flood as related to a particular building, structure, or facility in a flood hazard area. The DFE shall be equal to or higher than the base flood elevation, and shall be determined by the floodplain administrator in accordance with a design guideline published by him/her for that purpose.*

DISTRICT [Flood]. *The Alameda County Flood Control and Water Conservation District.*

FLOODPLAIN ADMINISTRATOR [Flood]. *The director of public works, or his/her authorized representative.*

FLOODWAY *[Flood].* The *central* channel of the river, creek or other *riverine waterway* and the adjacent land areas that must be reserved *from unauthorized development* in order to discharge the base flood without cumulatively increasing the water surface elevation *at any point within the unincorporated County. Floodways are shown on the Flood Insurance Rate Map, or may be designated by the floodplain administrator. See "FLOODWAY SETBACK."*

FLOODWAY SETBACK [Flood]. *A setback zone adjacent to a floodway, in accordance with AC Chapter 13.12 of Title 13 of the general ordinance code.*

GENERAL ORDINANCE CODE [Flood]. *The general ordinance code of the County.*

JURISDICTION *[BID].* *The County.*

LOWEST FLOOR *[Flood].* *For buildings and structures located within a special flood hazard area shown on the Flood Insurance Rate Map as Zone A, AE, A1-30, A99, AR, AO, or AH, the* floor of the lowest enclosed area, including basement, but excluding any unfinished or flood-resistant enclosure, usable solely for vehicle parking, building access or limited storage, *or a combination of such usages,* provided that such enclosure is not built so as to render the structure in violation of Section 1612. *For buildings and structures located within a special flood hazard area shown on the Flood Insurance Rate Map as Zone V, VO, VE, or V1-30, the lowest structural member of the floor system. See "LOWEST FLOOR ELEVATION."*

LOWEST FLOOR ELEVATION [Flood]. *For buildings and structures located within a special flood hazard area shown on the Flood Insurance Rate Map as Zone A, AE, A1-30, A99, AR, AO, or AH, the top finished surface of the lowest floor, provided that this floor is not fitted with underfloor insulation. If the lowest floor is fitted with underfloor insulation, the bottom of that insulation unless the insulation is one of the following:*

a. Sprayed polyurethane foam; or

b. Closed-cell plastic foam; or

c. Composed of other materials deemed to be flood-resistant by the building official.

For buildings and structures located within a special flood hazard area shown on the Flood Insurance Rate Map as Zone V, VO, VE, or V1-30, the bottom of the lowest structural member of the floor system.

OBSTRUCTION [Flood]. *Any object below the design flood elevation that could cause an increase in flood elevation, deflect floodwaters, or transfer load to any structure.*

WATERWAY [Flood]. *See AC Chapter 15.40 of Title 15 of the general ordinance code.*

ZONE 7 WATER AGENCY [Flood]. *The Zone 7 Water Agency of the District.*

15.08.180 - **CBC CH. 4, SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY** *{See CBC}*

SECTION 458 SPECIAL PROVISIONS FOR STORMWATER PROTECTION [Cln Water]. *{Added}*

458.1 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 R2-2022-0018 of the California Regional Water Quality Control Board, San Francisco Bay Region or the latest adopted orders or provisions.*

458.2 General. *The provisions of this Section shall apply to all regulated projects. These provisions shall apply to other new construction and reconstruction projects on a maximum extent practicable basis, as determined by the building official.*

458.3 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 R2-2022-0018 of the California Regional Water Quality Control Board, San Francisco Bay Region or the latest adopted orders or provisions.*

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.

458.4 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.*
2. *Drains for food preparation at 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 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 commercial car washers, 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 may be discharged to on-site vegetated or landscaped areas, provided that such areas can accept the discharge without allowing it to overflow to the stormwater collection system, a watercourse, or property owned by others.*
6. *Fire Sprinkler test water*

   Exception: *May be discharged to on-site vegetated or landscaped area, provided that such areas can accept the discharge without allowing it to overflow to the stormwater collection system, a watercourse, or property owned by others.*

458.5 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.*

458.6 Motor vehicle fueling station canopies. *Station canopies shall be sized to cover the entire fueling pad area, as defined in Section 458.4(1), plus the width of the adjacent grade breaks, valley gutters, and/or curbs, and shall not drain into the fueling pad area.*

458.7 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.*

458.8 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.*

458.9 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.*

458.10 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 2,500 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.*

458.11 Inspections of construction sites. *The following construction sites shall be subject to periodic inspection by the County in order to verify the prevention of the discharge of construction materials and debris into a stormwater collection system or a watercourse:*

1. *All construction sites disturbing one acre or more of land.*
2. *All construction sites on property with slopes equal to or greater than 15% where the area of disturbance is equal to or greater than 5,000 square feet.*
3. *Any construction site designated by the County as "High Priority" in accordance with Provision C.6.e.ii.(2)(c) of Order R2-2022-0018 of the California Regional Water Quality Control Board, San Francisco Bay Region, or the latest adopted orders or provisions.*
4. *Other construction sites, as designated by the building official.*

15.08.190 - **CBC CH. 4, SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY** *{See CBC}*

SECTION 470 CONSTRUCTION AND DEMOLITION DEBRIS MANAGEMENT [BID]. *{Added}*

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; and

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 Section 470 for the purpose of reuse or storage for later reuse.*

STRUCTURE. *Any structure that 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 required to conform to the provisions of this Section and with the applicable mandatory standards of the 2022 California Green Building Standards Code. In the event of conflict, the most stringent requirement shall pertain.*

470.3 Construction and Demolition Projects covered by this Section 470. *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 construction, additions, alterations or repairs where the area of work exceeds 1,000 square feet.*

c. *All non-residential construction including, new construction, 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:*

a. *Seventy-five (75%) percent of inert solids and,*

b. *Sixty-five (65%) percent of all remaining designated project related construction and demolition waste and,*

c. *Non-residential projects shall comply with Section 5.408.3, Excavated soil and land clearing debris, of chapter 5, Nonresidential Mandatory Measures, of the California Green Building Standards Code, part 11 of Title 24 of the California Code of Regulations.*

d. *Submission of a Debris Management Plan as specified in Section 470.6 prior to issuance of a demolition or building permit.*

e. *Any project subject to other construction and demolition requirements of the AC General Ordinance Code shall obtain the requisite permit, approval, or release from the enforcing agency prior to the start of the project.*

f. *The building official may waive any or all requirements of this Section 470 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 Section 470, 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. The building official shall have the authority to waive any provision of this Section, unless it is otherwise required in the Green Buildings Standards Code.*

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 with this section 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 a requested waiver of a diversion or salvage requirement in this section shall be granted 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 Section 470, 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.*

470.10 Reporting. *The building official may inspect and monitor all projects covered by this Section 470 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 by the Building Inspection Department of the Alameda County Public Works Agency. Violation of any provision of this Section 470 may be enforced in accordance with the provisions of Section 15.08.130 of this chapter.*

15.08.195 - **CBC CH. 4, SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY** *{See CBC}*

SECTION 480, SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS [BID]. *{Added}*

480.1 Purpose. *The purpose of the County's small residential rooftop solar energy system permitting process is to achieve timely and cost-effective installations of small residential rooftop solar energy systems, in compliance with the Solar Rights Act, as amended by Assembly Bill 2188 (Chapter 521, Statutes 2014), while protecting public health and safety. This ordinance shall apply to the permitting of all small residential rooftop solar energy systems in the unincorporated area of the County.*

480.2 Definitions. *Unless the particular provision or the context otherwise requires, the following definitions shall govern the interpretation and application of this section:*

ELECTRONIC SUBMITTAL. *Electronic submittal means the utilization of one or more of the following:*

1. *Email.*
2. *The Internet.*
3. *Facsimile.*

SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEM. *Small residential rooftop solar energy system means all of the following:*

1. *A solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal;*
2. *A solar energy system that conforms to (1) all applicable state fire, structural, electrical, and other building codes as adopted or amended by the County; (2) subdivision (c) of Section 714 of the Civil Code; and (3) all state, County, and federal health and safety standards;*
3. *A solar energy system that is installed on a single or duplex family dwelling; and*

4. *A solar panel or module array that does not exceed the maximum legal building height of the zoning district in which it is located.*

SOLAR ENERGY SYSTEM. *Solar energy system has the meaning set forth in paragraphs (1) and (2) of subdivision (a) of Section 801.5 of the Civil Code.*

SPECIFIC, ADVERSE IMPACT. *Specific, adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.*

480.3 Administrative Review. *An application for a permit to install a small residential rooftop solar energy system shall be processed in accordance with Government Code Section 65850.5. The building official shall implement the expedited, streamlined permitting process adopted herein for the administrative, nondiscretionary review of small residential rooftop solar energy systems.*

480.3.1 Checklist. *The building official shall adopt a checklist that sets forth all requirements with which the small residential rooftop solar energy system must comply in order to be eligible for expedited review.*

480.3.2 Substantial Conformity with Guidebook. *The expedited, streamlined permitting process shall substantially conform to the recommendations for expedited permitting — including any checklists and standard plans — contained in the most current version of the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research.*

480.3.3 Electronic Access. *The checklist and any required permitting documentation shall be published on the County's website. An applicant may submit a permit application and associated documentation over-the-counter, by mail, or through electronic submittal, using the electronic submittal method(s) specified on the County website. A wet signature shall not be required for small residential rooftop solar energy system permit documentation that is provided through electronic submittal.*

480.3.4 Complete Application. *An application that satisfies the information requirements in the checklist shall be deemed complete.*

480.3.5 Incomplete Application. *Upon receipt of an incomplete application, the building official shall issue a written correction notice detailing all deficiencies in the application and identifying any additional information required for the application to be eligible for expedited permit issuance.*

480.3.6 Approval. *Upon confirmation that the application is complete, the building official shall review the application to ensure the small residential rooftop solar energy system meets local, state, and federal health and safety requirements. Absent any specific, adverse impact findings, the building official shall administratively approve the application and issue all required permits or authorizations. The building official's approval of the application does not authorize an applicant to connect a small residential rooftop solar energy system to the local utility provider's electricity grid. The applicant may need to contact the local utility provider for approval prior to activating the system.*

480.3.7 No Requirement for Association Approval. *Approval of an application shall not be based on or conditioned on the approval of an association, as defined in Section 4080 of the Civil Code.*

480.4 Inspection. *For a small residential rooftop solar energy system eligible for expedited review, only one consolidated inspection shall be required, which shall be done in a timely manner. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized, and the subsequent inspection need not conform to the requirements of this section.*

15.08.200- **CBC CH. 4, SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY** *{See CBC}*

SECTION 490, ELECTRIC VEHICLE CHARGING STATIONS AND HYDROGEN FUELING STATIONS [BID]. *{Added}*

490.1 Purpose. *The purpose of the County's electric vehicle charging station and hydrogen fueling station permitting process is to achieve timely and cost-effective installations of electric vehicle charging stations and hydrogen fueling stations, in compliance with state law, while protecting public health and safety. This Section shall apply to the permitting of all electric vehicle charging stations and hydrogen fueling stations in the unincorporated area of the County.*

490.2 Definitions. *Unless the particular provision or the context otherwise requires, the following definitions shall govern the interpretation and application of this section:*

ELECTRONIC SUBMITTAL. *Electronic submittal means the utilization of one or more of the following:*

1. *Email.*
2. *The Internet.*
3. *Facsimile.*

ELECTRIC VEHICLE CHARGING STATION. *Electric vehicle charging station means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.*

HYDROGEN-FUELING STATION*. Hydrogen-fueling station means the equipment used to store and dispense hydrogen fuel to vehicles according to industry codes and standards that is open to the public and that meets the criteria of Government Code Section 65850.7, subd. (b)(2).*

SPECIFIC, ADVERSE IMPACT. *Specific, adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.*

490.3 Administrative Review. *An application for a permit to install an electric vehicle charging station or hydrogen fueling station shall be processed in accordance with Government Code Section 65850.7.*

490.4 Streamlined Permitting. *For electric vehicle charging stations, the building official shall implement the expedited, streamlined permitting process adopted herein for the administrative, nondiscretionary review of electric vehicle charging station permit applications.*

490.4.1 Checklist. *The building official, upon review and consideration of the recommendations in the most current version of the Office of Planning and Research's "Zero-Emission Vehicles in California: Community Readiness Guidebook" and in conformity with all applicable safety and performance standards, shall adopt and update a checklist that sets forth all requirements with which an electric vehicle charging station must comply in order to be eligible for expedited review.*

490.4.2 Electronic Access. *The checklist and any required permitting documentation for electric vehicle charging stations shall be published on the County's website. An electric vehicle charging station applicant may submit a permit application and associated documentation over-the-counter, by mail, or through electronic submittal, using the electronic submittal method(s) specified on the County website. A wet signature shall not be required for electric vehicle charging station permit documentation that is provided through electronic submittal.*

490.4.3 Complete Application. *An electric vehicle charging station application that satisfies the information requirements in the checklist shall be deemed complete.*

490.4.4 Incomplete Application. *Upon receipt of an incomplete application for an electric vehicle charging station, the building official shall issue a written correction notice detailing all deficiencies in the application and identifying any additional information required for the application to be eligible for expedited permit issuance.*

490.5 Specific Adverse Impacts. *If the building official or the planning director makes a finding, based on substantial evidence, that an electric vehicle charging station or hydrogen fueling station could have a specific, adverse impact upon the public health or safety, the building official or planning director may require the applicant to apply for a use permit and impose conditions designed to mitigate the specific, adverse impact. If the building official or planning director makes written findings based upon substantial evidence that the proposed installation would have a specific, adverse impact for which there is no feasible method for satisfactory mitigation or avoidance, the permit application may be denied.*

490.6 Approval. *Upon confirmation that the application is complete, the building official shall review the application to ensure the electric vehicle charging station or hydrogen fueling station meets local, state, and federal health and safety requirements. Absent any specific, adverse impact findings, the building official shall administratively approve the application and issue the permit.*

490.7 No Requirement for Association Approval. *Approval of an electric vehicle charging station permit application shall not be based on or conditioned on the approval of an association, as defined in Section 4080 of the Civil Code.*

15.08.210 - CBC CH. 9, FIRE PROTECTION AND LIFE SAFETY SYSTEMS, SECTION 901, GENERAL

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

***15.08.220* - CBC CH. 15, ROOF ASSEMBLIES AND ROOFTOP STRUCTURES, SECTION 1505, FIRE CLASSIFICATION**

1505.1 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.*

***15.08.230* - CBC CH. 16, STRUCTURAL DESIGN, SECTION 1612, FLOOD LOADS**

1612.1 General *[Flood].* *{See CBC, and the following sentence is added**}** Flood-resistant design shall also comply with AC Section 15.08.300 and AC Chapter 15.40.*

1612.2 *{See CBC}*

1612.3 Establishment of flood hazard areas *[Flood].* *To establish flood hazard areas, the County shall adopt by AC Chapter 15.40, a flood hazard map and supporting data. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.*

1612.3.1 *through* 1612.4 *{See CBC}*

***15.08.240* - CBC CH. 18, SOILS AND FOUNDATIONS, SECTION 1803, GEOTECHNICAL INVESTIGATIONS**

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

1803.6.1 Prior reports. *The building official shall have the authority to require that all prior soil and/or geologic reports prepared for a building site, whether prepared for the currently proposed project or not, be submitted to him/her for review, as a record of the conditions observed on the property at various times.*

1803.6.2 Final reports*. 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, earthquake fault, or seismic activity.

***15.08.250* - CBC CH. 18, SOILS AND FOUNDATIONS, SECTION 1807, FOUNDATION WALLS, RETAINING WALLS AND EMBEDDED POSTS AND POLES**

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

1807.2.6Tire Retaining Walls. *Retaining walls constructed of tires shall not be allowed.*

1807.2.7 Wood Retaining Walls *Wood shall not be 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.*

***15.08.260* - CBC CH. 21, MASONRY, SECTION 2111, MASONRY FIREPLACES**

2111.1 General *[BID].* The construction of masonry fireplaces, consisting of concrete or masonry, shall be accordance with this section. *When used as a wood-burning appliance, a masonry fireplace shall comply with AC Section 15.16.040 of this title.*

***15.08.270* - CBC CH. 32, ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY, SECTION 3201, GENERAL**

3201.3 Other laws *[BID].* *{See CBC, and the following sentence is added} Approval from other state, county, or city agencies having jurisdiction shall be required when structures encroach into the public right-of-way, whether above or below grade or at-grade.*

15.08.280* - *CBC CH. 33, SAFEGUARDS DURING CONSTRUCTION, SECTION 3301, GENERAL

3301.1 Scope *[BID].* *{See CBC, and the following sentence is added} Compliance with laws and ordinances regulated by County agencies having jurisdiction shall be required. Any installations of pedestrian protection measures or protective devices and any storage of materials or equipment within a County roadway must be authorized by the director of public works.*

***15.08.300* - CBC APPENDIX G, FLOOD-RESISTANT CONSTRUCTION**

G101.1 through G101.4 *{See CBC, Appendix G}*

G101.5 *[Flood].* The *County's Director of Public Works, or designee,* is designated as the floodplain administrator and is authorized and directed to enforce the provisions of this appendix. The floodplain administrator is authorized to delegate performance of certain duties to other employees of the *County.* Such designation shall not alter any duties and powers of the building official.

G102.1 through G103.1 *{See CBC, Appendix G}*

G103.2 Establishment of flood hazard areas *[Flood].* *Flood hazard areas are established in AC Chapter 15.40 in accordance with Section 1612.3.*

G104.1 Permit applications *[Flood].* All applications for permits shall comply with the following:

1. The floodplain administrator, *in consultation with the building official,* shall review all *building* permit applications to determine whether proposed development is located in flood hazard areas established in Section G103.2.
2. Where a proposed development site is in a flood hazard area, all development to which this appendix is applicable as specified in Section G103.1 shall be designed and constructed with methods, practices, and materials that minimize flood damage and that are in accordance with this code, ASCE 24 *and with a design guideline published by the floodplain administrator pursuant to AC Chapter 15.40.*

G104.2 Other permits. *{See CBC, Appendix G}*

G104.3 Determination of base and design flood elevations *[Flood].* *If base flood elevations are not specified on the Flood Insurance Rate Map, the floodplain administrator is authorized to require the applicant to:*

1. *Obtain, review and reasonably utilize data available from a federal, state or other source; or*
2. *Determine the base flood elevation in accordance with accepted hydrologic and hydraulic engineering techniques. Such analyses shall be performed and sealed by a registered design professional. Studies, analyses and computations shall be submitted in sufficient detail to allow review and approval by the floodplain administrator. The accuracy of data submitted for such determination shall be the responsibility of the applicant.*

The determination of the design flood elevation shall be made by the floodplain administrator in accordance with a design guideline published by him/her for that purpose.

G104.4 Activities in riverine flood hazard areas *[Flood].* *In riverine flood hazard areas where base flood elevations are specified but floodways have not been designated, the floodplain adminstrator shall not permitany new construction, substantial improvement or other development, including fill, unless the applicant submits an engineering analysis prepared by a registered design professional, demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachment, will not increase the base flood elevation more than 1 foot (305 mm) at any point within the unincorporated County.*

G104.5 Floodway encroachment *[Flood].* Prior to issuing a permit for *any encroachment into a floodway or a floodway setback,* including fill, new construction, substantial improvements and other development or land-disturbing activity, the floodplain administrator shall require submission of a certification, prepared by a registered design professional, along with supporting technical data, demonstrating that such development will not cause any increase of the base flood level *at any point in the unincorporated County.*

G104.5.1 Floodway revisions. *{see CBC, Appendix G}*

G104.6 Watercourse alteration *[Flood].* *Any proposed alteration of a waterway shall be subject to separate approval, as follows:*

1. *An alteration of a waterway that is not part of the right-of-way of the District or of the Zone 7 Water Agency shall be subject to approval by the director, in accordance with the provisions of AC Chapter 13.12 of Title 13 of the general ordinance code.*
2. *An alteration of a waterway that is part of the right-of-way of the District shall be subject to approval by the District, in accordance with the provisions of AC Chapter 6.36 of Title 6 of the general ordinance code.*
3. *An alteration of a waterway that is part of the right-of-way of the flood control system of the Zone 7 Water Agency shall be subject to approval by that agency.*

Prior to issuing a permit authorizing development associated with alteration of a waterway, the flood plain administrator shall require the applicant to submit documented evidence of approval as described above, and shall require the applicant to provide notification of the proposal to all other agencies and jurisdictions having authority over the affected waterway. A copy of the notification shall be maintained in the permit records and submitted to FEMA.

G104.6.1 Engineering analysis *[Flood].* *This subsection is deleted in its entirety.*

G104.7 Alterations in coastal areas *[Flood].* *This section is deleted in its entirety.*

G104.8 through G105.1. *{See CBC, Appendix G}*

G105.2 Application for permit *[Flood].* The applicant shall file an application in writing on a form furnished by the floodplain administrator. Such application shall:

1. Identify and describe the development to be covered by the permit.
2. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitely locate the site.
3. Include a site plan showing the delineation of flood hazard areas, floodway boundaries, flood zones, base flood elevations, ground elevations *as determined by survey,* proposed fill and excavation, drainage patterns and facilities, *and any existing or proposed obstructions.*
4. Include *base flood elevation data in accordance with Section 1612.3.1 as directed by the floodplain administrator, if such data are not identified for the flood hazard areas established in Section G102.2.*
5. Indicate the use and occupancy for which the proposed development is intended.
6. Be accompanied by construction documents, grading and filling plans and other information deemed appropriate by the floodplain administrator.
7. State the valuation of the proposed work.
8. Be signed by the applicant or the applicant's authorized agent.

G105.3 through G107.2. *{See CBC, Appendix G}*

G108.1 Development in floodways and floodway setbacks *[Flood].* *Development or land disturbing activity shall not be authorized in a designated floodway or a floodway setback*

unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, and prepared by a registered design professional and approved by the floodplain administrator, that the proposed encroachment will not result in any increase in the base flood level.

G108.2 through G109.5. *{See CBC, Appendix G}*

G110.1 Placement prohibited *[Flood].* *The placement of recreational vehicles shall not be authorized in floodways or floodway setbacks.*

G110.2 through SECTION G115. *{See CBC, Appendix G}*

ARTICLE III* - CALIFORNIA RESIDENTIAL CODE, *AMENDED SECTIONS TO 2022 CALIFORNIA RESIDENTIAL CODE (CA TITLE 24, PART 2.5)

***15.08.310* - CRC PREFACE**

{See CRC and AC Section 15.08.011 of this title}

***15.08.320* - CRC CH. 1, SCOPE AND APPLICATION, DIVISION I, CALIFORNIA ADMINISTRATION**

{See CRC and AC Section 15.08.020 when applicable}

***15.08.330* - CRC CH. 1, DIVISION II, ADMINISTRATION, SECTION R101, GENERAL**

R101.1 Title *[BID].* These provisions shall be known as the Residential Code for One- and Two-family Dwellings of *the County of Alameda* and shall be cited as such and will be referred to herein as "this code."

R101.2 *through* R102.4 *{See CRC}*

R102.5 Appendices *[BID].* Provisions in the appendices shall not apply unless specifically adopted. *The following CRC appendix chapters are adopted and amended, as noted, by the County:*

1. *Appendix AH, Patio Covers – Adopted.*
2. *Appendix AX, Swimming Pool Safety Act – Adopted.*
3. *Appendix AQ, Tiny Houses – Adopted and amended in Section 15.08.385.*
3. *Appendix AZ, Emergency Housing — Adopted.*

R102.6 Partial invalidity. *{See CRC}*

R102.7 Existing structures *[BID][CDA].* The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, *AC chapter 15.24 of this title*, or the *California Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

R102.7.1 Additions, alterations or repairs. Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with the requirements of this code, unless otherwise stated. Additions, alterations, repairs and relocations shall not cause an existing structure to become unsafe, *as defined in AC Section 15.08.150,* or adversely affect the performance of

the building. Where the alteration causes the use or occupancy to be changed to one not within the scope of this code, the provisions of the California Existing Building Code shall apply.

R103 through R114. *{See CRC and AC Sections 15.08.040 through 15.08.150 when applicable}.*

***15.08.340* - CRC CH. 2, DEFINITIONS**

{See CBC, CRC and AC Sections 15.08.160 and 15.08.170 when applicable}

***15.08.350* - CRC CH. 3, BUILDING PLANNING**

R300.1 *through* R301.1.3.3 *{See CRC}*

R301.2 Climatic and geographic design criteria *[Flood].* *{See CRC and amend footnote g. of Table R301.2(1), Climatic and Geographic Design Criteria, to read as follows. The County shall, by AC Chapter 15.40, specify (a) the date of the County's entry into the National Flood Insurance Program, (b) the date of the Flood Insurance Study, and (c) the date of the currently effective FIRM.}*

R301.2.1 *through* R321.3 *{See CRC}*

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas, including A or V Zones and Coastal A Zones, as established in *this AC Section 15.08.350*, and substantial improvement and repair of substantial damage of buildings and structures in flood hazard areas, shall be designed and constructed in accordance with the provisions contained in this section *and in AC Section 15.08.300*. Buildings and structures that are located in more than one flood hazard area shall comply with the provisions associated with the most restrictive flood hazard area. Buildings and structures located in whole or in part in identified floodways *and floodway setbacks* shall be designed and constructed in accordance with *AC Section 15.08.300*.

R322.1.1 *through* R322.1.3 *{See CRC}*

R322.1.4 Establishing the design flood elevation *[Flood].* The design flood elevation shall be *defined and established in accordance with AC Sections 15.08.170 and 15.08.300.*

R322.1.5 *through* R322.3.10 *{See CRC}*

R323 *through* R340 *{See CRC}*

***15.08.360* - CRC CH. 4, FOUNDATIONS**

{See CRC and AC Sections 15.08.240 and 15.08.250 when applicable}

***15.08.370* - CRC CH. 9, ROOF ASSEMBLIES**

{See CRC and AC Section 15.08.220 when applicable}

***15.08.380* - CRC CH. 10, CHIMNEYS AND FIREPLACES**

{See CRC and AC Section 15.08.260 when applicable}

***15.08.385* - CRC APPENDIX AQ, TINY HOUSES, SECTION AQ102, DEFINITIONS** *{See CRC Appendix AQ and the following definition is modified}*

TINY HOUSE *[BID].* A dwelling that is *no more than* 400 square feet (37 m^2) in floor area excluding lofts*, but with a minimum floor area established by the planning director on a case-by-case basis.*

ARTICLE IV- **CALIFORNIA GREEN BUILDING STANDARDS CODE CALGreen, *AMENDED SECTION TO 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE CALGreen (CA TITLE 24, PART 11)***

15.08.390 - **CALGreen CH. 2, DEFINITIONS, SECTION 202, DEFINITIONS *[ClnWater]***
{See CBC, and the meaning of the following words and terms are modified}

BIORETENTION. A shallow *basin or planter box, designed and constructed in accordance with the provisions of Chapter 13.08 of Title 13 of this code,* that utilizes conditioned soil*, vegetation, and subgrade rock* for the storage *and treatment of stormwater runoff.*

ENFORCING AGENCY. *The Building Inspection Department of the Public Works Agency of the County, except for Sections 4.106.2 and 4.106.3 of Chapter 4 and Sections 5.106.1, 5.106.2, and 5.106.10 of Chapter 5, which shall be enforced by the Land Development Section of the Construction & Development Services Department of the County Public Works Agency.*

INFILTRATION. *Depending upon usage,*

1. An uncontrolled inward air leakage from outside a building or unconditioned space, including leakage through cracks and interstices, around windows and doors and through any other exterior or demising partition or pipe or duct penetration*; or*

2. Storage and treatment of stormwater runoff in a subsurface area of the site by means of a French drain or similar device designed and constructed in accordance with the provisions of Chapter 13.08 of Title 13 of the General Ordinance Code of the County.

LOW IMPACT DEVELOPMENT (LID). Control *and protection* of stormwater at its source to mimic *the drainage of an undeveloped site, in accordance with the provisions of Section 15.08.180 of this chapter and of Chapter 13.08 of Title 13 of this code.*

ARTICLE V- **CALIFORNIA EXISTING BUILDING CODE, *AMENDED SECTIONS TO 2022 CALIFORNIA EXISTING BUILDING CODE (CA TITLE 24, PART 10)***

15.08.400 - **CEBC PREFACE**

{See CEBC and AC Section 15.08.011 of this title}

15.08.410 - **CEBC CH. 1, SCOPE AND ADMINISTRATION, DIVISION I, CALIFORNIA ADMINISTRATION, SECTION 1.1, GENERAL**

1.1.1 Title *[BID].* These regulations*, consisting of the California Existing Building Code as adopted and amended by the County,* shall be known as the *Existing Building Code* of the *County of Alameda*, and shall be cited as such and will be referred to herein as "this code."

1.1.2 *through* 1.1.14 *{See CEBC and AC Section 15.08.020 when applicable}*

15.08.420 - **CEBC CH. 1, DIVISION II, SCOPE AND ADMINISTRATION**

101.1 Title *[BID]*. These regulations, *consisting of the* California Existing Building Code *as adopted and amended by the County,* shall be known as the *Existing Building Code* of the *County of Alameda*, and shall be cited as such and will be referred to herein as "this code."

101.2 through 101.5 *{See CEBC}*

101.6 Appendices. *{See CEBC, and add the following paragraph:}*

The following CEBC appendix chapters are adopted by the County as noted:

1. *Appendix A Chapter A1, Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings — Adopted.*
2. *Appendix A Chapter A3, Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood-Frame Residential Buildings — Adopted as Design Reference.*
3. *Appendix A Chapter A4, Earthquake Risk Reduction In Wood-Frame Residential Buildings With Soft, Weak or Open Front Walls — Adopted as Design Reference.*

101.7 *{See CEBC}*

101.8 Maintenance *[BID][CDA].* Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition, *and shall not be substandard as described in Section 101.8.1*. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected *in accordance with Section 101.8.2*. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

101.8.1 Substandard buildings [BID]. *Any building or structure, or portion thereof, that is determined to be an unsafe structure or equipment in accordance with AC Section 15.08.150 or AC Ch. 15.24 of this title, or any building or structure, 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 a condition 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.*

101.8.2 Inspection [BID]. *Inspections of existing buildings, structures, and premises for the purpose of verifying compliance with this section shall be performed in accordance with this code and the AC General Ordinance Code.*

101.8.3 Abatement of substandard buildings, structures, and premises [BID]. *Buildings or structures, or portions thereof, or premises that are determined to be substandard as described in this section are hereby declared to public nuisances, and shall be abated by repair, rehabilitation, demolition, or removal in accordance with this code, AC chapters 15.24 of this title, and the AC General Ordinance Code.*

102.1 *through* 104.2 *{See CEBC}*

104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas *[Flood].* For applications for reconstruction, rehabilitation, repair, alteration, addition or other improvement of existing buildings or structures located in flood hazard areas, the building official shall determine where the proposed work constitutes substantial improvement or repair of substantial

damage. Where the building official determines that the proposed work constitutes substantial improvement or repair of substantial damage, and where required by this code, the building official shall require the building to meet the requirements of Section 1612 of the *California Building Code, AC Section 15.08.300, and AC Chapter 15.40 of this title.*

104.2.2.1 through 105.1.2. *{See CEBC and AC Sections 15.08.040 through 15.08.150 when applicable}*

105.2 Work exempt from permit *[Flood].* *{See CEBC, and revise the first paragraph to read as follows} For existing buildings and structures that are located in a flood hazard area, this provision shall not apply; see AC Section 15.08.300.* 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. For existing buildings and structures that are not located in a flood hazard area as established in Section 1612.3, permits* shall not be required for the following:

105.3 *through* 106.2.5. *{See CEBC and AC Sections 15.08.040 through 15.08.150 when applicable}*

106.2.6 Site plan *[Flood][Cln Water].* The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures *and features* on the site, distances from lot lines, the established street grades, *any flood hazard areas and associated base flood elevations,* and the proposed finish grades; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The code official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration, repair or change of occupancy, *provided that the site is not located within a flood hazard area as established in Section 1612.3 of the California Building Code and the proposed alteration adds to or alters less than 2500 sq. ft. of existing impervious surface.*

106.3 *through* 117.4. *{See CEBC and AC Sections 15.08.040 through 15.08.150 when applicable}*

15.08.430 - CEBC CH. 2, DEFINITIONS*, SECTION 202, GENERAL DEFINITIONS {See CEBC, and the following terms and their meanings are added and modified}*

ALTERATION ***[BID][Cln Water].*** Any construction or renovation to an existing structure or to the existing impervious surface of the premises other than a repair or addition. *Any construction or renovation that removes or replaces 50 percent or more of the linear length of the walls of the structure (exterior plus interior) and 50 percent or greater of the roof of the structure within a one-year period shall be considered as new construction and shall not be considered an alteration. For the purpose of determining compliance with the stormwater discharge regulations of AC Ch.13.08 of title 13 of the general ordinance code, any construction or renovation that affects 50 percent or more of the existing impervious surface of the premises shall require that all of the existing impervious surfaces (remaining and replaced) be subject to the regulations of that chapter.*

ADDITION. An extension or increase in floor area, number of stories, or height of a building or structure. *Any addition that adds more than 100 percent of the floor area of the existing*

building shall be considered as new construction, subject to the regulations of AC Ch. 15.08.

ALTERATION WITH ADDITION. When construction or renovation and/or additions result in the removal, alteration, modification, replacement or addition of fifty percent or more of the external walls of and/or fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combination thereof, within a three (3) year period after date of permit final, the entire building shall be considered new construction. Construction or renovation of the walls includes but is not limited to removal of the sheetrock and/or cladding of that wall, remove or replacement of framing, sistering up of the framing, etc.

CODE OFFICIAL ***[BID][CDA].*** *The building official, or other authority designated by him/her, including but not limited to, the planning director, the director of public works, the director of environmental health, the County health officer, or the chief of a fire district,* charged with the administration and enforcement of this code.

IMPERVIOUS SURFACE ***[Cln Water].*** *A covering of the ground surface where that covering precludes the natural ability of the affected surface and subsurface to absorb and infiltrate rainfall and stormwater run-on and runoff.*

SUBSTANDARD BUILDING ***[BID][CDA][HLTH].*** See Health and Safety Code Section 17920.3 *and Section 101.8.1 and Section 15.24 of this code.*

15.08.440 **- CEBC CH. 14, RELOCATED OR MOVED BUILDINGS, SECTION 1402.2, Foundation.**

1402.2 Foundation *[CDA].* The foundation system of relocated buildings shall comply with *AC chapter 15.08. Unless otherwise approved by the building official, all buildings or structures moved into or within the County shall be placed upon an approved foundation 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 code and any other applicable law.*

Chapter 15.12

ELECTRICAL CODE

ARTICLE I - INCORPORATION BY REFERENCE

15.12.010 - CODE ADOPTION AND TITLE

The County of Alameda adopts the 2022 California Electrical Code (CA Title 24, Part 3) as compiled and published by the International Code Council, modified by the California Building Standards Commission, and modified by the additions, deletions, and amendments set forth in this Chapter. The 2022 California Electrical Code (CA Title 24, Part 3) is incorporated by reference into this Chapter, which shall be known as the Electrical Code of the County of Alameda.

ARTICLE II. - CALIFORNIA ELECTRICAL CODE, *AMENDED SECTIONS TO 2022 CALIFORNIA ELECTRICAL CODE (CA TITLE 24, PART 3)*

15.12.011 - CEC PREFACE

{See CEC and AC Section 15.08.011 of this title}

15.12.020 - CEC CALIFORNIA ARTICLE 89, GENERAL CODE PROVISIONS, SECTION 89.101, GENERAL

89.101.1 *through* 89.101.6 *{See CEC}*

89.101.7 Order of precedence and use.

89.101.7.1 Differences. *{See CEC}*

89.101.7.2 Specific Provisions. *{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/or 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. *{Delete remaining sentences in this paragraph.}*

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 remainder of this sentence}*

89.101.8.1 Findings and Filings. *{See CEC}*

89.101.8.2 Locally Adopted Energy Standards – California Energy Code, Part 6. *{See CEC}*

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

89.101.10 through 89.101.12 *{See CEC}*

89.102 through 89.111 *{See CEC}***.**

15.12.030 - **CEC ARTICLE 90, NFPA, NATIONAL ELECTRICAL CODE, 2020 EDITION, INTRODUCTION**

{See CEC and AC Sections 15.08.020 through 15.08.150 for administrative provisions when applicable.

15.12.040 - **CEC ARTICLE 230, SERVICES, SECTION 230.72, Grouping of Disconnects *[BID]*.**

{See CEC, and the following subsection is added}

230.72 (D) **Secondary Units** *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

ARTICLE I - INCORPORATION BY REFERENCE

15.16.010 - CODE ADOPTION AND TITLE

The County of Alameda adopts the 2022 California Mechanical Code (CA Title 24, Part 4) as compiled and published by the International Code Council, modified by the California Building Standards Commission, and modified by the additions, deletions, and amendments set forth in this Chapter. The 2022 California Mechanical Code (CA Title 24, Part 4) is incorporated by reference into this Chapter, which shall be known as the Mechanical Code of the County of Alameda.

ARTICLE II. - CALIFORNIA MECHANICAL CODE, *AMENDED SECTIONS TO 2022 CALIFORNIA MECHANICAL CODE (CA TITLE 24, PART 4)*

15.16.011 - CMC PREFACE

{See CMC and AC Section 15.08.011 of this title}

15.16.020 - CMC CH. 1, ADMINISTRATION, DIVISION I, CALIFORNIA ADMINISTRATION

1.1.0 *through* 1.1.6. *{See CMC}*

1.1.7 Order of Precedence and Use.

1.1.7.1 *through* 1.1.7.2 *{See CMC}*

1.1.7.3 Conflicts *[BID].* *{See CMC, and add the following} 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. *{Delete remaining sentences in this paragraph}*

The County modifications *comply* with Health and Safety Code Section 18941.5 for Building Standards Law, Health and Safety Code Section 17958 for State Housing Law *{Delete remaining sentence}.*

1.1.8.1 Findings and filings. *{See CMC}*

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

1.1.10 *through* 1.1.12 *{See CMC}*

1.2.0 *through* 1.14.0 *{See CMC}*

15.16.030 - **CMC CH. 1, DIVISION II, ADMINISTRATION**

101.1 Title *[BID]*. *These regulations shall be known as the Mechanical Code of the County of Alameda , and will be referred to herein as "this code".*

101.2 *through* 102.7. *{See CMC}*

102.8 Appendices *[BID]*. *{See CMC and no appendix chapter is adopted}*

103.0 *through* 103.4. *{See CMC and AC Sections 15.08.020 through 15.08.150 for administrative provisions when applicable}*

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

104.2 Exempt Work *[BID].* *{See CMC and AC Section 15.08.060 when applicable and add the following}*

(6) {Added} 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.

104.3 *through* 107.0. *{See CMC and AC Sections 15.08.020 through 15.08.150 when applicable}*

15.16.040 - **CMC CH. 8, CHIMNEYS AND VENTS, SECTION 801.1, Applicability.**

801.1 Applicability *[BID].* *{See CMC, and the following subsection is added}*

801.1.1 Wood-burning Appliances. *A wood-burning appliance installed in a building or structure shall be an approved wood-burning appliance as defined in this subsection.*

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 described in Section 2111 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.*

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 $50,000.00.*
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 $4,000.00.*
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.*

Chapter 15.20

PLUMBING CODE

ARTICLE I - INCORPORATION BY REFERENCE

15.20.010 - CODE ADOPTION AND TITLE

The County of Alameda adopts 2022 California Plumbing Code (CA Title 24, Part 5) as compiled and published by the International Code Council, modified by the California Building Standards Commission, and modified by the additions, deletions, and amendments set forth in this Chapter. The 2022 California Plumbing Code (CA Title 24, Part 5) is incorporated by reference into this Chapter, which shall be known as the Plumbing Code of the County of Alameda.

ARTICLE II - **CALIFORNIA PLUMBING CODE,** ***AMENDED SECTIONS TO 2022 CALIFORNIA PLUMBING CODE (CA TITLE 24, PART 5):***

15.20.011 - **CPC PREFACE**

{See CPC and AC Section 15.08.011 of this title}

15.20.020 - **CPC CH. 1, ADMINISTRATION, DIVISION I, CALIFORNIA ADMINISTRATION**

1.1.0 ***through*** **1.1.6** *{See CPC}*

1.1.7 Order of precedence and use.

1.1.7.1 Differences. *{See CPC}*

1.1.7.2 Specific Provisions. *{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. *{Delete remaining sentences in this paragraph}*

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 remainder of this sentence}.*

1.1.8.1 Findings and Filings. *{See CPC}*

1.1.8.2 California Energy Code Requirements for Locally Adopted Energy Standards. *{See CPC}*

1.1.9 Effective Date of this Code ***[BID].*** *{See AC Section 15.08.020}*

1.1.10 through 1.1.12 *{See CPC}*

1.2 through 1.14 *{See CPC}*

15.20.030 - **CPC CH. 1, DIVISION II, ADMINISTRATION**

101.1 ***through*** **102.7** *{See CPC and AC Sections 15.08.020 through 15.08.150 for administrative provisions when applicable.*

102.8 Appendices ***[BID].*** *{Provisions in the appendices shall not apply unless specifically adopted. The following CPC appendices are adopted, without amendment, by the County:*

1. *Appendix A, Recommended Rules for Sizing the Water Supply System.*
2. *Appendix B, Explanatory Notes on Combination Waste and Vent Systems.*
3. *Appendix D, Sizing Storm Water Drainage Systems.*
4. *Appendix H, Private Sewage Disposal Systems*
5. *Appendix I, Installation Standard*
6. *Appendix K, Potable Rainwater Catchment Systems.}*

103.0 ***through*** **107.0** *{See CPC and AC Sections 15.08.020 through 15.08.150 for administrative provisions when applicable}*

15.20.040 - **CPC CH. 2, DEFINITIONS, SECTION 203.0.**

{See CPC, and the following definitions are modified}

Flood Hazard Area ***[FLOOD]*** *{See CPC and AC Chapter 15.40 of this title.}*

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 of this title.*

15.20.050 - **CPC CH.3, GENERAL REGULATIONS, SECTION 304.0, Connections to Plumbing System Required.**

304.1 General ***[CLN WATER].*** *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 AC Section 15.08.180.*

304.2 Private Sewage Disposal System [HLTH] *{Added}.* *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 of this title.*

15.20.060 - **CPC CH. 4, PLUMBING FIXTURES AND FIXTURE FITTINGS, SECTION 418.3, Location of Floor Drains.**

418.3 Location of Floor Drains ***[CLN WATER].*** Floor drains shall be installed in the following areas:

(1) Toilet rooms containing two or more water closets or a combination of one water closet and one urinal, except in a dwelling unit.

(2) Commercial kitchens in accordance with Section 704.3.

(3) Laundry rooms in commercial buildings and common laundry facilities in multi-family dwelling buildings.

(4) Boiler rooms.

(5) Locations described in AC Section 15.08.180.

(6) Covered areas in vehicular parking structures, as determined on a case-by-case basis by the building official.

***15.20.070* - CPC CH. 7, SANITARY DRAINAGE, SECTION 713.0, Sewer Required.**

713.1 Where Required. *{See CPC}*

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

713.3 Public Sewer *[HLTH].* *{See CPC, and add the following} The determination of whether an existing public sewer is deemed to be available shall be in accordance with AC Chapter 15.18.*

713.4 Public Sewer Availability *[HLTH].* *{See CPC, and add the following} 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.*

713.5 *through* 713.7 *{See CPC}*

***15.20.080* - CPC CH. 7, SANITARY DRAINAGE, SECTION 717.0, Size of Building Sewers.**

{See CPC, and delete the footnotes from Table 717.1}

***15.20.090* - CPC CH. 7, SANITARY DRAINAGE, SECTION 718.0, Grade, Support, and Protection of Building Sewers.**

718.1 Slope *[BID].* Building sewers shall be run in practical alignment and at a uniform slope of not less than ¼ inch per foot (20.8 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.*

Exceptions:

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 ¼ inch per foot (20.8 mm/m), such pipe or piping 4 inches*

(100 mm) through 6 inches (150 mm) shall be permitted to have a slope of not less than 1/8 inch per foot (10.4 mm/m) and any such piping 8 inches (200 mm) and larger shall be permitted to have a slope of not less than 1/16 inch per foot (5.2 mm/m).

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 22-½ 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).*

718.2. Support. *{See CPC}*

718.3 Protection from Damage *[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 a 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-cochere; 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.*

15.20.100 - **CPC CH. 11, STORM DRAINAGE, SECTION 1101.2, Where Required.**

1101.2 Where Required *[BID][Cln Water]*. Roofs, paved areas, yards, courts, courtyards, vent shafts, light wells, or similar areas having rainwater, shall be drained into a separate storm sewer system *or to some other place of disposal satisfactory to the County. All such drainage shall be in compliance with AC Section 15.08.180 of this title and with AC Chapter 13.08 of title 13 of the General Ordinance Code of the County. In the event of conflict, the most restrictive provisions shall govern.*

15.20.110 - **CPC CH. 12, FUEL GAS PIPING, SECTION 1211.7. Earthquake-Actuated Gas Shutoff Valves.**

1211.8 Earthquake-Actuated Gas Shutoff Valves *[BID].* Earthquake-actuated gas shutoff valves designed to automatically shut off the gas at the location of the valve in the event of a seismic disturbance and certified by the State Architect as conforming to California Code of Regulations, Title 24, Part 12, Chapter 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.*

1211.8.1 Definitions [BID]. *{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 209 Gas Piping System.*

Earthquake-actuated Gas Shutoff Valve (Device), or Seismic-actuated Gas Shutoff Valve (Device). *See Section 1211.8.*

Excess flow Gas Shutoff Valve (device). *See CPC Section 207.*

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 $5,000.00, or when that alteration does not include work involving the existing gas piping system but the valuation of the alteration exceeds $50,000.00. 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 221.0.*

1211.8.2 Where Required [BID]. *{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.*

1211.8.3 Design and Certification of Gas Shutoff Devices [BID]. *{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.

1211.8.4 Installation and Maintenance of Gas Shutoff Devices[BID]. *{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

15.24.010 - GENERAL.

The County of Alameda adopts the 1997 Edition of the Uniform Housing Code (UHC) as compiled and published by the International Conference of Building Officials and modified by the additions, deletions, and amendments set forth in this Chapter. The 1997 Edition of the Uniform Housing Code (UHC) is incorporated by reference into this Chapter, which shall be known as the Housing Code of the County of Alameda and enforced with California State Housing Law, California Health and Safety Code Division 13, Part 1.5 Regulation of Buildings Used for Human Habitation, Section 17910, et seq.

15.24.020 - UHC CH. 1, TITLE AND SCOPE

{Not adopted}

15.24.030 - UHC CH. 2, ENFORCEMENT

{Not adopted, except Sections 201.1 and 202 are adopted and amended to read as follows}

SECTION 201.1 Authority. The building official, *or other enforcement officer designated by him/her,* is hereby authorized and directed to enforce all of the provisions of this code. For such purposes, the building official shall have the powers of a law enforcement officer.

SECTION 202 – SUBSTANDARD BUILDINGS *[BID]*

Buildings or portions thereof that are determined to be substandard as defined in this code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal *as determined by the building official, or other enforcement officer designated by him/her,* in accordance with the *procedures specified in equity or law, including any relevant provisions in the AC General Ordinance Code.*

15.24.040 - UHC CH. 3, PERMITS AND INSPECTIONS

{Not adopted}

15.24.050 - UHC CH.4, DEFINITIONS, SECTION 401, DEFINITIONS *[BID]*

{Not adopted, except that the following definitions are adopted and amended to read as follows}

HEALTH OFFICER . The *health officer of the County*.

NUISANCE. The following shall be defined as nuisances:

1. *Any nuisance as defined in Section 17920 of the Health and Safety Code, or any* public nuisance known at common law or in equity jurisprudence.
2. Any attractive nuisance that may prove detrimental to children whether in a building, on the premises of a building or on an unoccupied lot. This includes any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles;

any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation that may prove a hazard for inquisitive minors.

3. Whatever is dangerous to human life or is detrimental to health, as determined by the health officer.
4. Overcrowding a room with occupants.
5. Insufficient ventilation or illumination.
6. Inadequate or unsanitary sewage or plumbing facilities.
7. Uncleanliness, as determined by the health officer.
8. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the health officer.

15.24.060 - **UHC CH. 5, Through UHC CH. 9**

{Not adopted}

15.24.070 - **UHC CH. 10, SUBSTANDARD BUILDINGS, SECTION 1001 – DEFINITION *[BID]***

1001.1 General. Any building or portion thereof that is determined to be an unsafe building in accordance with *AC Section 15.08.150 of this title,* 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.

1001.2 *through* 1001.10 *{See UHC}*

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 equity or law, including any relevant provisions in the General Ordinance Code.*

1001.12 *through* 1001.14 *{See UHC}*

15.24.080 - **UHC CH. 11 through UHC CH. 15**

{Not adopted}

Summary for Publication:

AN ORDINANCE REPEALING CHAPTERS 15.08, 15.12, 15.16, 15.20, AND 15.24 OF THE ALAMEDA COUNTY GENERAL ORDINANCE CODE AND ADOPTING AND AMENDING THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE CALIFORNIA EXISTING BUILDING CODE, THE CALIFORNIA HISTORICAL BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA PLUMBING CODE, AND THE 1997 UNIFORM HOUSING CODE AS CHAPTERS 15.08, 15.12, 15.16, 15.20, AND 15.24, RESPECTIVELY, OF THE ALAMEDA COUNTY GENERAL ORDINANCE CODE, INCLUDING PREVIOUSLY-APPROVED COUNTY AMENDMENTS THERETO. This ordinance shall take effect and be in force either thirty (30) days from and after the date of its passage or January 1, 2023, whichever comes later.