

ORDINANCE NO. 19-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO SANTA MARGARITA, CALIFORNIA, AMENDING TITLE 10 (BUILDINGS AND CONSTRUCTION) OF THE RANCHO SANTA MARGARITA MUNICIPAL CODE BY ADOPTING THE 2019 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24) CONSISTING OF THE 2019 CALIFORNIA BUILDING CODE, INCLUDING APPENDIX B AND I, BASED ON THE 2018 INTERNATIONAL BUILDING CODE; THE 2019 CALIFORNIA RESIDENTIAL CODE, INCLUDING APPENDIX H, O AND V, BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE; THE 2019 GREEN BUILDING STANDARDS CODE; THE 2019 CALIFORNIA PLUMBING CODE, BASED ON THE 2018 UNIFORM PLUMBING CODE; THE 2019 CALIFORNIA MECHANICAL CODE, BASED ON THE 2018 UNIFORM MECHANICAL CODE; THE 2019 CALIFORNIA ELECTRICAL CODE, BASED ON THE 2017 NATIONAL ELECTRICAL CODE; THE 2019 CALIFORNIA REFERENCED STANDARDS CODE; THE 2019 CALIFORNIA ENERGY CODE; THE 2019 CALIFORNIA HISTORICAL BUILDING CODE; AND THE 2019 CALIFORNIA EXISTING BUILDING CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS; AND ADOPTING THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE AND 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.*, the City of Rancho Santa Margarita ("City") may adopt by reference the California Building Standards Code, 2019 Edition, as provided in Title 24 of the California Code of Regulations; the 2018 International Swimming Pool and Spa Code and International Property Maintenance Code; and

WHEREAS, the California Building Standards Commission ("Commission") recently adopted new amendments to the California Building Standards Code; and

WHEREAS, California Health & Safety Code Sections 17958 *et seq.*, and 18941.5 authorize cities to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, based upon the recommendations of the Building Official, the City Council finds that the proposed amendments to the 2019 California Building Standards Code set forth in this Ordinance, which are more restrictive than the standards adopted by the California Building Standards Commission, would decrease the potential incidence of

property damage, injury and death due to fires and earthquakes, and are reasonable and necessary to mitigate local climatic, geological or topographical conditions; and

WHEREAS, on October 23, 2019, the City Council introduced this Ordinance for first reading at a regular meeting of the City Council, and set a public hearing and second reading of the Ordinance for November 13, 2019; and

WHEREAS, the City Council held a public hearing on November 13, 2019, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the 2019 California Building Standards Code as amended herein, as well as, the adoption of the 2018 International Swimming Pool and Spa Code and International Property Maintenance Code; and

WHEREAS, pursuant to Government Code Section 6066, the City published notice of the aforementioned public hearing; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO SANTA MARGARITA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 10.01 of Title 10 of the Rancho Santa Margarita Municipal Code is hereby amended and restated in its entirety to read as follows:

Chapter 10.01 – Authority, Purpose and Findings

Sec. 10.01.010. – Authority, Purpose and Findings.

- (a) *Authority.* Health and Safety Code Section 17958 et seq., authorizes the City to adopt ordinances and regulations imposing the same requirements as are contained in the California Building Standards (California Code of Regulations, Title 24) adopted by the State pursuant to Health and Safety Code Section 17922. Health and Safety Code Sections 17958.5 and 18941.5 permit the City to make changes or modifications to the California Building Standards as are reasonably necessary because such changes or modifications are needed due to climatic, geological, or topographical conditions.
- (b) *Purpose.* The Fire Official and City Building Official recommend that certain changes and modifications to the 2019 California Building Standards are reasonably necessary due to local conditions within the City, certain changes and modifications are of an administrative or procedural nature or concern themselves with subjects not covered by the California Building Standards, and certain changes and modifications are reasonably necessary to safeguard life and property within the City of Rancho Santa Margarita.

(c) Findings of local conditions.

1. Climatic Conditions:

- A. Orange County and the City of Rancho Santa Margarita are located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 110 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles will greatly impact the response time to reach an incident scene. Additionally, there is a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type firefighting apparatus above this height would place rescue personnel at increased risk of injury.
- B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County Fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
- C. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.
- D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection

features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

2. Topographical Conditions:

- A. Natural slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change caused by the hills creates the geological foundation on which communities within Orange County are built and will continue to be built. With much of the populated flatlands already built upon, future growth will occur in areas with steeper slopes and greater constraints in terrain.
- B. Road circulation features located throughout the County also make amendments reasonably necessary. Located throughout the County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design accompanied with occasional heavy rainfall, cause roadway flooding and landslides, and at times may make an emergency access route impassable. There are areas in Orange County that naturally have extended Fire Department emergency response times that exceed the 5-minute goal.
- C. Placement of multiple occupancy buildings, location of arterial roads, and fire department staffing constraints due to recent revenue-limiting state legislation have made it difficult for the fire department to locate additional fire stations and provide manpower sufficient to concentrate fire companies and personnel to control fires in high density apartment or condominium buildings. Fire Department equipment does not allow easy access to areas of buildings greater than 55 feet above the level of Fire Department vehicle access. These conditions create the need for built-in on-site fire protection systems to protect occupants and property until firefighting apparatus and personnel arrive on the scene.
- D. These topographical conditions combine to create a situation, which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

3. Geological Conditions:

- A. Orange County and the City of Rancho Santa Margarita are located in a highly active seismic area. There are earthquake faults that run along both the northeastern and southwestern boundaries of Orange County. The Newport-Inglewood Fault Zone (NIFZ) which runs through Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude, hypocenter off Newport Beach coast), which took 120 lives, with areas damaged from Laguna Beach to Marina del Rey and inland to Whittier, and poses one of the greatest hazards to lives and property in the nation. Regional planning for reoccurrence is recommended by the State of California, Department of Conservation. There was also an earthquake in December 1989, with the epicenter located near the City of Irvine. The fault on which this quake occurred was unknown prior to this activity. The October 17, 1989, Santa Cruz earthquake resulted in only one major San Francisco fire in the Marina district, but when combined with the 34 other fires and over 500 responses, the department was taxed to its full capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. If more fires had been ignited by the earthquake, it would have been difficult for the fire department to contain them. Experts predict a major earthquake in our area within the next 50 years. This situation creates the need for both additional fire protection measures and automatic on-site fire protection for building occupants since a multitude of fires may result from breakage of gas and electric lines as a result of an earthquake. As noted by "Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, 1988, State Department of Conservation," page 59, "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe."
- B. Traffic and circulation congestion presently existing in the City of Rancho Santa Margarita often places fire department response time to fire occurrences at risk. This condition will be exacerbated by any major disaster, including any earthquake wherein damage to the highway system will occur. This condition makes the need for additional on-site protection for property occupants necessary.
- C. The City of Rancho Santa Margarita is located in an area subject to a climatic condition of high winds and low humidity. This combination of events creates an environment, which is conducive to rapidly spreading fires. Control of such fires

requires rapid response. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, Section 6, Figure 6-2 of ASCE 7 identifies a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type firefighting apparatus above this height would place rescue personnel at increased risk of injury.

- D. The City of Rancho Santa Margarita is located in the middle of the seismically active area. The viability of the public water system would be questionable at best after a major seismic event. This would leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of any available water to floors above the 55-foot level. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors.
- E. Untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning wooden roofs become flying brands and are carried by the wind to other locations and thereby spread fire quickly. Recent Grand Jury Report findings support this concern.
- F. Soils throughout the County possess corrosive properties that reduce the expected usable life of water services when metallic pipes in contact with soils are utilized.
- G. Portions of the County contain active or former oil production fields. These areas contain a variety of naturally occurring gases, liquids and vapors. These compounds present toxicity or flammability hazards to building occupants. Evaluation of these hazards and the risks they pose to development is necessary to implement appropriate mitigation.

Due to the topographical conditions of sprawling development separated by waterways and narrow and congested streets and the expected infrastructure damage inherent in seismic zone described above, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) requirements for given structures. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Orange County Fire Authority.

Additional amendments have been made to the California Building Standards Code and other supplementary codes. Such amendments are hereby found to be either administrative or procedural in nature or concern themselves with subjects not covered in such codes. The changes made include provisions making each of said codes compatible with other codes enforced by the City.

The amendments to the 2019 California Building Standards Code (California Code of Regulations, Title 24) set forth herein, and indexed in the following table, are reasonably necessary because of the local climatic, geological and topographical conditions presented.

Amendments to the California Building Code	Findings as identified in Sections 1, 2, or 3, above
104.8, 105.2, 113.1, 113.3	3
903.2, 903.2.8	2 & 3
1505.1, 1505.1.3, 1505.5, and 1505.7	1, 2 & 3
3109.2	2
Amendments to the California Residential Code	Findings as identified in Sections 1, 2, or 3, above
R105.2, R105.5, Table R301.2(1), R313.2, R902.1, R902.1.3, R902.2, and Appendix V	1, 2 & 3
Amendments to the California Electrical Code	Findings as identified in Sections 1, 2, or 3, above
CEC 690.13	3

SECTION 2. Chapter 10.02 of Title 10 of the Rancho Santa Margarita Municipal Code is hereby amended and restated in its entirety to read as follows:

Chapter 10.02 – Codes Adopted by Reference

Sec. 10.02.010. – Adoption of California Building Standards Code and Related Model Codes.

- (a) The City Council adopts and incorporates by reference, as though set forth in full in this Section, the following construction codes subject to the modifications set forth in this Title 10:
1. The California Building Code, 2019 Edition, including Chapter 1, Division II, and Appendix B and I based on the 2018 International Building Code as published by the International Code Council;
 2. The California Residential Code, 2019 Edition, with Appendix H, O and V Swimming Pool Safety Act, based on the 2018 International Residential Code as published by the International Code Council;

3. The California Green Building Standards Code, 2019 Edition, as published by the International Code Council;
4. The California Plumbing Code, 2019 Edition, based on the 2018 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials;
5. The California Mechanical Code, 2019 Edition, based on the 2018 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials;
6. The California Electrical Code, 2019 Edition, based on the 2017 National Electrical Code as published by the National Fire Protection Association;
7. The California Referenced Standards Code, 2019 Edition, as published by the International Code Council;
8. The California Energy Code, 2019 Edition, as published by the International Code Council;
9. The California Historical Building Code, 2019 Edition, as published by the International Code Council;
10. The California Existing Building Code, 2019 Edition, as published by the International Code Council;
11. The 2018 International Property Maintenance Code, as published by the International Code Council
12. The 2018 International Swimming Pool and Spa Code, as published by the International Code Council.

(b) The provisions of the codes, as amended by this Title 10, shall constitute the Building Regulations of the City of Rancho Santa Margarita and shall be known as the "Rancho Santa Margarita Building Code."

SECTION 3. Chapter 10.03 of Title 10 of the Rancho Santa Margarita Municipal Code is deleted in its entirety and replaced as follows:

Chapter 10.03 – Amendments to California Building Code

Sec. 10.03.010. – Amendment to Section 104.

(a) Section 104.8 is amended by adding a sentence to the end of the paragraph to read as follows:

104.8. Liability. The provisions of this section shall apply if the Building Official or his/her authorized representative are employees of this jurisdiction and shall also apply if the Building Official or his/her authorized representative are acting under contract as agents of this jurisdiction.

Sec. 10.03.020. – Amendment to Section 105.

(b) Section 105.2 is amended by revising "Building" exemption 2 to read as follows:

2. Fences not over 6 feet (2134 mm) high.

Sec. 10.03.030. – Amendments to Section 113.

- (a) Section 113.1 is amended to read as follows:

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. Any decision of the board of appeals may be appealed to City Council pursuant to Section 9.08.100 of the Rancho Santa Margarita Municipal Code.

The board of appeals shall consist of five members, composed of the Planning Commission. Said members shall hold their respective membership on said board of appeals by reason of, and concurrently with their terms of service as Planning Commission members and shall cease to be such members upon their ceasing to be Planning Commission members. The building official shall be the secretary of the board. The board may adopt reasonable rules and regulations for conducting its investigations and shall render all its decisions and findings on contested matters in writing to the building official, with duplicative copy thereof to any appellant or contestant affected by any such decision of finding.

Three members of the board shall constitute a quorum. The Planning Commission Chair shall be the presiding officer of the board. Meetings shall be conducted in accordance with the Brown Act.

The board shall have the right, subject to such limits as the City Council may prescribe by resolution, to employ at the cost and expense of the applicant, such qualified individuals as the board, in its discretion, may deem reasonably necessary in order to assist it in its investigations and making its findings and decisions.

- (b) Section 113.3 is deleted in its entirety without replacement.

Sec. 10.03.040. – Amendments to Section 903.

- (a) Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds

5,000 square feet (465 m²) as defined in the CBC 202, regardless of fire areas or allowable area, or more than two stories in height.

Exception: Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code.

2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5,000 square feet (465 m²) as defined in Section 202; or
 - b. When an addition exceeds 2,000 square feet (186 m²) and the resulting building area exceeds 5,000 square feet (465 m²) as defined in Section 202; or
 - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Group R-3 occupancies shall comply with Section 903.2.8.

(b) Section 903.2.8 is amended to read as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
1. **Existing R-3 Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
 - a. When the floor area of alterations or additions within any two-year period exceeds 50 percent of gross floor area of the existing structure and the building gross floor area exceeds 5,500 square feet; or:
 - b. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies and not housing bedridden clients, not housing non-ambulatory clients above the first floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 435.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code, Section 13113, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and building or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety Code, Section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

Sec. 10.03.050. – Amendments to Section 1505.

(a) Table 1505.1 is amended to read as follows:

TABLE 1505.1^a
MINIMUM ROOF COVERING CLASSIFICATIONS
TYPES OF CONSTRUCTION

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

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

a. Unless otherwise required in accordance with Chapter 7A.

(b) Section 1505.1.3 is amended to read as follows:

1505.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

(c) Section 1505.5 is deleted in its entirety without replacement.

(d) Section 1505.7 is deleted in its entirety without replacement.

Sec. 10.03.060. – Amendment to Section 3109.

Section 3109.2 California swimming pool safety act (statewide) of the California Building Code is hereby amended to read as follows:

115922 (a) Except as provided in Section 115925, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa, at a private, single-family home the respective swimming pool or spa shall be equipped with item #1. And at least one additional of the following seven drowning prevention safety features:

1. An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home. Any walls of the single-family structure or accessory structures used to complete the isolation enclosure must have door openings equipped with protection as required in item #4 or #5. Any such door protection device provided for this purpose may not be used to comply with the second drowning prevention feature.
2. Removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device. The mesh fencing setback shall be not less than 20 inches from the water's edge.
3. An approved safety pool cover, as defined in subdivision (d) of Section 115921.
4. Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as repeating notification that "the door to the pool is open".
5. A self-closing, self-latching device with a release mechanism placed no lower than 54 inches (1372mm) above the floor on the private single-family home's doors providing direct access to the pool or spa.
6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms" which includes surface motion, pressure, sonar, laser and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning safety prevention feature.
7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Testing Mechanical Engineers (ASME).

Prior to the issuance of any final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention devices required by this act and if no violations are found, shall give final approval.

SECTION 4. Chapter 10.04 of Title 10 of the Rancho Santa Margarita Municipal Code is hereby amended and restated in its entirety to read as follows:

Chapter 10.04 – Amendments to California Residential Code

Sec. 10.04.010. – Section R105.2 Work exempt from permits.

(a) Section R105.2 is amended by revising "Building" exemption 2 to read as follows:

- 2. Fences not over 6 feet (2134 mm) high.

Sec. 10.04.020. – Section R105.5 Permits amended.

Section R105.5 Expiration. Every Permit issued shall become invalid unless the work authorized by such permit is commenced within 12 months after its issuance, or after commencement of work if more than 180 days pass between inspections or abandoned. The building official is authorized to grant, in writing, one or more extensions of time, for a period not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Sec. 10.04.030. – Amendment to Section R301.2.

(a) Table R301.2(1) is amended to read as follows:

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^a (mph)	Topographic effects ^b	Special wind region ^c	Wind borne debris zone		Weathering ^a	Frost line Depth ^b	Termite ^c					
Zero	110	No	No	No	D ₂ or E	Negligible	12-24"	Very Heavy	43	No	Yes*	0	60

* (a) NFIP Ordinance adoption date - June 21, 2001; (b) Flood Insurance Study date - December 3, 2009; (c) FIRM Panel Numbers: 06059C0319J, 06059C0336J, 06059C0337J, 06059C0338J, 06059C0339J, 06059C0345J, 06059C0432J, 06059C0451J, 06059C0452J, 06059C0453J, and 06059C0460J

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.

- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from Appendix D of the *California Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of all currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at www.ncdc.noaa.gov/fpsf.html.
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/fpsf.html.
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

Sec. 10.04.040. – Amendment to Section R313.2.

(a) An automatic residential fire sprinkler system shall not be required where alterations to an existing building that is not already provided with an automatic residential sprinkler system.

1. Existing R-3 Buildings: An automatic residential fire sprinkler system shall be installed in one-and two family dwellings throughout when one of the following conditions exists:

- a. When the floor area of alterations or additions within any two-year period exceeds 50 percent of gross floor area of the existing structure and the building gross floor area exceeds 5,500 square feet; or:

- b. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Section 10.04.050. – Amendments to Section R902.

- (a) Section R902.1 is amended to read as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A roofing shall be installed in areas designated by this section. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.
3. Class A roof assemblies include minimum 16 ounces per square foot copper sheets installed over combustible decks.
4. Class A roof assemblies include slate installed over underlayment over combustible decks.

- (b) Section R902.1.3 is amended to read as follows:

R902.1.3 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.

- (c) Section R902.2 is amended to modify the beginning paragraph as follows:

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

Section 10.04.060. – Amendment to Appendix V Swimming Pool Safety Act.

- (a) Appendix V Swimming Pool Safety Act is deleted in its entirety and replaced with Section 3109 of the Rancho Santa Margarita Building Code as amended by Section 10.03.060.

SECTION 5. Chapter 10.05 of Title 10 of the Rancho Santa Margarita Municipal Code is hereby amended and restated in its entirety to read as follows:

Chapter 10.05 – Amendments to California Green Building Code (Reserved)

Section 10.05.010. – Reserved for amendments to California Green Building Code.

SECTION 6. Chapter 10.09 of Title 10 of the Rancho Santa Margarita Municipal Code is hereby amended and restated in its entirety to read as follows:

Chapter 10.09 – Amendments to California Electrical Code

Sec. 10.09.010. – Amendment to Section 690.

- (a) Subsection (A) of Section 690.13 is amended to read as follows:

690.13 Photovoltaic System Disconnecting Means.

(A) Location. The PV disconnecting means shall be installed at a readily accessible location either on the outside of a building or structure or inside nearest the point of entrance of the system conductors. A single, visible-open, lockable AC disconnect shall be within 3 feet of the meter on the exterior of the building.

SECTION 7. This Ordinance shall become effective January 1, 2020. Upon the effective date of this Ordinance, all former ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance or the codes herein adopted by reference and any other ordinance in conflict herewith are hereby repealed and declared to be of no further force and effect.

SECTION 8. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3, Sections 15060 (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(3) (the activity is not a project as defined in Section 153710) because it has no potential for resulting in physical change to the environment, directly or indirectly.

SECTION 9. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held out to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining

portions of this Ordinance. The City Council of the City of Rancho Santa Margarita hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsection, sentence clause, phrases or portions be declared valid or unconstitutionally.

SECTION 10. Adoption includes the whole each thereof together with accumulative supplements, and associated standards referenced therein, including such portions as may be added by the provisions of this Ordinance, except such portions as may be deleted or modified by the provisions of this Ordinance.

SECTION 11. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted at the duly designated posting places within the City and published once within fifteen days after passage and adoption as may be required by law; or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the Office of the City Clerk five days prior to the date of adoption of this Ordinance; and, within fifteen days after adoption, the City Clerk shall cause to be published, the aforementioned summary and shall post a certified copy of this Ordinance, together with the vote for and against the same, in the Office of the City Clerk.

SECTION 12. This Ordinance shall take effect January 1, 2020. The City Clerk, or his or her duly appointed deputy, shall certify to the adoption of this Ordinance and shall cause this Ordinance to be published as required by law.

PASSED, APPROVED AND ADOPTED THIS 13TH DAY OF NOVEMBER, 2019,
BY VOTE AS FOLLOWS:

AYES: Council Members Beall, Figueroa, Gamble, Mayor Pro Tempore
McGirr and Mayor Holloway (5)

NOES: None (0)

ABSENT: None (0)

ABSTAIN: None (0)



JERRY HOLLOWAY, MAYOR

ATTEST:



AMY DIAZ, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF RANCHO SANTA MARGARITA)

I, Amy Diaz, City Clerk of the City of Rancho Santa Margarita, California, DO
HEREBY CERTIFY that the foregoing Ordinance No. 19-06 was regularly introduced and
placed upon its first reading at a regular meeting of the City Council on the 23rd day of
October, 2019, and that thereafter, said Ordinance was duly adopted and passed at a
regular meeting of the City Council on the 13th day of November, 2019.



AMY DIAZ, CITY CLERK

AFFIDAVIT OF POSTING
AND PUBLICATION

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF RANCHO SANTA MARGARITA)

AMY DIAZ, being first duly sworn, deposes and says:

That she is the duly appointed and qualified City Clerk of the City of Rancho Santa Margarita;

That in compliance with State Laws of the State of California, ORDINANCE NO. 19-06, being:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO SANTA MARGARITA, CALIFORNIA, AMENDING TITLE 10 (BUILDINGS AND CONSTRUCTION) OF THE RANCHO SANTA MARGARITA MUNICIPAL CODE BY ADOPTING THE 2019 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24) CONSISTING OF THE 2019 CALIFORNIA BUILDING CODE, INCLUDING APPENDIX B AND I, BASED ON THE 2018 INTERNATIONAL BUILDING CODE; THE 2019 CALIFORNIA RESIDENTIAL CODE, INCLUDING APPENDIX H, O AND V, BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE; THE 2019 GREEN BUILDING STANDARDS CODE; THE 2019 CALIFORNIA PLUMBING CODE, BASED ON THE 2018 UNIFORM PLUMBING CODE; THE 2019 CALIFORNIA MECHANICAL CODE, BASED ON THE 2018 UNIFORM MECHANICAL CODE; THE 2019 CALIFORNIA ELECTRICAL CODE, BASED ON THE 2017 NATIONAL ELECTRICAL CODE; THE 2019 CALIFORNIA REFERENCED STANDARDS CODE; THE 2019 CALIFORNIA ENERGY CODE; THE 2019 CALIFORNIA HISTORICAL BUILDING CODE; AND THE 2019 CALIFORNIA EXISTING BUILDING CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS; AND ADOPTING THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE AND 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

on the 22nd day of November, 2019, was published in the Coto De Caza News; and was in compliance with City Resolution No. 00-01-06-07, on the 22nd day of November, 2019, caused to be posted in three places in the City of Rancho Santa Margarita, to wit:

Rancho Santa Margarita City Hall
Fire Station 45
Trabuco Canyon Water District



AMY DIAZ, CITY CLERK
Rancho Santa Margarita, California