

CITY COUNCIL OF THE CITY OF OXNARD  
ORDINANCE NO. 2760

AGENDA ITEM NO. K-1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD REPEALING AND REENACTING ARTICLES I THROUGH IX, XIV, AND XV OF CHAPTER 14 OF THE OXNARD CITY CODE PERTAINING TO THE CALIFORNIA BUILDING CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, CALIFORNIA HISTORICAL BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA EXISTING BUILDINGS CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA REFERENCE STANDARDS CODE, CALIFORNIA PLUMBING CODE, FIRE SPRINKLERS, AND FIRE CODES.

The City Council of the City of Oxnard does ordain as follows:

**PART 1.** Articles I through IX, XIV, and XV of Chapter 14 of the Oxnard City Code are hereby repealed.

**PART 2.** The following acronyms are used in this ordinance to clarify the sections of the City Code being added or amended.

**ACI-318** American Concrete Institute – Building Code Requirements for Structural Concrete, 2005 Edition.

**ANSI** American National Standards Institute

**ASCE-7** American Society of Civil Engineers – Minimum Design Loads for Buildings and Other Structures, 2005 Edition.

**CABO** Council of American Building Officials

**CAC** California Administrative Code [Title 24, Part 1 of the California Code of Regulations (C.C.R.)]

**CBC** California Building Code [Title 24, Part 2 of the California Code of Regulations (C.C.R.)]

**CBSC** California Building Standards Commission

**CEBC** California Existing Building Code [Title 24, Part 10 of the California Code of Regulations (C.C.R.)]

**CEC** California Electrical Code [Title 24, Part 3 of the California Code of Regulations (C.C.R.)]

**CFC** California Fire Code [Title 24, Part 9 of the California Code of Regulations (C.C.R.)]

**CHBC** California Historical Building Code [Title 24, Part 8 of the California Code of Regulations (C.C.R.)]

**CMC** California Mechanical Code [Title 24, Part 4 of the

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California Code of Regulations (C.C.R.)

- CPC** California Plumbing Code [Title 24, Part 5 of the California Code of Regulations (C.C.R.)]
- IAPMO** International Association of Plumbing and Mechanical Officials
- ICC** International Code Council
- NEC** National Electrical Code
- OCC** Oxnard City Code

**PART 3.** Article I – (Reserved), Article II – California Building Code, Article III – Property Maintenance and Abatement Codes, Article IV – California Historical Code, Article V - California Electrical Code, Article VI – California Existing Buildings Code, Article VII - California Mechanical Code, Article VIII – California Reference Standards Code, Article IX California Plumbing Code, are hereby added to Chapter 14 of the Oxnard City Code to read as follows:

**ARTICLE I. (RESERVED)**

**SEC. 14-1. (RESERVED)**

**ARTICLE II. CALIFORNIA BUILDING CODE**

**SEC. 14-2. CALIFORNIA BUILDING CODE ADOPTED.**

The second part of twelve parts of the California Code of Regulations, Title 24, known as the California Building Code (“CBC”), 2007 Edition, including Appendices 1, C, H, I, and J, as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, D.C. 20001, is hereby adopted by reference, subject to the amendments, additions, and deletions hereinafter set forth. One true copy of this code is on file in the office of the City Clerk and is available for public inspection as required by law.

**SEC. 14-3. AMENDMENTS TO THE CBC.**

**(A) Section 903.2: Add Exception 3 to Section 903.2 to read as follows:**

3. Approved automatic fire extinguishing systems shall be installed and maintained in accordance with Chapter 14 of the Oxnard City Code, Article XIV.

**(B) Section 1403.1: Amend Section 1403.1 to read as follows:**

**1403.1. General.** The provisions of this section shall apply to exterior walls, wall coverings and components thereof. Additionally, balconies, landings, exterior stairways, occupied roofs and similar surfaces exposed to

the weather and sealed underneath shall be waterproofed and sloped a minimum 1/4 unit vertical in 12 units horizontal (2% slope) for drainage. The weather-exposed areas with ceilings or horizontal projections not required to be sealed for fire resistive construction shall be provided with ventilation devices so as to provide adequate air movement to dry out any moisture infiltrating within the horizontal areas. Details and notes on ventilation devices shall be provided in the submittal drawings.

**(C) Section 1505.1: Amend Section 1505.1 to read:**

**1505.1. General.** The roof covering on any structure regulated by this code shall be a Class A or B roof covering. The roof covering assembly includes the roof deck, underlayment, interlayment, insulation, and covering which is assigned a roof covering classification. Roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2928.

**Exceptions:**

1. When the aggregate roof area of an addition is 10% or less of the area of the roof of an existing structure which has a non-Class A or B roof covering, the addition may be roofed with the same materials of which the existing structure is roofed.
2. Skylights and sloped glazing that comply with Chapter 24 of section 2610.

**(D) Section 1510.1. : Amend Section 1510.1 to read:**

**1510.1. General.** All reroofing shall be constructed with Class A or B roofing and shall conform to the applicable provisions of Chapter 15 of this Code, or as approved by the Building Official.

**Exception:** Reroofing, replacement or repair to 10% or less of the roof area in any 12-month period may be done with the same materials of which the roof is covered.

Roofing materials and methods of application shall comply with the California Building Code standards or shall follow the manufacturer's installation requirements when approved by the Building Official.

**(E) Section 1613.7: Add Section 1613.7 to read:**

**1613.7. Suspended Ceilings.** Minimum design and installation standards for suspended ceilings shall be determined in accordance with the requirements of Division 25 of this Code and this section General.

**1613.7.1. Scope.** This part contains special requirements for suspended ceilings and lighting systems. The provisions of Section 13.5.6 of ASCE 7 shall apply except as modified herein.

**1613.7.2. General.** The suspended ceilings and lighting systems shall not be located more than 6 feet (1828 mm) below the structural floor or roof system above unless the entire system is designed by a licensed engineer or architect.

**1613.7.3. Design and installation requirements.**

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**1613.7.3.1. Bracing at Discontinuity.** Positive bracing to the structure shall be provided at changes in the ceiling plane elevation or at discontinuities in the ceiling grid system.

**1613.7.3.2. Support for appendages.** Cable trays, electrical conduits and piping shall be independently supported and independently braced from the structure.

**1613.7.3.3. Sprinkler Heads.** All sprinkler heads (drops) except fire-resistance-rated floor/ceiling or roof/ceiling-assemblies, shall be designed to allow for free movement of the sprinkler pipes with oversize rings, sleeves or adaptors through the ceiling tile in accordance with Section 13.5.6.2.2 (e) of ASCE 7.

Sprinkler heads penetrating fire-resistance-rated floor/ceiling or roof/ceiling assemblies shall comply with CBC Section 712.

**1613.7.3.4. Perimeter Members.** A minimum wall angle size of at least a two inch (51 mm) horizontal leg shall be used at perimeter walls and interior full height partitions. The first ceiling tile shall maintain 3/4 inch (19 mm) clear from the finish wall surface. An equivalent alternative detail that will provide sufficient movement due to anticipated lateral building displacement may be used in lieu of the long leg angle subject to the approval of the Building Official.

**1613.7.4. Special Requirements for Means of Egress.** Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more shall comply with the following provisions:

**1613.7.4.1. General.** Ceiling suspension systems shall be connected and braced with vertical hangers attached directly to the structural floor or roof system above and along the means of egress serving an occupant load of 30 or more and at lobbies accessory to Group A Occupancies. Spacing of vertical hangers shall not exceed 2 feet (610 mm) on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.

**1613.7.4.2. Assembly Device.** All lay-in panels shall be secured to the suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-foot (1219 mm) radius of the exit lights and exit signs.

**1613.7.4.3. Emergency Systems.** Independent supports and braces shall be provided for light fixtures required for exit illumination. Power supply for exit illumination shall comply with the requirements of CBC Section 1006.3.

**1613.7.4.4. Supports for Appendage.** Separate support from the structural floor or roof system above shall be provided for all appendages such as light fixtures, air diffusers, exit signs, and similar elements.

**(F) Section 1614.1: Add Section 1614.1 to read:**

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**1614.1. General.** The text of ASCE 7 shall be modified as indicated in this Section.

**1614.1.1. ASCE 7, Section 12.8.1.1.** Modify ASCE 7 Section 12.8.1.1 by amending Equation 12.8-5 as follows:

$$C_s = 0.044 S_{DS} \geq 0.01 \quad (\text{Eq. 12.8-5})$$

**1614.1.2.** Section 12.12.3 of ASCE 7 is not adopted. It is replaced with the following modification:

**12.12.3 Minimum Building Separation.** All structures shall be separated from adjoining structures. Separations shall allow for the maximum inelastic response displacement ( $\Delta_M$ ).  $\Delta_M$  shall be determined at critical locations with consideration for both translational and torsional displacements of the structure as follows:

$$\Delta_M = C_d \delta_{\max} \quad (\text{Equation 16-45})$$

where  $\delta_{\max}$  is the calculated maximum displacement at Level x as defined in ASCE 7 Section 12.8.4.3.

Adjacent buildings on the same property shall be separated by at least a distance  $\Delta_{MT}$ ,

where:

$$\Delta_{MT} = [ (\Delta_{M1})^2 + (\Delta_{M2})^2 ]^{(1/2)} \quad (\text{Equation 16-46})$$

and  $\Delta_{M1}$  and  $\Delta_{M2}$  are the maximum inelastic response displacements of the adjacent buildings.

Where a structure adjoins a property line not common to a public way, the structure shall also be set back from the property line by at least the displacement,  $\Delta_M$ , of that structure.

Exception: Smaller separations or property line setbacks shall be permitted when justified by rational analyses.

**(G) Section 1614.2: Add Section 1614.2 to read:**

**1614.2 Modification to ASCE 7, 12.11.2.2.3.** ASCE 7 Section 12.11.2.2.3 is modified to read as follows:

**12.11.2.2.3 Wood Diaphragms.** In wood diaphragms, the continuous ties shall be in addition to the diaphragm sheathing. Anchorage shall not be accomplished by use of toe nails or nails subject to withdrawal nor shall wood ledgers or framing be used in cross-grain bending or cross-grain tension. The diaphragm sheathing shall not be considered effective as providing ties or struts required by this section.

For wood diaphragms supporting concrete or masonry walls, wood diaphragms shall comply with the following:

1. The spacing of continuous ties shall not exceed 40 feet. Added chords of diaphragms may be used to form sub-diaphragms to transmit the anchorage forces to the main continuous cross-ties.
2. The maximum diaphragm shear used to determine the depth of the sub-diaphragm shall not exceed 75% of the maximum diaphragm shear.

**(H) Section 1704.4: Amend Section 1704.4 to read:**

**1704.4 Concrete Construction.** The special inspections and verifications for concrete construction shall be as required by this section and Table 1704.4.

**EXCEPTIONS:** Special inspection shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less in height that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength,  $f'c$ , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa).
2. Continuous concrete footings supporting walls of buildings three stories or less in height that are fully supported on earth or rock where:
  - 2.1. The footings support walls of light-frame construction;
  - 2.2. The footings are designed in accordance with Table 1805.4.2; or
  - 2.3. The structural design of the footing is based on a specified compressive strength,  $f'c$ , no greater than 2,500 pounds per square inch (psi) (17.2 Mpa), regardless of the compressive strength specified in the construction documents or used in the footing construction.
3. Nonstructural concrete slabs supported directly on the ground, including concrete patios, driveways and sidewalks

**(I) Section 1707.3: Amend Section 1707.3, Exception, to read:**

**Exception:** Special inspection is not required for wood shear walls, shear panels and diaphragms, including nailing, bolting, anchoring and other fastening to other components of the seismic-force-resisting system, where either (1) the fastener spacing of the sheathing is more than 4 inches (102mm) on center (o.c.), or (2) the tabular values for allowable shear from Tables 2306.3.1 and 2306.4.1 are reduced to seventy-five percent (75%).

**(J) Section 1802.2.: Amend Section 1802.2 to read:**

**1802.2. Where required.** The owner or applicant shall submit a foundation and soils investigation to the building official where required in Sections 1802.2.1 through 1802.2.7. Whenever unusual soil conditions are

found which justify a special site investigation to determine soil stability or questionable adequacy of the overall building site, the Building Official may require that the owner obtain a special geological, hydrological, soil gas profile, soil chemical analysis, soils contamination, or other report as may be deemed appropriate. The investigation shall be conducted by trained and experienced professionals licensed by the State of California to prepare such evaluations, recommendations, and reports.

**(K) Section 1803.3.: Amend Section 1803.3 to read:**

**1803.3. General Site Grading and Drainage.** Provisions shall be made for the control and drainage of surface water around buildings. Concentrated drainage such as rainwater from gutters and downspouts, scuppers, and roof valleys shall be diverted away from building foundations by means of concrete splash blocks or other approved non-erosive devices. Unless an alternate design is approved by the Building Official, under floor access crawl holes shall be provided with curbs extending not less than six (6) inches above adjacent grade to prevent surface water from entering the under floor area.

Gutters and Downspouts - when buildings are located on expansive soil having an expansion index greater than 50, gutters, downspouts, piping, and/or other non-erosive devices shall be provided to collect and conduct rainwater to a street, storm drain, or other approved watercourse or disposal area.

Lot Drainage - All lots shall be graded so that they drain to the street or public way on which they abut or shall be provided with approved drainage devices. Minimum gradient of all lots shall comply with the following:

1. Pervious surfaces -- 1/8 inch per foot (1 percent slope).
2. Asphalt surfaces -- 1/16 inch per foot (1/2 percent slope).
3. Concrete surfaces -- 1/32 inch per foot (1/4 percent slope).

In rural areas where curbs or gutters have not been installed, drainage design plans shall be submitted for approval by the Building Official.

**(L) Section 1805.3.4. : Amend Section 1805.3.4 to read:**

**1805.3.4. Foundation and Slab Elevation.** The top of any exterior foundation or finished floor slab, shall extend 25 inches above the elevation of the lowest adjacent street gutter. Beginning at an elevation eight (8) inches below the top of foundation or floor slab, a minimum 2 percent (2%) slope away from the foundation or floor slab shall be maintained around its perimeter for a minimum distance of four (4) feet for side yards and ten (10) feet for front and rear yards. The Building Official may approve alternate elevations, provided it can be demonstrated that required drainage to a safe point of discharge and away from the foundation is provided at all locations on the site.

**(M) Section 1908.1: Amend Section 1908.1 to read:**

**1908.1. General.** The text of ACI 318 shall be modified as indicated in Sections 1908.1.1 through 1908.1.21.

**(N) Section 1908.1.15: Amend Section 1908.1.15 to read:**

**1908.1.15.** Section 22.10 of ACI 318 is not adopted. It is replaced with the following:

22.10 – Plain concrete in structures assigned to Seismic Design Category C, D, E, or F.

22.10.1 Structures assigned to Seismic Design Category C, D, E, or F shall not have elements of structural plain concrete, except as follows:

- (a) Concrete used for fill with a minimum cement content of two (2) sacks of Portland cement per cubic yard.
- (b) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.
- (c) In detached one- and two-family dwellings three stories or less in height and constructed with stud-bearing walls, plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted. In addition, where the foundation system consists of a plain concrete footing and a plain concrete stemwall, an additional longitudinal reinforcing bar not smaller than No. 4 shall be provided at the top of the stemwall, and vertical bars not less than No.4 shall be placed in the stemwall at 24" on center, with a standard 90 degree hook into the footing.

**(O) Section 1908.1.17: Add Section 1908.1.17 to read:**

**1908.1.17.** ACI 318 Sections 14.8.3, and 14.8.4. are modified as follows:

1. Modify equation (14-7) of ACI 318 Section 14.8.3 to read:

$I_{cr}$  shall be calculated by Equation (14-7), and  $M_a$  shall be obtained by iteration of deflections.

$$I_{cr} = \frac{E_s}{E_c} \left( A_s + \frac{P_u}{f_y} \frac{h}{2d} \right) (d - c)^2 + \left( \frac{l_w c^3}{3} \right) \quad (14-7)$$

and the value  $E_s/E_c$  shall not be taken less than 6.

2. Modify ACI 318 Section 14.8.4 to read:

14.8.4. Maximum out-of-plane deflection,  $\Delta_s$ , due to service loads, including  $P\Delta$  effects, shall not exceed  $l_c/150$ .

If  $M_a$ , maximum moment at mid-height of wall due to service lateral and eccentric loads, including  $P\Delta$  effects, exceed  $(2/3)M_{cr}$ ,  $\Delta_s$  shall be calculated by Equation (14-8):

$$\Delta_s = \frac{2}{3}\Delta_{cr} + \frac{M_a - \frac{2}{3}M_{cr}}{M_n - \frac{2}{3}M_{cr}} \left( \Delta_n - \frac{2}{3}\Delta_{cr} \right) \quad (14-8)$$

If  $M_a$  does not exceed  $(2/3)M_{cr}$ ,  $\Delta_s$  shall be calculated by Equation (14-9):

$$\Delta_s = \left( \frac{M_a}{M_{cr}} \right) \Delta_{cr} \quad (14-9)$$

where:

$$\Delta_{cr} = \frac{5M_{cr}l_c^2}{48E_cI_{cr}}$$

$$\Delta_n = \frac{5M_n l_c^2}{48E_c I_{cr}}$$

**(P) Section 1908.1.18: Add Section 1908.1.18 to read:**

**1908.1.18.** Modify ACI 318 Section 21.4.4.1 as follows:

Where the calculated point of contraflexure is not within the middle half of the member clear height, provide transverse reinforcement as specified in ACI 318 Sections 21.4.4.1, items (a) through (c), over the full height off the member.

**(Q) Section 1908.1.19. Add Section 1908.1.19 to read:**

**1908.1.19.** Modify ACI 318 by adding Section 21.4.4.7 as follows:

21.4.4.7 – At any section where the design strength,  $\phi P_n$ , of the column is less than the sum of the shears  $V_e$  computed in accordance with ACI 318 Sections 21.3.4.1 and 21.4.5.1 for all the beams framing into the column above the level under consideration, transverse reinforcement as specified in ACI 318 Sections 21.4.4.1 through 21.4.4.3 shall be provided. For beams framing into opposite sides of the column, the moment components may be assumed to be of opposite sign. For the determination of the design strength,  $\phi P_n$ , of the column, these moments may be assumed to result from the deformation of the frame in any one principal axis.

**(R) Section 1908.1.20: Add Section 1908.1.20 to read:**

**1908.1.20.** Modify ACI 318 by adding Section 21.7.4.6 as follows:

21.7.4.6 – Walls and portions of walls with  $P_u > 0.35P_o$  shall not be considered to contribute to the calculated strength of the structure for resisting earthquake-induced forces. Such walls shall conform to the requirements of Section 1631.2, Item 4, and ACI 318 Section 21.11.

**(S) Section 1908.1.21: Add Section 1908.1.21 to read:**

**1908.1.21.** Modify ACI 318 section 21.9.4 by adding the following:

Collector and boundary elements in topping slabs placed over precast floor and roof elements shall not be less than 3 inches (76mm) or  $6 d_b$  thick, where  $d_b$  is the diameter of the largest reinforcement in the topping slab.

**(T) Section 2306.3.1: Amend Section 2306.3.1 to read:**

**2306.3.1 Wood structural panel diaphragms.**

Wood structural panel diaphragms are permitted to resist horizontal forces using the allowable shear capacities set forth in Table 2306.3.1 or 2306.3.2.

Wood structural panel diaphragms using staples as fasteners shall not be permitted for structures assigned to Seismic Design Category D, E, or F.

**Exception:** Staples may be used for wood structural panel diaphragms, when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

Wood structural panel sheathing used as part of the seismic-force-resisting system shall be applied directly to framing members.

**Exception:** Wood structural panel sheathing in a horizontal diaphragm is permitted to be fastened over solid lumber planking or laminated decking, provided the panel joints and lumber planking or laminated decking joints do not coincide.

**(U) Section 2306.4.1: Amend Section 2306.4.1 to read:**

**2306.4.1 Wood structural panel shear walls.**

The allowable shear capacities for wood structural panel shear walls shall be in accordance with Table 2306.4.1. These capacities are permitted to be increased 40 percent for wind design.

Wood shear walls shall be constructed of wood structural panels and not less than 4 feet by 8 feet (1219 mm by 2438 mm), except at boundaries and at changes in framing. Wood structural panel thickness for shear walls shall not be less than 3/8 inch thick and studs shall not be spaced at more than 16 inches on center.

The maximum allowable shear value for three-ply plywood resisting seismic forces is 200 pounds per foot (2.92 kn/m). Nails shall be placed not less than 1/2 inch (12.7 mm) in from the panel edges and not less than 3/8 inch (9.5mm) from the edge of the connecting members for shear greater than 350 pounds per foot (5.11kN/m). Nails shall be placed not less than 3/8 inch (9.5 mm) from panel edges and not less than 1/4 inch (6.4 mm) from the edge of the connecting members for shears of 350 pounds per foot (5.11kN/m) or less.

Wood structural panel sheathing used as part of the seismic-force-resisting system shall be applied directly to framing members.

**Exception:** Wood structural panel sheathing in a horizontal diaphragm is permitted to be fastened over solid lumber planking or laminated decking, provided the panel joints and lumber planking or laminated decking joints do not coincide.

Wood structural panel shear walls using staples as fasteners shall not be permitted for structures assigned to Seismic Design Category D, E, or F.

**Exception:** Staples may be used for wood structural panel shear walls, when the allowable shear values are substantiated by cyclic testing and approved by the Building Official.

**(V) Section 2306.4.5.2: Add Section 2306.4.5.2 to read:**

**2306.4.5.2 Shear walls sheathed with other materials in Seismic Design Category D, E or F.**

In Seismic Design Category D, E or F, the allowable shear values set forth in Table 2306.4.5 shall be reduced as follows:

1. Maximum allowable shear value for lath and portland cement plaster shall not exceed 90 plf.
2. Maximum allowable shear value for gypsum shall not exceed 30 plf.

**(W) Table 2306.4.5 : Delete and replace Table 2306.4.5 to read, in words and figures as follows:**

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**TABLE 2306.4.5**  
**ALLOWABLE SHEAR FOR WIND OR SEISMIC FORCES FOR SHEAR**  
**WALLS OF LATH AND PLASTER OR GYPSUM BOARD WOOD**  
**FRAMED WALL ASSEMBLIES**

TYPE OF MATERIAL	THICKNESS OF MATERIAL	WALL CONSTRUCTION	FASTENER SPACING <sup>b</sup> MAXIMUM (inches)	SHEAR VALUE <sup>a,e</sup> (plf)		MINIMUM FASTENER SIZE <sup>c,d,j,k,l</sup>
				Seismic <sup>i</sup>	Wind	
1. Expanded metal, or woven wire lath and Portland cement plaster	7/8"	Unblocked	6	90	180	No. 11 gage, 1-1/2" long, 7/16" head 16 Ga. Galv. Staple, 7/8" legs
2. Gypsum lath, plain or perforated	3/8" lath and 1/2" plaster	Unblocked	5	30	100	No. 13 gage., 1-1/8" long, 19/64" head, plasterboard nail 16 Ga. Galv. Staple, 1-1/8" long 0.120" Nail, min. 3/8" head, 1-1/4" Long
3. Gypsum sheathing	1/2" x 2' x 8'	Unblocked	4	30	75	No. 11 gage, 1-3/4" long, 7/16" head, diamond-point, galvanized
	1/2" x 4'	Blocked <sup>f</sup>	4	30	175	16 Ga. Galv. Staple, 1-3/4" long
		Unblocked	7	30	100	
5/8" x 4'	Blocked	4" edge/ 7" field	30	200	6d galvanized 0.120" Nail, min. 3/8" head, 1-1/2" Long	
4. Gypsum board, gypsum veneer base or water-resistant gypsu backing board	1/2"	Unblocked <sup>f</sup>	7	30	75	5d cooler (1-5/8" x 0.086") or wallboard 0.120" Nail, min. 3/8" head, 1-1/2" long 16 Gage Staple, 1-1/2" long
		Unblocked <sup>f</sup>	4	30	110	
		Unblocked	7	30	100	
		Unblocked	4	30	125	
		Blocked <sup>g</sup>	7	30	125	
		Blocked <sup>g</sup>	4	30	150	
		Unblocked	8/12 <sup>h</sup>	30	60	No. 6- 1-1/4" screws <sup>i</sup>
		Blocked <sup>g</sup>	4/16 <sup>h</sup>	30	160	
		Blocked <sup>g</sup>	4/12 <sup>h</sup>	30	155	
	Blocked <sup>f,g</sup>	8/12 <sup>h</sup>	30	70		
	Blocked <sup>g</sup>	6/12 <sup>h</sup>	30	90		
	5/8"	Unblocked <sup>f</sup>	7	30	115	6d cooler (1-7/8" x 0.092") or wallboard 0.120" Nail, min. 3/8" head, 1-3/4" long 16 Gage Staple, 1-1/2" legs, 1-5/8" long
			4	30	145	
			7	30	145	
			4	30	175	
Blocked <sup>g</sup> Two Ply		Base ply: 9 Face ply: 7	30	250	Base ply - 6d cooler (1-7/8" x 0.092") or wallboard 1-3/4" x 0.120" Nail, min. 3/8" head 1-5/8" 16 Ga. Galv. Staple Face ply-8d cooler (2-3/8" x 0.113") or wallboard 0.120" Nail, min. 3/8" head, 2-3/8" long 15 Ga. Galv. Staple, 2-1/4" long	
			8/12 <sup>h</sup>	30		70
			8/12 <sup>h</sup>	30		90
Blocked <sup>g</sup>	8/12 <sup>h</sup>	30	90	No. 6- 1-1/4" screws <sup>i</sup>		

Notes to Table 2306.4.5

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per foot = 14.5939 N/m

- a. These shear walls shall not be used to resist loads imposed by masonry or concrete construction (see Section 2305.1.5). Values shown are for short-term loading due to wind or seismic loading. Walls resisting seismic loads shall be subject to the limitations in Section 12.2.1 of ASCE 7. Values shown shall be reduced 25 percent for normal loading.
- b. Applies to fastening at studs, top and bottom plates and blocking.
- c. Alternate fasteners are permitted to be used if their dimensions are not less than the specified dimensions. Drywall screws are permitted to substitute for the 5d (1-5/8" x 0.086"), and 6d (1-7/8" x 0.092") (cooler) nails listed above, and No. 6 1-1/4 inch Type S or W screws for 6d (1-7/8" x 0.092") (cooler) nails.
- d. For properties of cooler nails, see ASTM C 514.
- e. Except as noted, shear values are based on maximum framing spacing of 16 inches on center.
- f. Maximum framing spacing of 24 inches on center.
- g. All edges are blocked, and edge fastening is provided at all supports and all panel edges.
- h. First number denotes fastener spacing at the edges; second number denotes fastener spacing at intermediate framing members.
- i. Screws are Type W or S.
- j. Staples shall have a minimum crown width of 7/16 inch, measured outside the legs, and shall be installed with their crowns parallel to the long dimension of the framing members.
- k. Staples for the attachment of gypsum lath and woven-wire lath shall have a minimum crown width of 3/4 inch, measured outside the legs.
- l. This construction shall not be used below the top level of wood construction in a multi-level building.

**(X) Section 2308.3.4: Amend Section 2308.3.4 by deleting the Exception.**

**(Y) Section 2308.12.4: Amend Section 2308.12.4 to read:**

**2308.12.4 Braced Wall Line Sheathing.** Braced wall lines shall be braced by one of the types of sheathing prescribed by Table 2308.12.4 as shown in Figure 2308.9.3. The sum of lengths of braced wall panels at each braced wall line shall conform to Table 2308.12.4. Braced wall panels shall be distributed along the length of the braced wall line and start at no more than 8 feet (2438 mm) from each end of the braced wall line. Panel sheathing joints shall occur over studs or blocking. Sheathing shall be fastened to studs, top and bottom plates and at panel edges occurring over blocking. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide [actual 1 1/2 inch (38 mm)] or larger members, spaced a maximum of 16 inches on center. Nailing shall be minimum 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center, and 12 inches on center along intermediate framing members. Braced wall panel construction types shall not be mixed within a braced wall line.

**(Z) Table 2308.12.4: Delete and replace Table 2306.4.5 to read, in words and figures as follows:**

TABLE 2308.12.4  
WALL BRACING IN SEISMIC DESIGN CATEGORIES D AND E  
(Minimum Length of Wall Bracing per each 25 Linear Feet of Braced Wall Line<sup>a</sup>)

CONDITION	SHEATHING TYPE <sup>b</sup>	$S_{DS} < 0.50$	$0.50 \leq S_{DS} < 0.75$	$0.75 \leq S_{DS} \leq 1.00$	$S_{DS} > 1.00$
One story <sup>f</sup>	G-P <sup>c</sup>	10 feet 8 inches	14 feet 8 inches	18 feet 8 inches	25 feet 0 inches
	S-W <sup>e</sup>	5 feet 4 inches	8 feet 0 inches	9 feet 4 inches	12 feet 0 inches
Story below top Story [HCD 1]	G-P <sup>c</sup>	18 feet 8 inches <sup>d</sup>	NP	NP	NP
	S-W <sup>d, e</sup>	10 feet 8 inches <sup>d</sup>	13 feet 4 inches <sup>d</sup>	17 feet 4 inches <sup>d</sup>	21 feet 4 inches <sup>d</sup>
Bottom story of three stories [HCD 1]	G-P <sup>c</sup>	Conventional construction not permitted; conformance with Section 2301.2, item lor 2 is required.			
	S-W				

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- a. Minimum length of panel bracing of one face of the wall for S-W sheathing shall be at least 4'-0" long or both faces of the wall for G-P sheathing shall be at least 8'-0" long; h/w ratio shall not exceed 2:1. For S-W panel bracing of the same material on two faces of the wall, the minimum length is permitted to be one-half the tabulated value but the h/w ratio shall not exceed 2:1 and design for uplift is required.
- b. G-P = gypsum board and portland cement plaster or gypsum sheathing boards; S-W = wood structural panels. NP = not permitted.
- c. Nailing as specified below shall occur at all panel edges at studs, at top and bottom plates and, where occurring, at blocking:  
For 1/2-inch gypsum board, 5d (0.113 inch diameter) cooler nails at 7 inches on center;  
For 5/8-inch gypsum board, No. 11 gage (0.120 inch diameter) at 7 inches on center;  
For gypsum sheathing board, 1 3/4 inches long by 7/16-inch head, diamond point galvanized nails at 4 inches on center;  
For gypsum lath, No. 13 gage (0.092 inch) by 1 1/8 inches long, 9/64-inch head, plasterboard at 5 inches on center;  
For Portland cement plaster, No. 11 gage (0.120 inch) by 1 1/2 inches long, 7/16-inch head at 6 inches on center;
- d. [HCD 1] Applies to detached one- and two - family dwellings only.
- e. S-W sheathing shall be 15/32" thick nailed with 8d nails, at 6:12.
- f. For braced wall lines supporting only U occupancies accessory to single family dwellings, one of the braced wall lines may have one panel constructed per each 12 linear feet of braced wall line: Each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 15/32 inch thick plywood sheathing nailed with 8d nails at 4:12 and blocked at all plywood edges. Two anchor bolts installed in accordance with Section 2308.6 as modified by 2308.12.9 shall be provided in each panel. Anchor bolts shall be placed at panel quarter points. Each panel end stud shall have a tie-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (816.5 kg). The tie-down device shall be installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation which is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom.

**(AA) Section 2308.12.5: Amend Section 2308.12.5 to read as follows:**

**2308.12.5. Attachment of Sheathing.** Fastening of braced wall panel sheathing shall not be less than that prescribed in Table 2308.12.4 of this division or CBC Table 2304.9.1. Wall sheathing shall not be attached to framing members by adhesives

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or the blocking above the braced wall panels with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d common nails per leg (total eight 8d common nails per clip).

**(BB) Appendix Chapter 1, Section 101.4.5: Amend Appendix 1, Section 101.4.5 to read:**

**101.4.5. Property Maintenance.** The provisions of the Oxnard City Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibility of owners, operators and occupants; and occupancy of existing premises and structures.

**(CC) Appendix Chapter 1, Section 103.1: Amend Appendix 1, Section 103.1 to read:**

**103.1. Creation of enforcement agency.** The Building and Engineering Division of the Development Services Department is hereby created and the official in charge thereof shall be known as the building official.

**(DD) Appendix Chapter 1, Section 103.3: Amend Appendix 1, Section 103.3, to read:**

**103.3. Deputies.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint deputy building officials, the related technical officers, inspectors, plans examiners and other employees. Such employees shall have powers as delegated by the building official.

**(EE) Appendix Chapter 1, Section 105.2: Amend Appendix 1, Section 105.2, items 2 and 4 to read:**

**Building:**

2. Fences not over 6 feet high and masonry walls not over 3'-6" high as measured from the lowest finished grade to the top of the wall.
4. Retaining walls that are not over 3 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or II-A liquids.

**(FF) Appendix Chapter 1, Section 105.3.2: Amend Appendix 1, Section 105.3.2, to read:**

**105.3.2. Time limitation of application.** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**(GG) Appendix Chapter J, Section J103.2, Exception 1 : Amend Appendix Chapter J, Section J103.2, Exception 1, to read:**

1. Grading in an isolated, self-contained area, provided there is no danger to the public, the total quantity of graded soil does not exceed 150 cubic yards, and that such grading will not adversely affect adjoining properties.

**(HH) Appendix Chapter J, Section J103.2, Exception 8. : Amend Appendix Chapter J, Section J103.2, by adding Exception 8 to read:**

8. An excavation which (1) is less than 2 feet (610mm) in depth, or (2) which does not create a cut slope greater than 5 feet (1524mm) in height and steeper than 1 unit vertical in 1-1/2 units horizontal (66.7% slope) and does not interfere with a drainage course.

**(II) Appendix Chapter J, Section J104.1: Amend Appendix Chapter J, Section J104.1 to read:**

**J104.1. Submittal Requirements.** Application for a grading permit shall be accompanied by four sets of plans and specifications, and supporting data consisting of a soils engineering report and an engineering geology report where required by the Building Official. The sets of plans submitted for final approval shall be submitted on mylar. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the Building Official. The dates of the soils engineering and any engineering geology reports, along with the names, addresses, and phone numbers of the firms or individuals who prepared the reports, shall appear on the grading plans. In addition to the provisions of Section 105.3, Appendix Chapter 1, the applicant shall state the estimated quantities of excavation and fill.

**(JJ) Appendix Chapter J, Section J104.3: Amend Appendix Chapter J, Section J104.3 to read:**

**J104.3. Soils Report.** A soils report prepared by registered design professionals shall be provided which shall identify the nature and distribution of existing soils; conclusions and recommendations for grading procedures that are incorporated into the grading plans or specifications, or when approved by the Building Official, included by reference; soil design criteria for any structures or embankments required to accomplish the proposed grading; and, where necessary, slope stability studies, and recommendations and conclusions regarding site geology.

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### **ARTICLE III. PROPERTY MAINTENANCE AND ABATEMENT CODES**

#### **SEC. 14-4. INTERNATIONAL PROPERTY MAINTENANCE CODE AND UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS ADOPTED**

The International Property Maintenance Code, 2006 Edition, and the Uniform Code for Abatement of Dangerous Buildings, 1997 Edition, as published respectively by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, D.C. 20001, and the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601 are hereby adopted by reference. One true copy of these codes is on file in the office of the City Clerk and is available for public inspection as required by law.

### **ARTICLE IV. CALIFORNIA HISTORICAL BUILDING CODE**

#### **SEC. 14-5. CALIFORNIA HISTORICAL BUILDING CODE ADOPTED.**

The eighth part of twelve parts of the California Code of Regulations, Title 24, known as the California Historical Building Code ("CHBC"), 2007 Edition, including Appendix A, as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, D.C. 20001, is hereby adopted by reference. One true copy of this code is on file in the office of the City Clerk and is available for public inspection as required by law.

### **ARTICLE V. CALIFORNIA ELECTRICAL CODE**

#### **SEC. 14-6. CALIFORNIA ELECTRICAL CODE ADOPTED.**

The third part of twelve parts of the California Code of Regulations, Title 24, known as the California Electrical Code ("CEC"), 2007 Edition, which incorporates by reference the National Electrical Code ("NEC"), 2005 Edition, published by the National Fire Protection Association, P.O. Box 9146, Quincy, MA, 02269-9959, is hereby adopted by reference, subject to the amendment hereinafter set forth. One true copy of this code is on file in the office of the City Clerk and is available for public inspection as required by law.

#### **SEC. 14-7. AMENDMENT.**

**(A) Article 90-10. : Add Article 90-10 to read as follows:**

**000057**

**Article 90-10 Administration.** The legal jurisdiction and administration of this electrical code is regulated by the administrative sections as adopted in Chapter 14, Article II of the Oxnard City Code.

## **ARTICLE VI. CALIFORNIA EXISTING BUILDING CODE**

### **SEC. 14-8. CALIFORNIA EXISTING BUILDING CODE ADOPTED.**

The tenth part of eleven parts of the California Code of Regulations, Title 24, known as the California Existing Buildings Code ("CEBC"), 2007 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, D.C. 20001, is hereby adopted by reference. One true copy of this code is on file in the office of the City Clerk and is available for public inspection as required by law.

## **ARTICLE VII. CALIFORNIA MECHANICAL CODE**

### **SEC. 14-9. CALIFORNIA MECHANICAL CODE ADOPTED.**

The fourth part of eleven parts of the California Code of Regulations, Title 24, known as the California Mechanical Code ("CMC"), 2007 Edition, and Appendices A through D thereof, and Standards contained therein, published by the International Association of Plumbing and Mechanical Officials, 5001 East Philadelphia Street, Ontario, California, 91761-2816, is hereby adopted by reference. subject to the amendment hereinafter set forth. One true copy of this code is on file in the office of the City Clerk and is available for public inspection as required by law.

### **SEC. 14-10. AMENDMENT.**

**(A) Chapter One – California General Code Provisions.** Except for Sections 101.1, 101.2, and 101.3, entitled "Title," "Purpose," and "Scope," Chapter One, entitled "California General Code Provisions" is hereby deleted from the CMC. The Administrative Code as adopted in the Oxnard City Code, Chapter 14, Article II, shall apply to this Article.

## **ARTICLE VIII. CALIFORNIA REFERENCED STANDARDS CODE**

### **SEC. 14-11. CALIFORNIA REFERENCED STANDARDS CODE ADOPTED.**

The twelfth part of twelve parts of the California Code of Regulations, Title 24, known as the California Referenced Standards Code ("CRSC"), 2007 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, D.C. 20001, is hereby adopted by reference. One true copy of this code is

on file in the office of the City Clerk and is available for public inspection as required by law.

## **ARTICLE IX. CALIFORNIA PLUMBING CODE**

### **SEC. 14-12. CALIFORNIA PLUMBING CODE ADOPTED.**

The fifth part of eleven parts of the California Code of Regulations, Title 24, known as the California Plumbing Code ("CPC"), 2007 Edition, including Appendices A, B, D, I, and K thereof, and standards contained therein, published by the International Association of Plumbing and Mechanical Officials, 5001 East Philadelphia Street, Ontario, California, 91761-2816, is hereby adopted by reference, subject to the amendment hereinafter set forth. One copy of this code is on file in the office of the City Clerk and is available for public inspection as required by law.

### **SEC. 14-13. AMENDMENT.**

**(A) Chapter One – California General Code Provisions.** Except for Sections 101.1, 101.2, and 101.3, entitled "Title," "Purpose," and "Scope," Chapter One, entitled "California General Code Provisions" is hereby deleted from the CMC. The Administrative Code as adopted in the Oxnard City Code, Chapter 14, Article II, shall apply to this Article.

**PART 4.** Article XIV – Fire Codes, and Article XV – Fire Sprinklers are hereby added to Chapter 14 of the Oxnard City Code to read as follows:

## **ARTICLE XIV. FIRE CODES**

### **SEC. 14-80. CALIFORNIA FIRE CODE – ADOPTED.**

(A) The California Fire Code ("CFC") 2007 Edition, including Appendix Chapter 1, Appendix Chapter 4, Appendix F, and Appendix H, published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, D.C. 20001, is hereby adopted by reference, subject to the amendments, additions, and deletions hereinafter set forth. One copy of such code is on file in the office of the City Clerk and is available for public inspection as required by law.

### **SEC. 14-81. AMENDMENTS**

**(A) Appendix Chapter 1, Section 104.12 . Add Section 104.12 to read:**

Section 104.12. General. When the chief finds in any building, on any premises, or on any lot or parcel combustible, hazardous or explosive materials or dangerous accumulations of rubbish; or finds unnecessary accumulations of wastepaper, boxes, shavings, or any highly flammable materials which are so situated as to endanger life or property; or finds obstructions to or on fire escapes, stairs, passageways, doors, or windows that reasonably tend to interfere with the operations of the Fire Department or the egress of the occupants of such building or premises; or finds that this code is being violated, the chief is authorized to issue orders as necessary for the enforcement of the fire prevention laws and ordinances governing the same and for the safeguarding of life and property from fire.

**(B) Appendix Chapter 1, Section 104.13. Add Section 104.13 to read:**

Section 104.13. Stopping uses, evacuation. The chief is authorized to order an operation or use stopped, or the evacuation of any premises building or vehicle or portion thereof which has or is a fire hazard, hazardous condition or situation which presents a hazard to life or property.

**(C) Section 503. 2.1. Amend Section 503.2.1 to read:**

Section 503.2.1. Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 26 feet (7925 mm) and an unobstructed height of not less than 13 feet 6 inches (4115 mm).

Exceptions:

1. Alleys without fire hydrants must have an unobstructed width of not less than 20 feet (6096 mm).
2. Approved security gates in accordance with Section 503.6.

**(D) Section 508.3. Amend Section 508.3 to read:**

Section 508.3. Fire Flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Oxnard Fire Department published Standards.

**(E) Section 508.5. Amend Section 508.5 to read:**

Section 508.5. Fire Hydrant systems. Fire hydrant systems shall comply with an approved method or Oxnard Fire Department published Standards.

**(F) Section 503.7. Add Section 503.7 to read:**

Section 503.7. Electronic and Electric Access Gates. When access to or within a structure or area is impeded by an electronically or electrically secured opening or gate, such electronically or electrically secured opening or gate shall be constructed and maintained in accordance with plans approved by the Fire Code Official. The Fire Code Official shall not approve such plans unless the plans allow emergency vehicles and

emergency personnel to open such electronically or electrically secured openings or gates by City approved radio equipment used by such emergency vehicles or personnel.

On or before August 1, 2006, all existing electronically or electrically secured openings or gates that impede access to a structure or area shall either be (a) removed, or (b) constructed and maintained in accordance with plans approved by the Fire Code Official.

For the purposes of this section 503.7, "opening" shall be limited to an exterior door for a commercial or industrial building or a door on a commercial, industrial, or residential property that limits access to a common area that is an accessway to more than one commercial, industrial, or residential occupancy.

**(G) Section 906.1, 8. Add Section 906.1, 8, to read:**

8. As required by the Fire Code Official.

**ARTICLE XV. FIRE SPRINKLERS**

**SEC. 14-90. AUTOMATIC FIRE SPRINKLER SYSTEM.**

The California Fire Code ("CFC") 2007 Edition, Section 903, Automatic Sprinkler Systems, is hereby amended.

**(A) Section 903.2 through section 903.2.4. Amend section 903.2 through section 903.2.4 to read:**

**903.2. Where required.** Approved automatic fire sprinkler systems shall be installed in all structures, occupancies, and locations as set forth in this section. For the purposes of this section, fire walls shall not be considered as creating separate buildings.

**903.2.1. Definitions.**

The following words and terms shall, for the purposes of section 903.2, have the following meanings.

**Bathroom.** A room or compartment containing one or more of the following: a toilet, a tub, or a shower.

**903.2.2. New Construction.**

Automatic fire sprinkler systems shall be installed, maintained, and accessible for service in all new buildings, regardless of location, floor area, construction type, or occupancy.

Exceptions:

1. Spaces and areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies.
2. Automatic fire sprinkler protection for fixed guideway transit systems shall be as per Section 903.2.17
3. Trash enclosures that are of non-combustible construction including the roof or cover, and at least ten (10) feet from any adjacent structure, and at least five (5) feet from the nearest property line.
4. The Fire Code Official is authorized to make exception for carports, storage sheds, and similar structures having less than 500 square feet of roof area including overhangs, if the structure is least ten (10) feet from any adjacent structure, and at least five (5) feet from the nearest property line.
5. The Fire Code Official is authorized to make exception for structures of non-combustible construction that do not have occupiable space, and that have no storage, insignificant fire load, and no exposures.

### **903.2.3. Existing Construction.**

Automatic fire sprinkler systems shall be installed, maintained, and accessible for service throughout existing structures and additions in the following situations.

1. Whenever there is a change in occupancy in the structure or change in use classification to a higher or more hazardous occupancy or use classification based on the Building Code classifications or as determined by the Fire Code Official.
2. Except for single family residences, whenever permits for additions or alterations in a structure result in an increase of cumulative area of more than 1,000 square feet of total structure area, including mezzanines and additional stories. Additional area determination shall be cumulative, from the effective date of this ordinance.
3. For single family residences, whenever permits for additions or alterations result in an increase of cumulative area of more than 1,000 square feet of total residential structure area, including additional stories. Additional area determination shall be cumulative, from the effective date of this ordinance. Sprinkler coverage shall include the entire existing structure, garage(s), and adjacent accessory structures.

- 4. In rooms where nitrate film is stored or handled.
- 5. In protected combustible fiber storage vaults as defined in this code.

**903.2.4. Occupancy Group H.**

Automatic fire sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.4.1 through 903.2.4.3.

903.2.4.1 General. An automatic sprinkler system shall be installed in Group H occupancies.

903.2.4.2 Group H-5 occupancies. An automatic sprinkler systems shall be installed throughout buildings containing H-5 occupancies. The design of the sprinkler systems shall be not less than that required under the California Building Code for the occupancy hazard classifications in accordance with Table 903.2.4.2.

Where the design are of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

Table 903.2.4.2

Location	Occupancy Hazard Classification
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

**(B) Section 903.2.6 through section 903.2.10. Amend section 903.2.6 through section 903.2.10 to read:**

- Section 903.2.6. Reserved.
- Section 903.2.7. Reserved.
- Section 903.2.8. Reserved.
- Section 903.2.9. Reserved.
- Section 903.2.10. Reserved.

**(C) Section 903.3.1.2. Add the following sections.**

**Section 903.3.1.2.2 Overhangs.** Sprinkler protection is required under exterior roofs, canopies, and overhangs over four (4) feet in width.

Exceptions:

- 1. The Fire Code Official is authorized to make exception where the construction is non-combustible or limited combustible, and, where no

combustibles are stored or handled, and, the area is at least 50 percent open.

**Section 903.3.1.2.3 Under stairs.** Sprinkler protection is required for usable spaces and compartments under stairs, including bathrooms and closets.

**(D) Section 903.3.1.3. Add the following sections.**

**Section 903.3.1.3.1 Overhangs.** Sprinkler protection is required under exterior roofs, canopies, and overhangs over four (4) feet in width.

Exceptions:

1. The Fire Code Official is authorized to make exception where the construction is non-combustible or limited combustible, and, where no combustibles are stored or handled, and, the area is at least 50 percent open.

**Section 903.3.1.3.2. Under stairs.** Sprinkler protection is required for usable spaces and compartments under stairs, including bathrooms and closets.

**PART 5.** The City Council, following due consideration, hereby finds and determines that all the amendments, deletions, and additions to the forgoing California Building Standards Code and other codes are due to the following local conditions:

**(A) Climatic**

1. The City experiences periods of high temperatures accompanied by low humidity and high winds each year. The City also experiences periods of intense rainfall, which creates the need for special drainage precautions. Close proximity to the ocean may accelerate some building components to erode, corrode, decay, and expose beach homes to ocean wave force and damp corrosive microclimates.
2. During the months October through March, the City experiences wind conditions known as the "Santa Ana" winds. These very strong, hot, dry northeasterly winds considerably aid the spread of fire and create a strong possibility of a conflagration in all structures during this period. During these wind conditions, much of the Fire Department's resources are used to combat life safety problems such as downed power lines. The Fire Department is forced to provide standby protection for extended periods because the electric utility is overloaded with high priority calls. The Fire Department equipment used on these non-firefighting calls is, therefore, not available for response to structure fires. Thus, even a fire in one structure not immediately extinguished such as by a fire sprinkler system could spread and cause significant property damage and/or loss of life.
3. Although there are few brush or forest areas within the City, the Fire Department receives requests for aid from jurisdictions involved in firefighting these types of fires outside the City. This response leaves the City's firefighting resources at a lower

than normal level and impacts the Fire Department's ability to promptly respond to structure fires when they occur at the same time.

4. During the hot, dry wind period, the number of outside fires, such as trash and grass fires, increase dramatically. These fires do not pose a serious threat to life or property, but do occupy firefighting resources and seriously impact the Fire Department's ability to respond to structure fires when they occur at the same time.

**(B) Geological**

1. The City is located in close proximity to 3 major fault systems capable of producing earthquakes ranging from 6.7 to 7.3 in magnitude, and has been determined by the State of California Seismic Hazards Mapping program to be underlain by soil layers that are prone to liquefaction failure. Special seismic design, construction, and inspection considerations must be in place to provide a reasonable degree of structural integrity for buildings constructed in these areas. Additionally, the potential for multiple fires occurring simultaneously after a large seismic event will tax available firefighting resources. Built-in fire protection will assist in extinguishing or controlling fires.

2. The City is located in an area with expansive soils, high groundwater table, and ocean frontage. Special foundation considerations and soils analysis requirements must be in place to provide a reasonable degree of structural integrity for buildings constructed in these areas.

**(C) Topographical**

1. The City has flat land and waterfront developments that require special drainage and coastal precautions, as well as a system of roadways and highways that generate traffic noise. Structures would be subject to water damage without special requirements addressing site drainage and coastal wave and wind forces.

2. During the rainy season, from December through April, the City is subject to flooding, making various parts of the City inaccessible to firefighting equipment on short notice. This prolongs the Fire Department's response time to structure fires.

3. The City is on a flat, coastal plain, and is in a tsunami inundation zone. Additionally, many of the evacuation routes from this zone pass through the City. The arrival time of a tsunami may be predicted, but not its magnitude. Therefore, evacuation measures may be taken, but the entire area is defenseless when it strikes. During and after a tsunami, these coastal areas will not be easily accessible to firefighting and other emergency equipment.

The City Council further finds that such amendments, deletions, and additions are necessary to best serve the public health and welfare. The City Council further finds and determines that all the amendments, deletions, and additions are also required for the reasons set forth in the Index and Summary to Model Codes and Amendments, which is attached hereto and incorporated herein as Exhibit A.

**PART 6.** The City Attorney, who was designated to prepare a summary of this ordinance, has determined that it is not feasible to prepare a fair and adequate summary thereof. The City Council thus orders that a display advertisement of at least one quarter page containing the information required by Government Code Section 36933(c)(2) be published in a newspaper of general circulation in the City at least five days prior to adoption of this ordinance, and another such display advertisement be similarly published within 15 days after its adoption, including the names of the Councilmembers voting for and against the ordinance.

**PART 7.** This ordinance was introduced for first reading on November 6th, 2007, and passed on \_\_\_\_\_ 2007, by the following roll call vote and shall take effect thirty days after final passage.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2007, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:



Dr. Thomas E. Holden, Mayor

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Gary L. Gillig, City Attorney

EXHIBIT A - INDEX AND SUMMARY TO THE CALIFORNIA CODES AND AMENDMENTS

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SUMMARY

PART 3

ARTICLE II.  
CALIFORNIA AND BUILDING CODE

**Section 14-2** References the adoption of the California Building Code, 2007 Edition.

**Section 14-3** Amendments to the CBC.

- A. **Section 903.2. Where Fire Sprinklers are Required.** This amendment provides cross-reference to the Oxnard Fire Code relating to more restrictive requirements for automatic fire sprinkler systems.

*Finding of Need: Editorial reference.*

- B. **Section 1403.1. Waterproofing Weather-Exposed Areas.** Due to climatic conditions caused by the close proximity to the ocean, there is a specific need to ventilate certain areas of a building which are more clearly addressed in this amendment.

*Finding of Need: Local Climatic Condition #1*

- C. **Section 1505.1. Roof Covering Requirements.** Amends the CBC to be consistent with Fire Prevention Program regulations for roof covering requirements of Class A or B roofing.

*Finding of Need: Local Topographic Condition #2 and Local Climatic Conditions #'s 1,2,3, and 4 to assure public health and welfare.*

- D. **Section 1505.10.1. Re-roofing Requirements.** Amends the CBC to be consistent with Fire Prevention Program regulations for roof covering requirements of Class A or B roofing.

*Finding of Need: Local Topographic Condition #2 and Local Climatic Conditions #'s 1,2,3, and 4 to assure public health and welfare.*

EXHIBIT A - INDEX AND SUMMARY TO THE CALIFORNIA CODES AND AMENDMENTS

- E. **Section 1613.7. Suspended Ceiling Requirements.** The CBC does not provide information regarding the design requirements for suspended ceiling systems for seismic loads. This added section is proposed so as to minimize bodily and building damage within the spaces in which this type of ceiling system is installed.

*Finding of Need: Local Geological Condition #1.*

- F. **Section 1614.1. ASCE 7 Sections 12.8.1.1 and 12.12.3.** The revision to section 12.8.1.1 of ASCE 7-05 increases the minimum seismic force that a building structure is designed for, and will primarily affect the seismic safety of tall buildings. This proposed amendment uses the previous minimum base shear values from the 2002 version of ASCE 7 and is well supported by California structural engineering associations and recent earthquake engineering research.

The revision to section 12.12.3 of ASCE 7-05 adds requirements for building separation similar to that of previous codes. The minimum building separation requirements are intended to preclude buildings or portions thereof from pounding into one another in a seismic event, thereby minimizing damage and increasing life safety.

*Finding of Need: Local Geological Condition #1.*

- G. **Section 1614.2, ASCE 7 Section 12.11.2.2.3.** The revision to section 12.11.2.2.3 of ASCE 7-05 strengthens and clarifies the requirements for anchorage of concrete and masonry bearing walls to wood roofs, and is intended to increase life safety by preventing failures observed in recent past earthquakes.

*Finding of Need: Local Geological Condition #1.*

- H. **Section 1704.4. Special Inspection for Concrete Construction.** This provision limits the types of concrete construction elements that can be installed without deputy inspection and is intended to increase quality control of critical structural elements.

*Finding of Need: Local Geological Conditions #1 and #2.*

EXHIBIT A - INDEX AND SUMMARY TO THE CALIFORNIA CODES AND AMENDMENTS

- I. **Section 1707.3. Special Inspection of Wood Shearwalls.** Allows for an exemption to special inspection of wood shearwalls if compensating design and construction limitations are observed.

*Finding of Need: Local Geological Conditions #1.*

- J. **Section 1704.4. Special Site Investigation.** Due to high water table and known areas which were previously used as landfill within the City, requirements for special site investigation can be required by the Building Official.

*Finding of Need: Local Geological Condition #2.*

- K. **Section 1803.3. Drainage and Moisture Protection.** Due to the relatively flat topography of the City, additional drainage and moisture protection requirements required.

*Finding of Need: Local Climactic Condition #1, Local Topographical Condition #1.*

- L. **Section 1805.3.4. Drainage and Moisture Protection.** Due to the relatively flat topography of the City, additional drainage and moisture protection requirements required.

*Finding of Need: Local Climactic Condition #1, Local Topographical Condition #1.*

- M. **Section 1908.1. Scoping.** Modifies the references to subsequent code sections so as to be consistent with other local code modifications contained herein.

*Finding of Need: Administrative clarification relating to the scoping of this section.*

- N. **Section 1908.1.15. ACI 318 Section 22.10.** Amends this section to limit the use of un-reinforced or under-reinforced concrete in areas of high seismic activity so as to protect building structures and occupants from unnecessary damage.

*Finding of Need: Local Geological Conditions #1 and #2.*

EXHIBIT A - INDEX AND SUMMARY TO THE CALIFORNIA CODES AND AMENDMENTS

- O. **Section 1908.1.17. ACI 318 Sections 14.8.3 and 14.8.4.** Modifies these sections to correct a potentially un-conservative method of design for slender concrete walls. The modified section mirrors that used in previous code versions, and the future 2008 edition of ACI 318 will incorporate this change as well.

*Finding of Need: Local Geological Condition #1.*

- P. **Section 1908.1.18. ACI 318 Section 21.4.4.1.** Carries over important provisions relating to the design of concrete columns and beams that resist seismic loads from previous codes.

*Finding of Need: Local Geological Condition #1.*

- Q. **Section 1908.1.19. ACI 318 Section 21.4.4.7.** Carries over important provisions relating to the design of concrete columns and beams that resist seismic loads from previous codes.

*Finding of Need: Local Geological Condition #1.*

- R. **Section 1908.1.20. ACI 318 Section 21.7.4.6.** Carries over important provisions relating to the design of heavily loaded concrete walls that resist seismic loads from previous codes.

*Finding of Need: Local Geological Condition #1.*

- S. **Section 1908.1.21. ACI 318 Section 21.9.4.** Section modified to provide enhanced performance for certain structural elements of concrete floor and roof slabs based on observations from the Northridge Earthquake.

*Finding of Need: Local Geological Condition #1.*

- T. **Section 2306.3.1. Wood Structural Panel Diaphragms.** Provides additional restrictions for wood structural diaphragms in areas of high seismic activity.

*Finding of Need: Local Geological Condition #1.*

EXHIBIT A - INDEX AND SUMMARY TO THE CALIFORNIA CODES AND AMENDMENTS

- U. **Section 2306.4.1. Wood Structural Panel Shear Walls.** Provides additional restrictions for wood structural shear walls in areas of high seismic activity.

*Finding of Need: Local Geological Condition #1.*

- V. **Section 2306.4.5.2. Shear Walls of Other Materials.** Provides additional restrictions on the use of dry-wall and stucco as seismic resisting materials for structural shear walls in areas of high seismic activity.

*Finding of Need: Local Geological Condition #1.*

- W. **Table 2306.4.5.** Table modified to be consistent with the changes in item "V" above.

*Finding of Need: Local Geological Condition #1.*

- X. **Section 2308.3.4. Braced Wall Line Support.** Removes an exception that allowed shear walls to be constructed without continuous foundations.

*Finding of Need: Local Geological Conditions #1 and #2.*

- Y. **Section 2308.12.4. Braced Wall Line Sheathing.** Clarifies the provisions for and provides additional restrictions on the use of conventional framing methods for seismic resistance in areas of high seismic activity.

*Finding of Need: Local Geological Condition #1.*

- Z. **Table 2308.12.4.** Table modified to be consistent with the changes in item "Y" above.

*Finding of Need: Local Geological Condition #1.*

- AA. **Section 2308.12.5. Attachment of Sheathing.** Clarifies the provisions for and provides additional restrictions on the use conventional framing methods for seismic resistance in areas of high seismic activity.

*Finding of Need: Local Geological Condition #1.*

EXHIBIT A - INDEX AND SUMMARY TO THE CALIFORNIA CODES AND AMENDMENTS

BB. **Appendix 1, Section 101.4.5.** Corrects an inaccurate administrative reference.

*Finding of Need: Administrative.*

CC. **Appendix 1, Section 103.1.** Administrative clarification of terminology.

*Finding of Need: Administrative.*

DD. **Appendix 1, Section 103.3.** Corrects an inaccurate administrative reference.

*Finding of Need: Administrative.*

EE. **Appendix 1, Section 105.2** Clarifies restrictions on items exempt from permits.

*Finding of Need: Local Climactic Condition #1, Local Geological Conditions #1 and #2.*

FF. **Appendix 1, Section 105.3.2.** Modifies the time limit of permit extensions granted by the Building Official.

*Finding of Need: Administrative.*

GG. **Appendix Chapter J, Section J103.2, Exception 1.** The City is very flat and there is a concern for safe drainage design; therefore, the exemptions for a grading permit were limited 150 cubic yards of earth.

*Finding of Need: Local Topographical Condition #1.*

HH. **Appendix Chapter J, Section J103.2, Exception 8.** The City is very flat and there is a concern for safe drainage design; therefore, the exemptions for a grading permit were further clarified by limitations on cut depth, slope, and drainage course proximity.

*Finding of Need: Local Topographical Condition #1.*

EXHIBIT A - INDEX AND SUMMARY TO THE CALIFORNIA CODES AND AMENDMENTS

- II. Appendix Chapter J, Section J104.1.** Clarifies grading plan submittal requirements including final submittal media, supporting reports, number of sets, and earthwork estimate requirements.

*Finding of Need: Administrative.*

- JJ. Appendix Chapter J, Section J104.3** Clarifies that the soils report recommendations for grading procedures either be incorporated into the grading plans, or by reference when approved by the Building Official.

*Finding of Need: Administrative.*

**ARTICLE V.  
CALIFORNIA ELECTRICAL CODE**

**Section 14-6** References adoption of the California Electrical Code, 2007 Edition.

**Section 14-7** Amendments to the California Electrical Code.

- A. Article 90-10.** The administrative provisions for the CEC shall be those in Articles I and II of this chapter.

*Finding of Need: Administrative.*

**ARTICLE VII.  
CALIFORNIA MECHANICAL CODE**

**Section 14-9** References adoption of the California Mechanical Code, 2007 Edition.

**Section 14-10** Amendments to the California Mechanical Code.

- A. Chapter One – General Code Provisions.** The administrative provisions for the CMC shall be those in Articles I and II of this chapter.

*Finding of Need: Administrative.*

**ARTICLE IX.  
CALIFORNIA PLUMBING CODE**

**Section 14-12** References adoption of the California Plumbing Code, 2007 Edition.

**Section 14-13** Amendments to the California Plumbing Code.

- A. Chapter One – General Code Provisions.** The administrative provisions for the CPC shall be those in Articles I and II of this chapter.

*Finding of Need: Administrative.*

**PART 4**

**ARTICLE XV.  
FIRE CODES**

**Section 14-80. References Adoption of the California Fire Code, 2007 Edition.**

**Section 14-81. Amendments to the California Fire Code.**

A. **Appendix Chapter 1, Section 104.12.** This amendment allows the Fire Code Official to issue orders with regard to a lot or parcel if there exists a fire hazard thereon.

**Finding of Need:** Administrative.

B. **Appendix Chapter 1, Section 104.13.** Stopping uses, evacuation. This addition allows the Fire Code Official to stop a use or order an evacuation if there is a hazardous condition or situation representing a hazard to life or property.

**Finding of Need:** Administrative.

C. **Section 503.2.1. Dimensions.** This amendment allows the Fire Code Official to set requirements consistent with the current operational requirements of the Fire Department's apparatus, and facilitates timely response of available apparatus.

**Finding of Need:** Administrative, Climatic #2, #3, Topographical #2, #3.

D. **Section 508.3 Fire Flow.** This amendment allows the Fire Code Official to set requirements consistent with the current operational requirements of the Fire Department's apparatus, and facilitates timely response of available apparatus.

**Finding of Need:** Administrative, Climatic #2, #3, Topographical #2, #3.

E. **Section 508.5. Fire Hydrant systems.** This amendment allows the Fire Code Official to set requirements consistent with the current operational requirements of the Fire Department's apparatus.

**Finding of Need:** Administrative.

EXHIBIT A - INDEX AND SUMMARY TO THE CALIFORNIA CODES AND AMENDMENTS

F. **Section 503.7. Electronic and Electric Access Gates.** This section updates exist City Code requirements regarding electronic and electric gates controls so that they reference current Fire Code sections. This section facilitates timely response of available apparatus.

Finding of Need: Administrative, Climatic #2, #3. Topographical #2, #3

G. **Section 906.1, #8. General.** This amendment allows the Fire Code Official discretion in dealing with the placement of fire extinguishers in high theft areas.

Finding of Need: Administrative.

**ARTICLE XIV.  
FIRE SPRINKLERS**

**Section 14-90. Fire Sprinklers.** This section adopts modifications to the California Fire Code relating to Fire Sprinkler Requirements.

A. **Sections 903.2 through 903.2.4.** This amendment updates existing City Code requirements regarding fire sprinkler systems so that they reference the correct current Fire Code sections, clarifies language, and changes the threshold requirements for residential addition areas requiring fire sprinkler systems.

**Finding of Need:** Administrative; Climatic #2, #3, #4; Geological #2; Topographical #2, #3.

B. **Sections 903.2.6 through 903.2.10.** This amendment updates existing City Code requirements regarding fire sprinkler systems so that they reference the correct current Fire Code sections, clarifies language, and changes the threshold requirements for residential addition areas requiring fire sprinkler systems.

**Finding of Need:** Administrative; Climatic #2, #3, #4; Geological #2; Topographical #2, #3.

C. **Section 903.3.1.2.** This amendment updates existing City Code requirements regarding fire sprinkler systems so that they reference the correct current Fire Code sections, clarifies language, and changes the threshold requirements for residential addition areas requiring fire sprinkler systems.

**Finding of Need:** Administrative; Climatic #2, #3, #4; Geological #2; Topographical #2, #3.

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D. **Section 903.3.1.3.** This amendment updates existing City Code requirements regarding fire sprinkler systems so that they reference the correct current Fire Code sections, clarifies language, and changes the threshold requirements for residential addition areas requiring fire sprinkler systems.

**Finding of Need:** Administrative; Climatic #2, #3, #4; Geological #2; Topographical #2, #3.