

DALY CITY AMENDMENTS TO THE CALIFORNIA BUILDING CODES

The following is a partial listing of Daly City's amendments to the California building codes that are most often cited in correction notices by building inspectors. The complete listing and text of code amendments appears in Daly City Municipal Code Chapter 15 and is available online at www.dalycity.org or from the City Clerk's Office in City Hall.

Daly City has adopted the latest editions of the California Codes. The California Codes are based on the 2006 International Building Code and 2005 Edition of the National Electric Code.

Administrative Provisions (apply to all codes)

- **Permit Issuance** (15.00.060). Daly City issues permits to the person doing the work. A homeowner permit may be issued to the homeowner if the homeowner possesses the knowledge and skills necessary to satisfactorily complete the work. Otherwise, the permit is issued to a California licensed contractor.
- **Permit Expiration** (15.00.064). Permits expire after 180 days of no activity. To maintain a permit as current, the next required inspection must be obtained before the 180 days elapses. There are two exceptions to this rule: building maintenance permits such as reroofing, replacement of water

heater, furnace, siding, garage door, garage door opener, windows, new electrical service installation, minor plumbing repairs, and similar work expire after 60 days. Permits to abate enforcement violations expire after 60 days.

- **Plan Check Expiration** (15.00.066). A permit must be obtained within 180 days of the initial submittal date or the application expires. Applications to abate enforcement violations are an exception. These applications expire after 60 days.

California Building Code

- **Plot Plan Requirements** (15.08.030). When submitting plans for a new building or deck, to expand the footprint of an existing building or to add habitable space, a plot plan must be submitted. The plot plan must show the location of the building on the lot with respect to property lines, lot, block and subdivision, parcel number, existing buildings, driveways, utilities, fire hydrants, trees, power poles, existing and finished grades, and direction and means of disposal of storm water runoff.
- **Additional Residential Sheetrock Requirements** (15.08.060). When adding additional habitable space to a single-family dwelling, garage walls

and/or ceilings adjacent to habitable spaces or walls, columns or beams supporting habitable spaces above shall receive 5/8" sheetrock and firetape on the garage side. Walls and ceilings adjacent to habitable spaces shall also be insulated to R-13 and R-19, respectively.

- **Trailers** (15.08.070). In other than mobile home parks, trailers may be used for offices and no other use, but only with the approval of the Building Official. Approval is obtained by writing the Chief Building Supervisor. The letter should include a plot plan showing the location of the unit, the proposed use and the anticipated duration of use.
- **Address Numbers** (15.08.080). All newly constructed, remodeled or altered buildings shall be provided with illuminated street numbers. The numbers shall be visible and legible from the street, have a contrasting background and have a minimum 1/2" stroke by 2-1/2" minimum height.
- **Exterior Wall Covering** (15.08.100). When an exterior wood-framed wall is within 18" of the property line it shall be sided with 1" nominal redwood drop siding or similar approved materials. Requests for similar approved materials must be submitted in writing to the Chief Building Supervisor.

- **Building Renovation or Alteration** (15.08.090). Buildings that undergo substantial alteration, renovation or change of use shall conform to the requirements of all the adopted codes. This includes fire, life safety and seismic provisions. Tenant improvement projects in a multi-occupant building may be excepted.
- **Roof and Exterior Wall Covering** (15.08.160). The use of metal for exterior wall or roof covering is prohibited. Certain types of metal roofing may be permitted with specific approval of the Building Division. Requests must be in writing and must include test results demonstrating resistance to corrosion, long-term durability and cut-edge protection.
- **Screening Meters** (15.08.090). Gas and electric service meters and related equipment shall be screened from public view by enclosure or other approved method.
- **Roof Fire Rating** (15.08.160). New roofing for all buildings shall have a minimum class B fire rating. A frequent problem is existing 3/8 inch decking. A class B fire rating cannot be achieved with a built up or modified bitumen roof covering over 3/8 inch decking. An overlay must be provided. Please see the roofing handout for further information.

- **Spark Arrester** (15.08.170). At the time of reroofing, all wood burning chimneys shall terminate in a substantially constructed spark arrester.
- **Retaining Walls** (15.08.160). Retaining walls higher than 42 inches, measured from the bottom of the footing to the top of the wall, must be designed by a California registered engineer or architect. Retaining walls constructed of wood may retain soil, but no other loads.
- **Ventilation** (15.08.150). Ventilation shall be provided for all enclosed exterior soffits, bays, projections and stairs.
- **Building Separation** (15.08.110). Party walls are not permitted. Buildings must be separated by a minimum distance of one inch.

California Plumbing Code

- **Drain Piping Materials** (15.20.040). Plastic piping is not allowed for drain, waste and vent piping within buildings.
- **Connection of Dissimilar Materials** (15.20.050). When connecting dissimilar piping materials (i.e. galvanized and copper), the point of connection shall be readily accessible and isolated by a 6" brass nipple or other means approved by the Building Division.

- **Water Heater Protection** (15.20.060). Existing water heaters located in garages shall be raised to a height of 18 inches above the garage floor and shall be strapped to resist earthquakes. This is enforced when the water heater is replaced, prior to sale or transfer of property and/or whenever a building permit is issued to add or modify habitable space, with a valuation of \$1,000 or more. Strapping must occur in the top and bottom 1/3 of the water heater.
- **Water Piping** (15.20.080). Plastic piping is prohibited for water piping material.
- **Building Sewer** (15.20.120). The building sewer shall be a minimum diameter of four inches.
- **Clean Outs** (15.20.100). Clean outs are required every 50 feet of horizontal drainage piping and at the junction of the building drain and building sewer located two feet outside of the building. The building sewer clean out must be an approved one-way clean out.
- **Gas Meters** (15.20.140). Gas meters shall have an exterior location, conform to PG&E standards, and be screened from public view by enclosure.

California Mechanical Code

- No substantive amendments.

California Electric Code

- **Service Entrance Conductors** (15.24.030). Overhead service entrance conductors shall be enclosed in rigid metal conduit.
- **Service Disconnect Location** (15.24.040). The main disconnect and meter shall be readily accessible on the exterior of the building. An exception may be granted for apartment and commercial buildings when unusual circumstances are encountered. A written request is required.
- **Conductor Material** (15.24.070). Conductors shall be copper. Aluminum is prohibited.
- **Meter Enclosure** (15.24.040). Electric service meters and related equipment shall be screened from public view by enclosure or other approved method.

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