

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DALY CITY REPEALING AND REPLACING
CHAPTERS 15.00, 15.08, 15.10, 15.14, 15.16, 15.20, 15.23, 15.24, 15.32, 15.60, & 15.65
ADDITION OF CHAPTER 15.12, AMENDMENTS TO CHAPTER 15.64 OF TITLE 15 OF
THE DALY CITY MUNICIPAL CODE

WHEREAS, pursuant Section 17958.7 and Section 18941.5 of the California Health and Safety Code, the City Council of Daly City hereby adopts the report contained herein as the “Finding of Facts” with regard to repealing and adopting Chapters 15.00, 15.08, 15.10, 15.14, 15.16, 15.20, 15.22, 15.24, 15.32, 15.60, 15.65, addition of Chapter 15.12, amendments to Chapter 15.64 of Title 15 of the Daly City Municipal Code; and

WHEREAS, adopting this ordinance, specific amendments have been established which are more restrictive in nature than those adopted by the State of California and the California Building Standards Commission; and

WHEREAS, these local amendments to the above Codes have been evaluated and recognized by the City of Daly City as reflecting changes in technology and the building industry. The amendments address problems, concerns and future direction by which the City will establish and maintain an environment which will afford a high level of safety to all those who work and live within the City’s boundaries; and

WHEREAS, the adoption of this Ordinance is based upon the “Finding of Facts”, as referenced in Attachment 1, and hereby incorporated by reference.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DALY CITY DOES ORDAIN as follows:

SECTION 1: CHAPTER 15.00, GENERAL REGULATIONS
CHAPTER 15.00 is hereby repealed and amended as set forth in EXHIBIT A.

SECTION 2: CHAPTER 15.12, CALIFORNIA REFERENCE STANDARDS CODE
CHAPTER 15.12 is hereby repealed and amended as set forth in EXHIBIT K.

SECTION 3: CHAPTER 15.08, CALIFORNIA BUILDING CODE
CHAPTER 15.08 is hereby repealed and amended as set forth in EXHIBIT B.

SECTION 4: CHAPTER 15.10, CALIFORNIA RESIDENTIAL BUILDING CODE
CHAPTER 15.10 is hereby repealed and amended as set forth in EXHIBIT C.

SECTION 5: CHAPTER 15.14, INTERNATIONAL PROPERTY MAINTENANCE CODE
CHAPTER 15.14 is hereby repealed and amended as set forth in EXHIBIT D.

SECTION 6: CHAPTER 15.16, CALIFORNIA MECHANICAL CODE
CHAPTER 15.16 is hereby repealed and amended as set forth in EXHIBIT E.

- SECTION 7: CHAPTER 15.20, CALIFORNIA PLUMBING CODE
CHAPTER 15.20 is hereby repealed and amended as set forth in EXHIBIT F.
- SECTION 8: CHAPTER 15.22, CALIFORNIA GREEN BUILDING STANDARDS CODE
CHAPTER 15.22 is hereby repealed and amended as set forth in EXHIBIT G.
- SECTION 9: CHAPTER 15.24, CALIFORNIA ELECTRICAL CODE
CHAPTER 15.24 is hereby repealed and amended as set forth in EXHIBIT H
- SECTION 10: CHAPTER 15.32, CALIFORNIA FIRE CODE
CHAPTER 15.32 is hereby repealed and amended as set forth in EXHIBIT L
- SECTION 11: CHAPTER 15.60, CALIFORNIA ENERGY CODE
CHAPTER 15.60 is hereby repealed and amended as set forth in EXHIBIT I
- SECTION 12: CHAPTER 15.65, CALIFORNIA EXISTING BUILDING CODE
CHAPTER 15.65 is hereby repealed and amended as set forth in EXHIBIT J
- SECTION 13: 2022 California Building Code
2022 California Residential Building Code
2021 International Property Maintenance Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Green Building Standards Code
2022 California Electrical Code
2022 California Energy Code
2022 California Fire Code
2022 California Energy Code
2022 California Existing Building Code
including all applicable appendices and amendments thereto, and the whole thereof is now filed with the City Clerk, and from the date on which this Ordinance takes effect, the provisions therefore shall be enforceable to the same extent as if contained in the bodies of the published editions.
- SECTION 14: CHAPTER 15.64 – RECYCLING AND DIVERSION OF CONSTRUCTION AND DEMOLITION DEBRIS
CHAPTER 15.64 is hereby amended as set forth in EXHIBIT M.
- SECTION 15: SEVERABILITY
If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held 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 Daly City 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, subsections, sentences, clauses, phrases or portions by declared invalid or unconstitutional.

SECTION 16: The City Council find, pursuant to Title 14 of the California Administrative Code, Section 15378, that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that:

- A. It is not a Project as provided by the Act, in that it does not have a potential for resulting in a detrimental physical change in the environment, directly ultimately as provided in Title 14, Section 15378(a);
- B. In that it is further exempt under the definition of Project in Section 15378(b)(3) in that it concerns general policy and procedure making;
- C. In that it can be seen with certainty that there is not possibility that the activity may have a significant effect upon the environment pursuant to Title 14, Section 15061(b)(3); and
- D. In that the action taken is an action by a regulatory agency that will both enhance and protect the environment and thereafter categorically exempt pursuant to Title 14, Section 15308.

SECTION 17: PUBLICATION

Pursuant to the provisions of Government Code Section 36933, a summary of this ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's office a certified copy of this ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's office a certified copy of the full text of this ordinance along with the names of those City Council members voting for and against this ordinance or otherwise voting. This ordinance shall become effective thirty (30) days from and after its adoption.

Introduced this _____ day of _____, 2022.

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the City Council of the City of Daly City held on the ___ day of _____, 2022, by the following vote:

AYES, Councilmembers: _____

NOES, Councilmembers: _____

Absent, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY
OF DALY CITY

DRAFT

EXHIBIT A - REFERENCE
CHAPTER 15.00
GENERAL REGULATIONS

Sections:

15.00.010	Administrative Authority
15.00.020	Construction Valuation and Fees Prescribed and Established by Resolution of the City Council
15.00.030	Time Limitation of Application
15.00.040	Permit Expiration and Extension
15.00.050	Procedure of Appeals
15.00.060	Building Addresses
15.00.070	Cooperation of Other Officials and Officers
15.00.080	Emergency Access
15.00.090	Reserved
15.00.100	Qualifications for Permit
15.00.110	Reserved
15.00.120	Workmanship
15.00.130	Aircraft Noise Soundproofing Project Area
15.00.140	Stormwater best management practices
15.00.150	Effects of Code in Past Actions and Obligations
15.00.160	Spark Arrestor Requirements
15.00.170	Technology Fee
15.00.180	Reserved
15.00.190	Factory Built Housing Fee

15.00.010 Administrative Authority

Terms Explained

- A. Whenever the term "the authority having jurisdiction" or "administrative authority" is used, it shall mean the building official.
- B. Whenever the term "assistants" or "authorized representative" is used, it shall mean members of the building division.
- C. Where reference is made to governing authority, it shall mean the city council.
- D. Where reference is made to private sewage disposal systems, public sewers, and/or waste department, the term "administrative authority" shall include the North San Mateo County Sanitation District, the Bayshore Sanitation District, the San Mateo County Health Department and any other public agencies dealing with sewage or sewage disposal.
- E. Where reference is made to storm sewers and the water main distribution, the term "administrative authority" shall include the city engineer or his or her designated assistant.

15.00.020 Construction Valuation and Fees Prescribed and Established by Resolution of the City Council

Any person desiring a permit required by these codes shall, at the time of filing an application therefore, pay fees prescribed and established by resolution of the city council.

15.00.030 Time Limitation of Application

105.3.2 Time Limitation of Application. Except as set forth in subsection 105.3.2.1, every application for a permit for any proposed work for which no permit has been issued within one

hundred eighty calendar days following the date of receipt of the application shall expire by limitation. The building official may extend the time for action by the applicant for a period not exceeding one hundred eighty calendar days upon request of the applicant demonstrating that circumstances beyond the control of the applicant and relating to the project have prevented action from being taken. The extension shall be required in writing and justifiable case must be demonstrated. No application under this subsection shall be extended more than twice. For the purpose of renewal on an application after expiration, the applicant shall resubmit plans compliant with the applicable code at time of resubmittal and pay new plan review fees. The building official may, in his/her sole discretion, grant an additional extension up to three hundred sixty days as necessitated by an official California major disaster declaration issued by FEMA.

105.3.2.1 Time Limitation of Application—Code Enforcement Permits. Notwithstanding any provision of section 105.3.2, if a permit application was filed in order to bring an unpermitted structure, and other unlawful, substandard, or hazardous condition into compliance with any applicable law, ordinance, rule or regulation, and no permit has been issued within ninety days of receipt of the application it shall expire by limitation. The building official may extend the time for action by the applicant for a period not exceeding ninety calendar days upon request of the applicant demonstrating that circumstances beyond the control of the applicant and relating to the project have prevented action from being taken. No application covered under this subsection shall be granted more than once.

15.00.040 Permit Expiration and Extension

105.5 Expiration. Except as set forth in subsection 105.5.1 and 105.5.2, every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one calendar year from the date of issuance of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one calendar year.

For the purposes of this subsection "suspended or abandoned" shall mean that the permittee has, for a period of one calendar year or longer after commencing the work authorized by such permit, failed to make substantial progress toward completion of the work, as determined by the building official. Failure to schedule and pass a required interim or final inspection for a period of one calendar year or longer since the issuance date of the permit or since the most recent interim inspection may be deemed to constitute a failure to make substantial progress toward completion of the work.

Required inspections include: footing/foundation inspection, concrete slab or under-floor inspection, framing inspection, lath or gypsum board inspection, fire resistant penetration inspection, energy efficiency inspection, any required special inspections, final inspections, and any other inspections other than conference inspections required by the building official. However, the building official may extend a permit if justifiable delay is demonstrated in writing or where a good faith effort toward code compliant work has been performed.

A. Permit Extensions. Any permittee holding an unexpired permit may request in writing an extension of time when the permittee is unable to commence work within the time required by this section. The building official may, in his/her sole discretion, grant, one or more extensions of time, for periods not more than one hundred eighty days each. A written request by the permittee shall demonstrate written evidence demonstrating that a good faith effort to complete the project has

been made and that reasons beyond the control of the permittee and relating to the project have resulted in a delay. Under no condition shall a permit be extended more than three times, for a total maximum time of three one hundred eighty-calendar day extensions. Each one hundred eighty-calendar day extension must be approved individually by the building official.

B. **Reactivation Required After Expiration.** Prior to recommencing work on the site after permit expiration a request for reactivation shall be first obtained, provided no changes have been made or will be made to the original plans and specifications for such work, and the work has not been suspended or abandoned for more than one year from the last required, recorded inspection. In cases in which the work was suspended or abandoned beyond one year from the last required, recorded inspection, reactivation shall not be issued after expiration if the original review was performed using a previously adopted code.

The building official, in his/her sole discretion, has the authority to deny reactivation which utilizes the requirements of the expired permit unless the permittee has made good faith effort to complete the project and for reasons beyond their control and related to the project. The permittee must provide a written report on the current status of construction which shall include a request for an extension and a timeframe for completion in order for the building official to renew the permit.

The building official may, in his/her sole discretion, grant an additional extension up to three hundred sixty days as necessitated by an official California major disaster declaration issued by FEMA.

105.5.1 Expiration—Code Enforcement Demolition Permits & Code Enforcement Quick Permits. . Notwithstanding any provision of section 105.5, if a building permit was issued in order to bring an unpermitted structure, and other unlawful, substandard or hazardous condition into compliance with any applicable law, ordinance, rule or regulation, a code enforcement demolition or code enforcement quick permit shall expire by limitation and become null and void ninety days after the issuance date of such permit. Any permittee holding an unexpired code enforcement quick or code enforcement demolition permit may request in writing an extension of time when the permittee is unable to commence work within the time required by this section. The building official may, in his/her sole discretion, grant, one or more extensions of time, for periods not more than ninety days each. A written request by the permittee shall demonstrate written evidence demonstrating that a good faith effort to complete the project has been made and that reasons beyond the control of the permittee and relating to the project have resulted in a delay.

105.5.2 Expiration—Building Maintenance. Notwithstanding any provision of section 105.5, if a building permit was issued for the purpose of building maintenance such permit shall expire by limitation and become null and void (or one hundred eighty days) after the issuance date of such permit. The building official may, in his/her sole discretion, grant, in writing, one or more extensions of time, for periods, not more than one hundred eighty days each. The extension shall be requested in writing and justifiable cause demonstrated.

15.00.050 Procedure of Appeals

Any person aggrieved by the decision of the building official shall have the right to appeal said decision to the city council of the city. Said appeal shall be in writing and shall be submitted to the city clerk of the city within ten days of the decision of the administrative authority. The city council, at its next regular meeting after receipt of the notice of appeal, shall set a time for hearing on said appeal, which time shall be not less than fourteen nor more than forty-five days from the date of said regular meeting. A copy of the notice of hearing shall be mailed to the appellant not less than ten days before the date of hearing by the city clerk of the city. The time of hearing may

be continued at the request of the party aggrieved at any time, which continuance shall not exceed a maximum of sixty days from the date originally set for hearing.

Said right of continuance shall be subject to approval by the city council and the decision of the city council shall be final.

Notice of the decision of the city council shall be delivered to the appellant personally or sent by certified mail—return receipt requested.

The effective date of said decision shall be the date of mailing of said notice of the decision, or the date same is personally delivered to said appellant. Failure to any person to file an appeal in accordance with the provisions of this code shall constitute a waiver of any right to an administrative hearing and adjudication of the notice and order or to any portion thereof.

15.00.060 Building Addresses

New and Existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall be internally or externally illuminated and contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

15.00.070 Cooperation of Other Officials and Officers

The building official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent law or ordinance.

15.00.080 Emergency Access

In the event that the building official determines that there is an immediate emergency due to the fact that dangerous or unsafe conditions exist which are an immediate menace to life, health or property, and if, after proper demand for entry therein has been made, as herein provided, no owner or occupant, or any other person having charge, custody or control of any building or premises shall fail or neglect to properly permit entry therein by the building official or authorized representative, for the purpose of inspection and examination pursuant to this code, said person shall be in violation of this section and shall be guilty of a misdemeanor.

15.00.090 Reserved

15.00.100 Qualifications for Permit

For the purpose of this code, no permit shall be issued to any person to do or cause to be done any work regulated by this code except to:

- A. A person holding a valid and unrevoked appropriate contractor's license classification issued by the State of California and a Daly City business license; or
- B. A bona fide registered owner of a single-family residential building who will personally perform the labor on said building and demonstrates to the satisfaction of the authorized

representative that the said registered owner possesses the knowledge, training and skills necessary to complete all work in a manner which complies with all applicable codes.

- C. A property management firm or corporation regularly employing one or more qualified tradespersons who performs alteration and repair to an existing component of a building, structure or on the premises owned or operated by the applicant for the permit and provides and maintain workers compensation insurance for its qualified trade's persons. This is not applicable to property management firm or corporation who hires licensed contractors to perform.

The issuance of a permit or approval of plans shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on thereunder when in violation of this code or of any other ordinance or from revoking any permit approval when issued in error.

15.00.110 Reserved

15.00.120 Workmanship

All design, construction and workmanship shall be in conformity with accepted engineering and construction practices and shall be of such character as to secure the results sought to be obtained by this code.

15.00.130 Aircraft Noise Soundproofing Project Area

Any home, constructed after January 1, 1993 or renovated at a cost equal to twenty-five percent or more of the value of the home and located within the 65 CNEL (FAA approved) contour map that is illustrated on the aircraft noise soundproofing project area map, must be insulated to meet standards applied in noise insulation programs supported by the Federal Aviation Administration.

15.00.140 Stormwater best management practices

All work undertaken in conformance with this code shall adhere to best management practices, guidelines or requirements that have been adopted by the city for any activity, operation or facility which may cause or contribute to storm water pollution or contamination, illicit discharges, and/or discharge of non-storm water discharge to the storm water system. Every person undertaking such activity or operation under this code shall comply with such guidelines or requirements as may be identified by the administrative authority.

Architectural features of copper metal roofing, copper granule containing asphalt shingles, copper gutters, copper downspouts, copper flashing and copper architectural ornaments shall not be permitted for use on any residential, commercial or industrial building for which a building permit is required, where the discharge of wastewater to storm drains is generated from the installation, cleaning, treating, and washing of the surface of copper architectural features.

15.00.150 Effects of Code in Past Actions and Obligations

The adoption of title 15 of the Daly City Municipal Code does not affect any civil lawsuits instituted or filed, or prosecutions for ordinances violations committed on or prior to the effective date of the said Code and does affect the validity of any bonds or cash deposits posted, filed or deposited pursuant to the requirement of any ordinance.

15.00.160 Spark Arrestor Requirements

At the time of re-roofing, all existing operational chimneys as described in chapter 10 of the California Residential Code shall terminate in a substantially constructed spark arrester either internally or externally mounted. Any spark arrester to be mounted internally shall not be installed until installation plans for such arrester have been submitted to and approved by the building division.

15.00.170 Technology Fee

Technology fee as prescribed and established by resolution of the city council that is collected whenever a permit is issued is a non-refundable fee.

15.00.180 Reserved

15.00.190 Factory Built Housing Fee

Allows the City of Daly City to charge for installation of factory built housing other than mobile home parks. The permit fees shall be based on the valuation cost of foundation, and site-built component not part of the factory built housing, electrical connection, plumbing connection, development fees, sewer fee and associated state mandate fees.

EXHIBIT B
CHAPTER 15.08
BUILDING CODE

Sections:

- 15.08.010 California Building Code – Adoption – Where Filed
- 15.08.020 Sections [A] 105.1.1 & [A] 105.1.2 Annual Permit & Annual Permit Records, Deleted
- 15.08.030 Section [A] 105.3.2 Time Limitation of Application, Amended
- 15.08.040 Section [A] 105.5 Permit Expiration and Extension, Amended
- 15.08.050 Section [A] 107.2.1.1 General Submitted Documents, Amended
- 15.08.060 Chapter 2 Definitions, Added
- 15.08.070 Section [A] 109.5.1 Construction Valuation and Fees Prescribed and Established by Resolution of the City Council, Added
- 15.08.080 Section [A] 113 Board of Appeals, Amended
- 15.08.090 Section [A] 114.4.1 Violation Penalties Fee, Added
- 15.08.100 Section 406.3.4 Additional Residential Gypsum Board Requirements, Added
- 15.08.110 Section [A] 105.2 Work Exempt From Permit, Amended
- 15.08.120 Section 501.2 Address Identification, Amended
- 15.08.130 Reserved
- 15.08.140 Section 1403.1 General, Amended
- 15.08.150 Section 1506.1 Scope, Amended
- 15.08.160 Section 1403.2 General Coverings for R occupancies of Type V Construction, Added
- 15.08.170 Reserved
- 15.08.180 Section 903 Automatic Sprinkler System, Amended
- 15.08.190 Section 1030.1 Exception 9, Emergency Escape and Rescue Openings, Amended
- 15.08.200 Reserved
- 15.08.210 Table 1505.1 Minimum Roof Covering Classifications for Types of Construction, Amended
- 15.08.220 Section 1705.3 Concrete Construction Exception 1, Amended
- 15.08.230 Reserved
- 15.08.240 Reserved
- 15.08.250 Chapter 23 – Sections 2306 and 2308 Used for Shearwall and Bracing Methods, Amended
- 15.08.260 Section 3116. Trailers, Modular Units, Mobile Homes Added.

15.08.010 Building Code – Adoption – Where Filed

There is adopted by the city, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "California Building Code, 2022 Edition," copies of which are in the Daly City ECD Library, including appendices G, I, & J, excluding chapters 27, 28, 29, 31A, 31B, 31C, 31D, 31E, & 31F, in this chapter collectively called the building code. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

15.08.020 Sections [A]105.1.1 & [A] 105.1.2 Annual Permit and Annual Permit Record, Deleted

Sections 105.1.1 & 105.1.2 of the California Building Code, 2022 Edition, are deleted.

15.08.030 Section [A] 105.3.2 Time Limitation of Application, Amendment

Section 105.3.2 of the California Building Code, 2022 Edition, is deleted and substituted by Daly City Municipal Code section 15.00.030.

15.08.040 Section [A] 105.5 Permit Expiration and Extension, Amendment

Section 105.5 of the California Building Code, 2022 Edition, is deleted and substituted by Daly City Municipal Code section 15.00.040.

15.08.050 Section [A] 107.2 Construction Documents, Amended

Section 107.2 of the California Building Code, 2022 Edition, is amended by adding the following: Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger with a minimum readable font size of 10. Other document sizes are permitted where approved by the building official.

15.08.060 Chapter 2 Definitions, Added

Chapter 2 of the California Building Code, 2022 Edition is amended by adding the following definitions:

EFFICIENCY KITCHEN. Means a removable kitchen that contains a sink with a maximum [vertical] waste line diameter of 1.5 inches; appliances that do not require electrical service greater than 120 volts, or natural or propane gas; a limited food preparation counter; and storage cabinets. The entire kitchen shall not exceed six lineal feet, except that if existing counter space is being converted to efficiency kitchen use then the counter space shall not exceed eight lineal feet. [Examples of prohibited cooking appliances are: ranges, stoves, cook tops, and built-in ovens. Examples of cooking appliances that may be used are: microwave ovens, hot plates, and similar appliances intended for use on top of a countertop. Refrigerator size is not limited.]

DECK, ATTACHED. An exterior floor system supported on at least one side by the exterior wall of the adjoining structure and supported on the opposing side by posts, piers or other support methods.

SLEEPING ROOM. A minimum of seventy square feet and shall be not less than seven feet in any direction. A study, sewing room, sitting room, office, den, or similar room shall be considered a room designed for sleeping purposes if it contains a closet, alcove, indentation, or wing wall which creates an area greater than twelve inches in depth.

15.08.070 Section [A] 109.5.1 Construction Valuation and Fees Prescribed and Established by Resolution of the City Council, Amended

Section 109 of the California Building Code, 2022 Edition, is amended by adding Section [A] 109.5.1 to read as follows:

Section [A] 109.5.1. Daly City Municipal Code General Regulations 15.00.020 are related Fees Prescribed and Established by Resolution of the City Council.

15.08.080 Section [A] 113 Board of Appeals, Amended

Section 113 of the California Building Code, 2021 Edition, is deleted in its entirety and substituted by Daly City Municipal Code section 15.00.050.

15.08.090 Section [A] 114.4.1 Violation Penalties Fee, Added

Section [A] 114.4 of the California Building Code, 2021 Edition is amended by adding section 114.4.1 to read:

Section [A] 114.4.1 Violation penalties fee shall be assessed per Daly Municipal Code section 15.00.020.

15.08.100 Section 406.3.4 Additional Residential Gypsum Board Requirements, Added

Section 406.3 of the California Building Code, 2022 Edition is amended by adding section 406.3.4 to read as follows:

406.3.4 Private Garage Separation Requirements for Alterations

When existing unconditioned space is converted to conditioned space for non-sprinklered R-3 occupancies of Type V construction the private garage shall comply with section 406.3.

15.08.110 Section [A] 105.2 Work Exempt From Permit, Amended

Section [A] 105.2 of the California Building Code, 2022 Edition, Work Exempt from Permit Building-Item 1 is amended to read as follows: One or more single story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the sum total of the floor areas of these accessory structures do not exceed 120 square feet (11.15 m²).

15.08.120 Section 501.2 Address Identification, Amended

Section 502.1 of the California Building Code, 2022 Edition, is deleted and substituted by Daly City Municipal Code General Regulations section 15.00.060 Approved Numbers and Addresses.

15.08.130 Reserved

15.08.140 Section 1403.1 General, Amended

Section 1403.1 of the California Building Code, 2022 Edition, is amended by adding the following: In R3 occupancies of Type V construction exterior walls less than 18 inches (475 mm) from property lines shall be covered with 5/8 inch (15.9 mm) nominal naturally durable wood drop siding or similar materials with a comparable life span.

15.08.150 Section 604. Use of Metal Sheets or Plates for External Covering of Roofs or Wall, Added

Section 601 of the California Building Code, 2022 Edition, amended by adding the following section 604.1 and subsections to read as follows:

Section 604.1. The use of metal sheets or plates for the external covering of roofs or walls is prohibited, anything in the Code notwithstanding, with the following exceptions:

1. Prefabricated and prefinished module siding approved by and acceptable to the Authorized Representative for specific installations.
2. Gasoline service stations and car wash structures as provided in Section 311 of this Code.
3. Building structures in an industrial zone.
4. Metal factory-manufactured tool sheds.

5. Architectural metal roofs with demonstrated resistance to corrosion, long term durability and cut edge protection acceptable to the authorized representative for specific installations.
6. Architectural features of copper metal roofing, copper granule containing asphalt shingles is prohibited per Daly City Municipal Code 15.00.140 where the discharge of wastewater to storm drains is generated from the installation, cleaning, treating, and washing of the surface of copper roof.

15.08.160 Reserved

15.08.170 Reserved

15.08.180 Section 903 Automatic Sprinkler System, Amended

Section 903 of the California Building Code, 2022 Edition, is deleted in its entirety and substituted by Daly City Municipal Code chapter 15.32 and the 2022 California Fire Code. Automatic fire sprinkler systems requirements shall be determined by the North County Fire Authority. Plan review, permits and inspections shall be under the North County Fire Authority.

15.08.190 Section 1031.2 Where Required, Amended

Section 1031.2 of the California Building Code, 2022 Edition, is amended by adding exemption 9 to read as follows:

9. In R3 occupancies of Type VB construction 3-stories or less, emergency escape and rescue openings are not required to open to a yard or court that opens to the public way if all of the following apply:

9.1 The parcel dimension is 25 feet (7620 mm) or less in any direction.

9.2 All walls facing the yard or court shall be not less than 1-hour fire resistance-rated tested in accordance with ASTM E119, UL 263 or Section 703.3 of the California Building Code.

9.3 The yard or court has a minimum 25 foot (7620 mm) clear width of open space in all directions.

15.08.200 Reserved

15.08.210 Table 1505.1 Minimum Roof Covering Classifications for Types of Construction, Amended

Table 1505.1 of the California Building Code, 2022 Edition, is amended to read as follows:

Table 1505.1 Minimum Roof Covering Classification for Types of Construction ^{a, b}

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

a. Unless otherwise required in accordance with Chapter 7A

b. 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-resistant roof covering that is at least Class B.

15.08.220 Section 1705.3 Concrete Construction Exception 1, Amended

Section 1705.3 Concrete construction of the California Building Code, 2022 Edition is amended to read as follows:

Exception 1: Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where structural design of footing is based on a specified compressive strength f'_c , not more than 2,500 pounds per square inch (psi)(17.2 MPa), regardless of the compressive strength specified in the approved construction documents .

15.08.230 Reserved

15.08.240 Reserved

15.08.250 Chapter 23 – Sections 2306 and 2308 Used for Shearwall and Bracing Methods, Amended

Chapter 23—Section 2306 and 2308 the California Building Code, 2022 where the Type of Material used for Shearwall and Bracing Methods as described in Tables 2306.3(3) and 2308.6.3(1) are deemed to be not an approved materials and methods and are deleted:

Table 2306.3(3) Shearwall 1. Expanded metal or woven wire lath and Portland cement plaster, 2. Gypsum lath, plain or perforated, 3. Gypsum sheathing, 4. Gypsum board, gypsum veneer base or water-resistant gypsum backing board, Deleted

Table 2308.6.3(1) Bracing Methods, 1. LIB (Let-in-bracing), 2. DWB (Diagonal wood boards), 3. GB (Gypsum board- double sided), 4. PBS (Particle board sheathing), 5. PCP (Portland cement plaster), 6. HPS (Hardboard panel siding), Deleted

15.08.260 Section 3116. Trailers, Modular Units, Mobile Home Added

A new section, to be known as section 3116 and subsections 3116.1, 3116.2, and 3116.3 to read as follows is added to Chapter of the California Building Code, 2019 Edition, which shall read as follows:

Section 3116. Trailers, Modular Units, Mobile Home:

3116.1. Trailers, modular units, mobile homes (except those mobile homes as defined in Sec. 15.40.010 B of the Daly City Municipal Code), travel trailers, house trailers, camp cars, campers or any other types of units, whether on wheels or not on wheels, and used for living quarters, shall be prohibited except in mobile home parks.

3116.2. Trailers, modular units, nor any other type unit as described in 3103., whether on wheels or not on wheels, shall not be used for any type of office-building or other business uses except they may be used for temporary offices for construction or sales purposes, formal educational occupancy and special events only, and with the specific approval of the Building Official per section 108 Temporary Structure and uses.

3116.3 Trailers, modular units or any type of unit as described in 3103. which are intended to be used for more than the specified time limitation per section California Building Code section 108 is allowed with one extension for not more than 180 day with specific approval of the Building Official.

3116.4 Trailers, modular units or any type of unit as described in 3103. which is intended to be used as described in 3103.5.2 for more than 360 days will require specific approval of the Building Official and other Officials and Officers.

EXHIBIT C
CHAPTER 15.10
RESIDENTIAL CODE

Sections:

- 15.10.010 California Residential Code – Adoption – Where Filed
- 15.10.020 Section R105.2 Work Exempt from Permit, Building 1, Amended
- 15.10.030 Section R105.3.2 Time Limitation of Application, Amended
- 15.10.040 Section R105.5 Permit Expiration and Extension, Amended
- 15.10.050 Section R106.1 Submittal Documents, Amended
- 15.10.060 Reserved
- 15.10.070 Section R108.7 Construction Valuation and Fees Prescribed and Established by Resolution of the City Council, Amended
- 15.10.080 Section R112 Board of Appeals, Amended
- 15.10.090 Section R113.2.1 Violation Penalties Fee, Added
- 15.10.100 Reserved
- 15.10.110 Reserved
- 15.10.120 Section R202 Definitions, Added
- 15.10.130 Section R302.6.1, R302.6.1.1 and R302.6.1.2 Fire Protection Retrofits, Added
- 15.10.140 Section R302.1 Exterior Walls, Amended
- 15.10.150 Reserved
- 15.10.160 Section R309.5, R309.6 and R313. Automatic Fire-Sprinkler System, Amended
- 15.10.170 Section R310.1. Emergency Escape and Rescue Openings. Exception, Amended
- 15.10.180 Reserved
- 15.10.190 Section R319 Site Address, Amended
- 15.10.200 Section R328 Energy Storage Systems, Amended
- 15.10.210 Reserved
- 15.10.220 Section R602.10 Wall Bracing, Amended
- 15.10.230 Section 701.3 Exterior Coverings Preferred Materials, Added
- 15.10.240 Section R902.1 All Roof Coverings, Added
- 15.10.250 Section AJ102.2.1 Existing Building and Structures. Lateral Movement Strengthening of Existing Basement Wall, Added

15.10.010 California Residential Code – Adoption – Where Filed

There is adopted by the city, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "California Residential Code, 2022 Edition," copies of which are in the Daly City ECD Library including appendices AH, AJ, & AK, in this chapter collectively called the residential code. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

15.10.020 Section R105.2 Work Exempt from Permit, Building item 1, Amended

Section R105.2 of the California Residential Code, 2022 Edition, Work Exempted from Permit Building—Item 1 is amended to read as follows: One or more single story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the sum total of the floor areas of these accessory structures do not exceed 120 square feet (11.15 m²).

15.10.030 Section R105.3.2 Time Limitation of Application, Amended

Section R105.3.2 of the California Residential Code 2022 Edition is deleted and substituted by Municipal Code General Regulations section 15.00.030.

15.10.040 Section R105.5 Permit Expiration and Extension, Amended

Section R105.5 of the California Residential Code 2022 Edition is deleted and substituted by Municipal Code General Regulations section 15.00.040.

15.10.050 Section R106.1 General Submitted Documents, Amended

Section R106.1 of the California Residential Code, 2022 Edition, is amended by adding the following:

Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger with a minimum readable font size of 10. Other document sizes are permitted where approved by the building official.

15.10.060 Reserved

15.10.070 Section R108.7 Construction Valuation and Fees Prescribed and Established by Resolution of the City Council, Amended

Section R108. of the California Residential Code, 2022 Edition, is amended by adding section R108.7 to read as follows:

Section 108.7. Daly City Municipal Code General Regulations 15.00.020 are Fees Prescribed and Established by Resolution of the City Council.

15.10.080 Section R112 Board of Appeals, Amended

Section R112 of the California Building Code, 2022 Edition, is deleted and substituted by General Regulations section 15.00.050.

15.10.090 Section R113.4.1 Violation Penalties Fee, Added

Section R113.4 of the California Residential Code, 2022 Edition is amended by adding subsection R113.4.1 to read:

Section R113.4.1 Violation penalties fee shall be assessed per Daly Municipal Code section 15.00.020 Fees.

15.10.100 Reserved

15.10.110 Reserved

15.10.120 Section R202 Definitions, Added

Section R202 of the California Residential Code, 2022 Edition is amended by adding the following definitions:

EFFICIENCY KITCHEN. Means a removable kitchen that contains a sink with a maximum [vertical] waste line diameter of 1.5 inches; appliances that do not require electrical service greater than 120 volts, or natural or propane gas; a limited food preparation counter; and storage cabinets. The entire kitchen shall not exceed six lineal feet, except that if existing counter space is being converted to efficiency kitchen use then the counter space shall not exceed eight lineal feet.

[Examples of prohibited cooking appliances are: ranges, stoves, cook tops, and built-in ovens. Examples of cooking appliances that may be used are: microwave ovens, hot plates, and similar appliances intended for use on top of a countertop. Refrigerator size is not limited.]

DECK, ATTACHED. An exterior floor system supported on at least one side by the exterior wall of the adjoining structure and supported on the opposing side by posts, piers or other support methods.

SLEEPING ROOM. A minimum of seventy square feet and shall be not less than seven feet in any direction. A study, sewing room, sitting room, office, den, or similar room shall be considered a room designed for sleeping purposes if it contains a closet, alcove, indentation, or wing wall which creates an area greater than twelve inches in depth.

15.10.130 Section R302.6.1 Fire Protection Retrofits, Added

Section R302.6 of the California Residential Code, 2022 Edition, is amended by adding subsection R302.6.1 as follows:

R302.6.1 Dwelling Alterations Separation Requirements When existing unconditioned space is converted to conditioned space the private garage shall comply with R302.6 for non-sprinklered buildings.

15.10.140 Section R302.1 Exterior Walls, Amended

Section R302.1 of the California Residential Code, 2022 Edition, is amended by adding the following:

For the purposes of this section Attached decks that are not exempt from permitting by Section R105.2 shall be considered projections for compliance. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2). When Multiple detached dwellings are located on a single lot, each detached dwelling shall comply independently with their respective table. Note-Exceptions and Tables of this section remain.

15.10.150 Reserved

15.10.160 Section R309.5, R309.6 and R313. Automatic Fire-Sprinkler System, Amended

Section R309.5; R309.6 and R313 of the California Residential Code, 2019 Edition, is deleted in its entirety and all references to Automatic Fire Sprinkler Systems requirements in Section R309.5, R309.6 and R313 and the entire body of the California Residential Code are replaced by Daly City Municipal Code 15.32 and the 2022 California Fire Code. Automatic fire sprinkler systems requirements shall be determined by the North County Fire Authority. Plan review permits and inspection shall be under the North County Fire Authority.

15.10.170 Section R310.1. Emergency Escape and Rescue Openings. Exception, Amended

Section R310.1 of the California Residential Code, 2022 Edition, is amended by adding exception #6, to read as follows:

Section R310.1 exception 6. Wood-framed buildings three stories or less, emergency escape and rescue openings are not required to open to a yard or court that opens to the public way if all of the following apply:

6.1 The parcel dimension is 25 feet (7620 mm) or less in any direction.

6.2 The all walls facing the yard or court shall be not less than 1-hour fire resistance-rated tested in accordance with ASTM E119, UL 263 or Section 703.3 of the California Building Code.

6.3 The yard or court has a minimum 25 feet (7620 mm) clear width of open space in all directions.

15.10.180 Reserved

15.10.190 Section R319 Site Address, Amended

Section R319 of the California Residential Code, 2022 Edition, is deleted in its entirety and substituted by Daly City Municipal Code section 15.08.060.

15.10.200 Section R328 Energy Storage Systems, Amended

Section R328 of the California Residential Code, 2022 Edition, is amended by addition section R328.3.2 to read as follows:

Disconnection Means – A Disconnecting means shall be provided for all ungrounded conductors derived to and from an ESS. Disconnecting means shall be located in a readily accessible location at the exterior of the building.

15.10.210 Reserved

15.10.220 Section 602.10 Wall Bracing, Amended

Section R602.10 of the California Residential Code, 2022 Edition, is amended by adding the following:

The use of the following bracing methods are prohibited: Method GB-(Gypsum wall board), LIB-(Let-in-bracing), DBW-(Diagonal wood board), SFB-(Structural fiberboard sheathing), PBS-(Particleboard sheathing), PCP-(Portland cement plaster), HPS-(hardboard panel siding). Material used for Shearwall shall comply with Daly City Municipal Code 15.08.250.

15.10.230 Section 701.3 Exterior Coverings Preferred Materials, Added

Section 701 of the California Residential Code, 2022 Edition, is amended by adding R701.3 to read as follows:

Exterior Coverings Materials - In addition to the requirements of Section R703, exterior walls less than 18 inches (457 mm) from property lines shall be covered with 5/8 inch (15.9 mm) nominal naturally durable wood drop siding or similar with comparable life span.

15.10.240 Section R902.1.4 All Roof Coverings, Added

Section R902.1 of the California Residential Code, 2022 Edition, is amended to add subsection R902.1.4 to read as follows:

All Roof Coverings – For the purposes of Section R902, all Roof Coverings shall have a minimum Class B or better and shall be tested in accordance with ASTM E108 or UL 790. 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.

15.10.250 Section AJ102.2.1 Existing Buildings and Structures. Lateral Movement Strengthening of Existing Basement Wall, Added

Section AJ102.2.1 of the California Residential Code, 2019 Edition, Appendix J is amended by adding AJ102.1.1 to read as follows:

Section AJ102.1.1 Whenever new habitable spaces including legalization of unpermitted improvements to a previously unimproved basement is made, the existing basement walls shall be strengthened by means of wall bracing per section R602.10 or acceptable engineering methodology that is prepared by a registered design professional.

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EXHIBIT D
CHAPTER 15.14
PROPERTY MAINTENANCE CODE

Sections:

- 15.14.010 International Property Maintenance Code– Adoption – Where Filed
- 15.14.020 Section [A] 101.1 Terms Explained, Amended
- 15.14.030 Section [A] 102.3 Application of Other Codes, Amended
- 15.14.040 Section [A] 103 Terms Explained, Amended
- 15.14.050 Section [A] 106.3 Failure to Obey Order, Amended
- 15.14.060 Section 106.4 Violation Penalties, Amended
- 15.14.070 Section 109.4.1 Cost Recovery for Authorized Emergency Abatement of Immediate Life, Health and Safety Hazards, Added
- 15.14.080 Section 109.6 Hearing, Amended
- 15.14.090 Section 111 Means of Appeal, Amended

15.14.010 International Property Maintenance Code– Adoption – Where Filed

There is adopted by the city, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "International Property Maintenance Code, 2021 Edition", copies of which are in the Daly City ECD Library. Whole thereof, save and except such portions as are hereinafter deleted, modified or amended, as hereinafter set forth. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

15.14.020 Section [A] 101.1 Terms Explained, Amended

The International Property Maintenance Code 2021 Edition shall be changed to: "ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE CITY COUNCIL OF THE CITY OF DALY CITY".

15.14.030 Section [A] 102.3 Application of Other Codes, Amended

Section [A] 102.3 of the Enforcement of the Order of the Building Official or the City Council of the City of Daly City is amended by including the 2022 California Existing Building Code and California Residential Code Appendix J—Existing Buildings and Structures as part of other codes.

15.14.040 Section [A] 103 Terms Explained, Amended

Section [A]103 of the International Property Maintenance Code 2021 is amended adding the following Terms Explained. The term "Code Official" is the Building Official. The Term "Assistant to Code Official" is the Code Enforcement Officer. The term "Department of Property Maintenance Inspection" is changed to "Enforcement of the Order of the Building Official or the City Council of the City of Daly City." The term "Chief Appointing Authority" is the City Manager.

15.14.050 Section 106.3 Failure to Obey Order, Amended

Section 109.3 of the international Property Maintenance Code 2021 Edition is amended by substituting the title Prosecution of violation to read "Failure to Obey Order."

15.14.060 Section 106.4 Violations Penalties, Amended

Section 109.4 of the International Property Maintenance Code, 2021 Edition, referencing to "Violation Penalties," is deleted in their entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code Chapter 15.00.020.

15.14.070 Section 109.4.1 Cost Recovery for Authorized Emergency Abatement of Immediate Life, Health and Safety Hazards, Added

Section 109.4 of the International Property Maintenance Code, 2021 Edition, is amended by adding subsection 109.4.1 to read as follows:

Section 109.4.1. Cost Recovery. Expenses incurred for any action taken on such premises by the Enforcement of the Order of the Building Official or the City Council for authorized emergency abatement of Life, Health and Safety Hazards as authorized by the Chief Appointing Authority shall be recovered through reimbursement by the property owner. In the event that expenses incurred for any action taken on such premises cannot be recovered through reimbursement by the property owner, the real estate upon which the structure is located shall be charge by placing a lien upon such real estate subject to the approval by city council.

15.14.080 Section 109.6 Hearing, Amended

Section 109.6 of the International Property Maintenance Code, 2021 Edition is deleted and substituted by Daly City Municipal Code section 15.00.050.

15.14.090 Section 111 Means of Appeal, Amended

Section 107 of the International Property Maintenance Code, 2021 Edition is deleted and substituted by Daly City Municipal Code section 15.00.050.

EXHIBIT E
CHAPTER 15.16
MECHANICAL CODE

Sections:

15.16.010	California Mechanical Code – Adoption – Where Filed
15.16.020	Section 104.3.1 Construction Documents, Amended
15.16.030	Section 104.3.2 Plan Review Fees, Amended
15.16.040	Section 104.3.3 Time Limitation of Application, Deleted
15.16.050	Section 104.4.3 Expiration, Deleted
15.16.060	Section 104.4 Extensions, Deleted
15.16.070	Section 104.5 Fee Schedule Table 104.5 Mechanical Permit Fees, Deleted
15.16.080	Section 104.5.2.1 Investigation Fee, Added
15.16.090	Section 104.5.3.1 Fee Refunds, Added
15.16.100	Section 106.3.1 Assessment of Penalties, Added
15.16.110	Section 107 Board of Appeals, Deleted

15.16.010 California Mechanical Code – Adoption – Where Filed

There is adopted by the city, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "California Mechanical Code, 2022 Edition", including the appendices thereto, published by the International Association of Plumbing and Mechanical Officials, and the whole thereof, save and excluding all appendices, as set forth in this chapter, of which code one copy is filed in the Daly City ECD Library, and is adopted and incorporated as fully as if set out a length in this chapter. From the day on which the ordinance is codified, this chapter shall take effect; the provisions thereof shall be controlling within the limits of the city.

15.16.020 Section 104.3.1 Construction Documents, Amended

Section 104.3.1 of the California Mechanical Code, 2022 Edition, is amended by adding the following: Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger with a minimum readable font size of 10. Other document sizes are permitted where approved by the building official.

15.16.030 Section 104.3.2 Plan Review Fees, Amended

Section 104.3.2 of the California Mechanical Code, 2022 Edition, is amended by adding Section 104.3.2.1 to read as follows: Daly City Municipal Code General Regulations 15.00.020 are related Fees prescribed and Established by Resolution of the City Council.

15.16.040 Section 104.3.3 Time Limitation of Application, Amended

Section 104.3.3 of the California Mechanical Code, 2022 Edition, is deleted and substituted by Daly City Municipal Code General Regulations 15.00.030.

15.16.050 Section 104.4.3 Expiration, Amended

Section 104.4.3 of the California Mechanical Code, 2022 Edition, is deleted and substituted by Daly City Municipal Code General Regulations 15.00.030.

15.16.060 Section 104.4.4 Extensions, Amended

Section 104.4.4 of the California Mechanical Code, 2022 Edition, is deleted and substituted by Daly City Municipal Code regulation 15.00.030

15.16.070 Section 104.5 – Fee Schedule Table 104.5 Mechanical Permit Section, Deleted
Section 104.5 – Fee Schedule Table 104.5 Mechanical Permit Fees of the California Mechanical Code, 2022 Edition, is deleted and substituted by Daly City Municipal Code Section 15.00.020.

15.16.080 Section 104.5.2.1 Investigation Fee, Added
Section 104.5.2. of the California Mechanical Code, 2022, Edition, is amended by adding section 104.5.2.1 to read as follows:
Section 104.5.4 Investigation Fee shall be assessed in accordance with Daly City Municipal Code Section 15.00.020.

15.16.090 Section 104.5.3.1 Refunding of Fee, Amended
Section 104.5 of the California Mechanical Code, 2022 Edition is amended by adding section 104.5.3.1 to read as follows:
Section 104.5.3.1 Refunding of Fee shall be assessed in accordance with Daly City Municipal Code Section 15.00.020

15.16.100 Section 106.3.1 Assessment of Penalties, Added
Section 106.3 of the California Mechanical Code, 2022 Edition, is amended by adding section 106.3.1 to read as follows:
Section 106.3.1 Assessment of penalties shall be assessed in accordance with Daly City Municipal Code Section 15.00.020

15.16.110 Section 107 Board of Appeals, Amended
Section 107 of the California Mechanical Code, 2022, is deleted in its entirety and substituted by Daly City Municipal Code Section 15.00.050.

EXHIBIT F
CHAPTER 15.20
CALIFORNIA PLUMBING CODE

Sections:

15.20.010	California Plumbing Code – Adoption – Where Filed
15.20.020	Section 104.3.1 Construction Documents, Amended
15.20.030	Section 104.3.2.1 Plan Review Fees, Amended
15.20.040	Section 104.3.3 Time Limitation of Application, Deleted
15.20.050	Section 104.4.3 Expiration, Deleted
15.20.060	Section 104.4 Extensions, Deleted
15.20.070	Section 104.5 Fee Schedule Table 104.5 Mechanical Permit Fees, Deleted
15.20.080	Section 104.5.2.1 Investigation Fee, Added
15.20.090	Section 104.5.3.1 Fee Refunds, Added
15.20.100	Section 106.3.1 Assessment of Penalties, Added
15.20.100	Section 107 Board of Appeals, Deleted
15.20.120	Reserved
15.20.130	Section 310.6.1. Prohibited Fittings and Practices, Amended
15.20.140	Reserved
15.20.150	Section 507.28 Additional Requirements – Protection of Water Heater from Damage, Added
15.20.160	Section 602.5 Unlawful Connections, Added
15.20.170	Reserved
15.20.180	Reserved
15.20.190	Section 604.15. Plastic Parts Included with Approved Appliance, Added.
15.20.200	Section 612.0 Residential Fire Sprinkler System, Deleted
15.20.210	Section 703.1.1 Sizing of Building Drain and Building Sewer Pipe, Added
15.20.220	Reserved
15.20.230	Section 713.8 Administrative Authority Relating to Building Sewer, Added
15.20.240	Section 1208.7.5 Gas Meter Location, amended

15.20.010 California Plumbing Code – Adoption – Where Filed

There is adopted by the city, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "California Plumbing Code, 2022 Edition", including the appendices thereto, published by the International Association of Plumbing and Mechanical Officials, and the whole thereof, save and excluding all appendices, as set forth in this chapter, of which code one copy is filed in the Daly City ECD Library, and is adopted and incorporated as fully as if set out a length in this chapter. From the day on which the ordinance is codified, this chapter shall take effect; the provisions thereof shall be controlling within the limits of the city.

15.20.020 Section 104.3.1 Construction Documents, Amended

Section 104.3.1 of the California Plumbing Code, 2022 Edition, is amended by adding the following: Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger with a minimum readable font size of 10. Other document sizes are permitted where approved by the building official.

15.20.030 Section 104.3.2 Plan Review Fees, Amended

Section 104.3.2 of the California Plumbing Code, 2022 Edition, is amended by adding Section 104.3.2.1 to read as follows: Daly City Municipal Code General Regulations 15.00.020 are related Fees prescribed and Established by Resolution of the City Council.

15.20.040 Section 104.3.3 Time Limitation of Application, Amended

Section 104.3.3 of the California Plumbing Code, 2022 Edition, is deleted and substituted by Daly City Municipal Code General Regulations 15.00.030.

15.20.050 Section 104.4.3 Expiration, Amended

Section 104.4.3 of the California Plumbing Code, 2022 Edition, is deleted and substituted by Daly City Municipal Code General Regulations 15.00.030.

15.20.060 Section 104.4.4 Extensions, Amended

Section 104.4.4 of the California Plumbing Code, 2022 Edition, is deleted and substituted by Daly City Municipal Code regulation 15.00.030

15.20.070 Section 104.5 – Fee Schedule Table 104.5 Mechanical Permit Section, Deleted

Section 104.5 – Fee Schedule Table 104.5 Plumbing Permit Fees of the California Mechanical Code, 2022 Edition, is deleted and substituted by Daly City Municipal Code Section 15.00.020.

15.20.080 Section 104.5.2.1 Investigation Fee, Added

Section 104.5.2. of the California Plumbing Code, 2022, Edition, is amended by adding section 104.5.2.1 to read as follows:

Section 104.5.4 Investigation Fee shall be assessed in accordance with Daly City Municipal Code Section 15.00.020.

15.20.090 Section 104.5.3.1 Refunding of Fee, Added

Section 104.5 of the California Plumbing Code, 2022 Edition is amended by adding section 104.5.3.1 to read as follows:

Section 104.5.3.1 Refunding of Fee shall be assessed in accordance with Daly City Municipal Code Section 15.00.020

15.20.100 Section 106.3.1 Assessment of Penalties, Added

Section 106.3 of the California Plumbing Code, 2022 Edition, is amended by adding section 106.3.1 to read as follows:

Section 106.3.1 Assessment of penalties shall be assessed in accordance with Daly City Municipal Code Section 15.00.020

15.20.110 Section 107 Board of Appeals, Amended

Section 107 of the California Plumbing Code, 2022, is deleted in its entirety and substituted by Daly City Municipal Code Section 15.00.050.

15.20.120 Reserved

15.20.130 Section 310.6.1. Prohibited Fittings and Practices, Amended

Section 310.6 of the California Plumbing Code, 2022 Edition, is amended by adding Section 310.6.1.

Section 310.6.1 Approved Material Connecting Dissimilar Material.

310.6.1. Except for necessary valves, where mixing of dissimilar metals occur, the point of connection shall be confined to exposed or readily accessible locations and all connections between the two will be made by a brass nipple at least six inches (6") long or other methods approved by the Administrative Authority.

15.20.140 Reserved

15.20.150 Section 507.28 Additional Requirements – Protection of Water Heater from Damage, Amended

Section 507.0 of the California Plumbing Code, 2022 Edition, is amended by adding subsection 507.28, sub Sections 507.28.1, 507.28.1 and 507.28.3 to read as follows:

Section 507.28 Additional Requirements for protection of Water Heater from Damage.

Section 507.28.1 The owner of the property shall be required to conform to Sections 507.13 and 507.14 in either of the following instances:

Section 507.28.2 Whenever a building permit is issued in connection with said property and said building permit is issued based on a valuation of \$1,000.00 or more for work adding or modifying habitable space.

15.20.160 Section 602.5 Unlawful Connections, Amended

Section 602.0 of the California Plumbing Code, 2022 Edition, amended by adding subsection 602.5 to read as follows:

Section 602.5 Other Unlawful Connections- No installation of potable water supply piping or part thereof shall be designed in such a manner that the water system will have dead ends, incapable of being circulated, except for domestic fire sprinkler systems when sprinkler system is connected directly to the domestic service piping system. An approved backflow device shall be installed at the point of connection between the domestic piping and sprinkler piping.

15.20.170 Reserved

15.20.180 Reserved

15.20.190 Section 604.15. Plastic Parts Included with Approved Appliance, Added.

Section 604 of the California Plumbing Code, 2022 Edition, is amended by adding subsection 604.14 to read as follows:

Section 604.15. Plastic Plumbing Parts Included with Approved Appliance or Fixture.

604.15 Plastic Plumbing Parts included as part of an approved appliance or plumbing fixture when readily accessible for repair or replacement is deemed to be an approved material as determined by the Administrative Authority.

15.20.200 Section 612.0 Residential Fire Sprinkler Systems, Amended

Section 612.0 of the California Plumbing Code, 2022 Edition, is deleted in its entirety and is replaced with Daly City Municipal Code Section 15.32 and the 2022 California Fire Code. Fire

Sprinkler System requirements, plan review, and inspection shall be determined by the North County Fire Authority.

15.20.210 Section 703.1.1 Sizing of Building Drain and Building Sewer Pipe, Amended

Section 703 of the California Plumbing Code, 2022 Edition, is amended by adding Section 703.1.1 to read as follows:

Section 703.1.1 Size of Building Drain and Building Sewer Pipe – The main building drain sewer waste line shall be a minimum of four inches (4”) in diameter.

15.20.220 Reserved

15.20.230 Section 713.8 Administrative Authority Relating to Building Sewer, Amended

Section 713 of the California Plumbing Code, 2022 Edition is amended by adding section 713.8 to read as follows:

Section 713.8 Administrative Authority Relating to Building Sewer – The North San Mateo County Sanitation District and the Bayshore Sanitary District is referred to as the Administrative Authority for their requirements as to fees, inspections, types of pipes and fittings, pipe sizes and other requirements, relating to building sewers.

15.20.240 Section 1208.7.1 Gas Meter Location, Amended

Section 1208.7.1 of the California Plumbing Code, 2022 Edition, is amended to read as follows:

Section 1208.7.1 Location – Gas meters shall be located in ventilated spaces readily accessible for examination, reading, replacement, or necessary maintenance. All gas meters shall be located on the exterior of the building and shall be obscured from public view.

EXHIBIT G
CHAPTER 15.22
CALIFORNIA GREEN BUILDING STANDARDS CODE

Sections:

- 15.22.010 California Green Building Standards Code – Adoption – Where Filed
- 15.22.020 Chapter 2 Definitions Section 202 Definitions, Amended
- 15.22.030 Section 4.106 Site Development, Added
- 15.22.040 Section 5.106 Site Development, Added
- 15.22.050 Appendix A4.601 General – Tier 1 and Tier 2, Deleted
- 15.22.060 Appendix A5.601 CALGreen Tier 1 and Tier 2, Deleted
- 15.22.070 Section 4.106.4 – Electric Vehicle (EV) Charging for New Construction, Amended
- 15.22.080 Section 5.106.5.3 – Electric Vehicle (EV) Charging for New Construction, Amended

15.22.010 California Green Building Standards Code – Adoption – Where Filed

There is adopted by the city, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "California Green Building Standards Code, 2022 Edition", including the appendices thereto, published by the International Code Council, and the whole thereof, save and excluding all appendices, as set forth in this chapter, of which code one copy is filed in the Daly City ECD Library, and is adopted and incorporated as fully as if set out a length in this chapter. From the day on which the ordinance is codified, this chapter shall take effect; the provisions thereof shall be controlling within the limits of the city.

15.22.020 Chapter 2 Definitions Section 202 Definitions, Amended

Section 202 of the California Green Building Standards Code, 2022 Edition, is amended to add the following definitions to read as follows:

AFFORDABLE HOUSING. Residential buildings that entirely consist of units below market rate and whose rents or sales prices are governed by local agencies to be affordable based on area median income.

AUTOMATIC LOAD MANAGEMENT SYSTEMS (ALMS). A control system which allows multiple EV chargers or EV-Ready electric vehicle outlets to share a circuit or panel and automatically reduce power at each charger, providing the opportunity to reduce electrical infrastructure costs and/or provide demand response capability. ALMS systems must be designed to deliver a minimum of 8-amperes and not less than 1.4-kiloWatts at the provided voltage, to each EV Capable, EV Ready or EVCS space served by the ALMS, and meet the requirements of California Electrical Code Article 625. The connected amperage on-site shall not be lower than the required connected amperage per Part 11, 2019 California Green Building Code for the relevant building types.

Electric Vehicle Charging Station (EVCS): A charging space that includes installation of electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes connected to a circuit serving a Level 2 EV Ready Space. EVCS installation may be used to satisfy a Level 2 **EV Ready Space requirement.** Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

EV CAPABLE. A parking space linked to a listed electrical panel with sufficient capacity to provide at least 110/120 volts and 20 amperes to the parking space. Raceways linking the electrical panel and parking space only need to be installed in spaces that will be inaccessible in the future, either trenched underground or where penetrations to walls, floors, or other partitions would otherwise be required for future installation of branch circuits. Raceways must be at least 1” in diameter and may be sized for multiple circuits as allowed by the California Electrical Code. The panel circuit directory shall identify the overcurrent protective device space(s) reserved for EV charging as “EV CAPABLE.” Construction documents shall indicate future completion of raceway from the panel to the parking space, via the installed inaccessible raceways.

LEVEL 1 EV READY SPACE. A parking space served by a complete electric circuit with a minimum of 110/120 volt, 20-ampere capacity including electrical panel capacity, overprotection device, a minimum 1” diameter raceway that may include multiple circuits as allowed by the California Electrical Code, and wiring.

LEVEL 2 EV READY SPACE. A parking space served by a complete electric circuit with 208/240 volt, 40-ampere capacity including electrical panel capacity, overprotection device, a minimum 1” diameter raceway that may include multiple circuits as allowed by the California Electrical Code, and wiring.

ALL-ELECTRIC BUILDING. A building that contains no combustion equipment or plumbing for combustion equipment serving space heating (including fireplaces), water heating (including pools and spas), cooking appliances (including barbeques), and clothes drying, within the building or building property lines, and instead uses electric heating appliances for service.

COMBUSTION EQUIPMENT. Any equipment or appliance used for space heating, water heating, cooking, clothes drying and/or lighting that uses fuel gas.

ELECTRIC HEATING APPLIANCE. A device that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors, or dissimilar material junctions, as defined in the California Mechanical Code.

FUEL GAS. A gas that is natural, manufactured, liquefied petroleum, or a mixture of these.

15.22.030 Section 4.106 Site Development, Added

Section 4.106 of the California Green Building Standards, is Amended to add Section 4.106.5 and Subsection 4.106.5.1 to read as follows:

4.106.5 All-electric buildings. New construction buildings and qualifying alteration projects shall comply with Section 4.106.5.1.

4.106.5.1. New construction and qualifying alteration projects. All newly constructed buildings shall be all-electric buildings. Alterations that include replacement or addition of over 50 percent of the existing foundation for purposes other than a repair or reinforcement as defined in California Existing Building Code Section 202; or where over 50 percent of the existing framing above the sill plate is removed or replaced for purposes other than repair, shall be all-electric buildings. If either of these criteria are met within a one-year period, measured from the date of the most recent previously obtained permit final date, the project shall be subject to the all-electric buildings requirements.

Tenant improvements shall not be considered new construction. The final determination whether a project meets the definition of substantial reconstruction/alteration shall be made by the local enforcing agency.

Exceptions:

1. Projects with planning entitlements approved by the City prior to June 10th, 2021.
2. If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the Energy Code, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Code using commercially available technology and an approved calculation method, then the Building Official may grant a modification.
3. Hotels and motels with eighty or more guestrooms may utilize fuel gas in on-site commercial clothes drying equipment.
4. Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs) shall be exempt from the all-electric building provisions of this section.
5. If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology and an approved calculation method, then the local enforcing agency may grant a modification.

15.22.040 Section 5.106 Site Development, Amended

5.106.13 All-electric buildings. New construction buildings and qualifying alteration projects shall comply with Section 5.106.13.1

5.106.13.1. New construction and qualifying alteration projects. All newly constructed buildings shall be all-electric buildings. Alterations that include replacement of over 50 percent of the existing foundation for purposes other than a repair or reinforcement as defined in California Existing Building Code Section 202; or where over 50 percent of the existing framing above the sill plate is removed or replaced for purposes other than repair, shall be all-electric buildings. If either of these criteria are met within a three-year period, measured from the date of the most recent previously obtained permit final date, the project shall be subject to the all-electric buildings requirements.

Tenant improvements shall not be considered new construction. The final determination whether a project meets the definition of substantial reconstruction/alteration shall be made by the local enforcing agency.

Exceptions:

1. Projects with planning entitlements approved by the City prior to June 10th, 2021.
2. Buildings containing kitchens.
3. Buildings that will be constructed to Office of Statewide Health Planning and Development (OSHPD) 1 Hospital Standards or OSHPD 3 Clinic Standards, may contain non-electric space-conditioning, water-heating systems, and process load systems.
4. Non-residential buildings containing F, H, and L occupancies, as defined in the California Building Code.
5. Buildings containing a Scientific Laboratory Area may contain non-electric space conditioning and water-heating systems.
6. If the applicant establishes that there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology

and an approved calculation method, then the local enforcing agency may grant a modification.

15.22.050 Appendix A4.601 General – Tier 1 and Tier 2, Deleted

Appendix Section A4.601 of California Green Building Standards Code, 2022 Edition, is Deleted.

15.22.060 Appendix A5.601 CALGreen Tier 1 and Tier 2, Deleted

Appendix Section A5.601 of California Green Building Standards Code, 2022 Edition, is Deleted.

15.22.070 Section 4.106.4 Electric Vehicle (EV) Charging for New Construction, Amended

Section 4.106.4 of the California Green Building Standards Code, 2022 Edition, is Amended in its entirety and amended to read as follows: For purposes to this section, certain words and phrases used herein are defined as follows:

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers.

Exceptions:

1. Where there is no commercial power supply
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
3. Multifamily residential building projects that have been granted entitlements within one year or less before the effective date of this ordinance shall provide at least ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, with Level 2 EV Ready Circuits. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.
4. Local jurisdictions may consider allowing exceptions through their local process, on a case by case basis, if a building permit applicant provides documentation detailing that the increased cost of utility service or on-site transformer capacity would exceed an average of \$4,500 among parking spaces with Level 2 EV Ready Spaces and Level 1 EV Ready Spaces. If costs are found to exceed this level, the applicant shall provide EV infrastructure up to a level that would not exceed this cost for utility service or on-site transformer capacity.

4.106.4.1 New one- and two-family dwellings and town-houses with attached private garages. For each dwelling unit, install a Level 2 EV Ready Space and Level 1 EV Ready Space.

Exception: For each dwelling unit with only one parking space, install a Level 2 EV Ready Space.

4.106.4.1.1 Identification. The raceway termination location shall be permanently and visibly marked as. “Level 2 EV-Ready”.

4.106.4.2 New multifamily Dwellings. The following requirements apply to all new multifamily dwellings.

1. For multifamily buildings with less than or equal to 20 dwelling units, one parking space per dwelling unit with parking shall be provided with a Level 2 EV Ready Space.
2. When more than 20 multifamily dwelling units are constructed on a building site:

- a. Install one Level 2 EV Ready Space in the first 20 dwelling unit parking spaces.
- b. For each additional dwelling unit over 20, 25% of the dwelling units with parking space(s) shall be provided with at least one Level 2 EV Ready Space. Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number.
- c. In addition, each remaining dwelling unit with parking space(s) shall be provided with at least a Level 1 EV Ready Space.
Exception: For all multifamily Affordable housing, 10% of dwelling units with parking space(s) shall be provided with at least one Level 2 EV Ready Space. Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. The remaining dwelling units with parking space(s) shall each be provided with at least a Level 1 EV Ready Space.

Notes:

1. Installation of Level 2 EV Ready Spaces above the minimum number required level may offset the minimum number Level 1 EV Ready Spaces required on a 1:1 basis.
2. The requirements apply to multifamily buildings with parking spaces including: a) assigned or leased to individual dwelling units, and b) unassigned residential parking not open to public parking.
3. In order to adhere to accessibility requirements in accordance with California Building Code Chapters 11A and/or 11B, it is recommended that all accessible parking spaces for covered newly constructed multifamily dwellings are provided with Level 1 or Level 2 EV Ready Spaces.

4.106.4.2.1 Electric vehicle charging space (EV Space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric vehicle charging stations (EVCS). When EV chargers are installed, EV spaces required by Section 4.106.4.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1. and Section 4.106.4.2.2, Item 3.

Note: Electric vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions -The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall

be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

- a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Automated Load Management Systems. As defined in Section 2, ALMS shall be allowed to meet the requirements of 4.106.4.2.

4.106.4.3 Electric Vehicle Charging for Additions and Alterations of Parking Facilities Serving Existing Multifamily Buildings - When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

15.22.080 Section 5.106.5.3 Electric Vehicle (EV) Charging for New Construction [N], Amended

Section 5.106.5.3 of the California Green Building Standards Code, 2022 Edition, is Amended in its entirety and amended to read as follows:

5.106.5.3 Electric vehicle (EV) charging. [N] New construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

Exceptions:

1. Where there is no commercial power supply.
2. Spaces accessible only by automated mechanical car parking systems are excepted from providing EV charging infrastructure.
3. Nonresidential building projects with valid entitlements granted by the City that has not otherwise expired before the effective date of this ordinance shall provide at least six (6) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, with Level 2 EV Charging Stations. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number

5.106.5.3.1 Office buildings: In nonresidential new construction buildings designated primarily for office use with parking:

1. When 10 or more parking spaces are constructed, 10% of the available parking spaces on site shall be equipped with Level 2 EVCS;
2. An additional 10% shall be provided with at least Level 1 EV Ready Spaces; and
3. An additional 30% shall be at least EV Capable.

Calculations for the required minimum number of spaces equipped with Level 2 EVCS, Level 1 EV Ready spaces and EV Capable spaces shall all be rounded up to the nearest whole number.

Construction plans and specifications shall demonstrate that all raceways shall be a minimum of 1" and sufficient for installation of EVCS at all required Level 1 EV Ready and EV Capable spaces; Electrical calculations shall substantiate the design of the electrical system to include the rating of equipment and any on-site distribution transformers, and have sufficient capacity to simultaneously charge EVs at all required EV spaces including Level 1 EV Ready and EV Capable

spaces; and service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

Notes:

1. ALMS may be installed to increase the number of EV chargers or the amperage or voltage beyond the minimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS.

5.106.5.3.2 Other nonresidential buildings: In nonresidential new construction buildings that are not designated primarily for office use, such as retail or institutional uses:

1. When 10 or more parking spaces are constructed, 6% of the available parking spaces on site shall be equipped with Level 2 EVCS;
2. An additional 5% shall be at least Level 1 EV Ready.

Calculations for the required minimum number of spaces equipped with Level 2 EVCS and Level 1 EV Ready spaces shall be rounded up to the nearest whole number

Exception: Installation of each Direct Current Fast Charger with the capacity to provide at least 80 kW output may substitute for 6 Level 2 EVCS and 5 EV Ready spaces after a minimum of 6 Level 2 EVCS and 5 Level 1 EV Ready spaces are installed.

5.106.5.3.3 Clean Air Vehicle Parking Designation. EVCS qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

Notes:

1. The California Department of Transportation adopts and publishes the California Manual on Uniform Traffic Control Devices (California MUTCD) to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives number 13-01. www.dot.ca.gov/hq/traffops/policy/13-01.pdf.
2. See Vehicle Code Section 22511 for EV charging spaces signage in off-street parking facilities and for use of EV charging spaces.
3. The Governor's Office of Planning and Research published a Zero-Emission Vehicle Community Readiness Guidebook which provides helpful information for local governments, residents and businesses. www.opr.ca.gov/docs/ZEV_Guidebook.pdf.
4. Section 11B-812 of the California Building Code requires that a facility providing EVCS for public and common use also provide one or more accessible EVCS as specified in Table 11B-228.3.2.1.
5. It is encouraged that shared parking, EV Ready are designated as "EV preferred."

EXHIBIT H
CHAPTER 15.24
ELECTRICAL CODE

Sections:

15.24.010	California Electrical Code – Adoption – Where Filed
15.24.020	Article 89.108.4.2.1 Fees Prescribed and Established by Resolution of the City Council, Amended
15.24.030	Article 89.108.4.3.2 Plan Review Established Fee, Amended
15.24.040	Article 89.108.4.3.3 Time Limitation for Application, Amended
15.24.050	Article 89.108.4.3.4 Time Limitation for a Permit, Amended
15.24.060	Article 89.108.8 Appeals Board, Amended
15.24.070	Reserved
15.24.080	Reserved
15.24.090	Article 230.70(A) (1) Location of Disconnecting Means, Amended
15.24.100	Reserved
15.24.110	Reserved
15.24.120	Reserved
15.24.130	Article 706.7 (A) Energy Storage System (ESS) Disconnecting Means, Amended

15.24.010 California Electrical Code – Adopted

There is adopted by the city, for the purpose of prescribing regulations for the protection of the public health and safety, that certain electrical code known as the "California Electrical Code, 2022 Edition," as published by the National Fire Protection Association, save and except such portions as are hereinafter deleted, modified or amended as hereinafter set forth, of which code one copy has been and now is on file in the Daly City ECD Library, and is adopted and incorporated as fully as if set out at length in this chapter. From the day on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

15.24.020 Article 89.108.4.2.1. Fees Prescribed and Established by Resolution of the City Council, Amended

Article 89.108.4.2 of the California Electrical Code, 2022 edition is amended by adding Article 89.108.4.2.1 to read as follows:

Article 89.108.4.2.1. Fees as prescribed to defray cost of enforcing rules and regulations of the Electrical Code is referenced to Daly City Municipal Code section 15.00.020, Fees Prescribed and Established by Resolution of the City Council.

15.24.030 Article 89.108.4.3.2. Plan Review Established Fee, Amended

Article 89.108.4.3 of the California Electrical Code, 2022 Edition, is amended by adding section 89.108.4.3.2 to read as follows:

Article 89.108.4.3.2 Plan Review Fee for electrical work shall be determined by Daly City Municipal Code 15.00.020.

15.24.040 Article 89.108.4.3.3 Time Limitation for Application, Amended

Article 89.108.4.3 of the California Electrical Code, 2022 Edition is amended by adding section 89.108.4.3.3 to read as follows:

Article 89.108.4.3.3. Time limitation for an application shall conform to Daly City Municipal Code 15.00.030.

15.24.050 Article 89.108.4.3.4. Time Limitation of a Permit, Amended

Article 89.108.4.3 of the California Electrical Code, 2022 Edition is amended by adding section 89.108.4.3.3 to read as follows:

Article 89.108.4.3.4. Time limitation of a Permit shall conform to Daly City Municipal Code 15.00.040.

15.24.060 Section 104.4.4 Extensions, Amended

Article 89.108.8 of the California Electrical Code, 2022 Edition is deleted and substituted by Daly City Municipal Code 15.00.050

15.24.070 Reserved

15.24.080 Reserved

15.24.090 Article 230-70(A) (1). Location of Disconnecting Means, Amended

Article 230-70(A)(1) of the California Electrical Code, 2022 Edition, Service Location is deleted and substituted with the following paragraph, to read as follows:

Article 230-70(A)(1). Location. The main service disconnecting means and meter or meters shall be installed at a readily accessible location on the exterior of the building. All utility service meters shall be obscured from public view unless approved by the Administrative Authority.

15.24.100 Reserved

15.24.110 Reserved

15.24.120 Reserved

15.24.130 Article 706.7.(A) Energy Storage Systems (ESS) Disconnecting Means, Amended

Article 706.7 (A) of the California Electrical Code 2019 Edition is amended to read as follows:
Article 706. (A) Disconnecting means shall be provided for all ungrounded conductors derived to and from an ESS. Disconnecting means shall be located in a readily accessible location at the exterior of the building.

EXHIBIT I
CHAPTER 15.60
ENERGY CODE

Sections:

15.60.010 California Energy Code – Adoption – Where Filed

15.60.010 California Energy Code – Adoption – Where Filed

There is adopted by the city, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "California Energy Code, 2022 Edition", including the appendices thereto, published by the International Code Council, and the whole thereof, as set forth in this chapter, of which code one copy is filed in the Daly City ECD Library, and is adopted and incorporated as fully as if set out a length in this chapter. From the day on which the ordinance is codified, this chapter shall take effect; the provisions thereof shall be controlling within the limits of the city.

EXHIBIT J
CHAPTER 15.65
CALIFORNIA EXISTING BUILDING CODE

Sections:

- 15.65.010 California Existing Building Code – Adoption – Where Filed
- 15.65.020 Section 1.8.4.2.1. Fees Prescribed and Established by Resolution of the City Council, Added
- 15.65.030 Section 1.8.4.3.1 Plan Review and Time Limitation, Amended
- 15.65.040 Section 1.8.4.3.2. Permit Expiration and Extension, Amended
- 15.65.050 Section 1.8.8. Board of Appeals, Amended
- 15.65.060 Section 1.8.10. Terms Explained, Added
- 15.65.070 Section 106.2.1.1. General Submittal Documents, Amended
- 15.65.080 Section 302.6 Safety Inspection of Elevated Decks, Walkways and balconies, Stairway System, Guards, Handrails, and parts thereof in weather exposed areas, Added

15.65.010 California Existing Building Code – Adoption – Where Filed

There is adopted by the city, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "California Existing Building Code, 2022 Edition", published by the International Code Council, and , and the adopted sections per Matrix Adoption Table found from the beginning of each chapter with notations under HCD 1 and HCD 2 and part thereof, save and except such portions as are hereinafter deleted, modified or amended, as hereinafter set forth, of which code one copy is on file in the Daly City ECD Library, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

15.65.020 Section 1.8.4.2.1. Fees Prescribed and Established by Resolution of the City Council, Amended

Section 1.8.4.2 of the California Existing Building Code, 2022 Edition, is amended by adding Section 1.8.4.2.1 to read as follows:

Section 1.8.4.2.1. Daly City Municipal Code General Regulations 15.00.020 are Fees Prescribed and Established by Resolution of the City Council.

15.65.030 Section 1.8.4.3.1 Plan Review and Time Limitation, Amended

Section 1.8.4.3 of the California Existing Building Code 2022 Edition is amended by adding Section 1.8.4.3.1 to read as follows:

Section 1.8.4.3.1. Plan Review and Time Limitation shall comply with Municipal Code General Regulations 15.00.040.

15.65.040 Section 1.8.4.3.2. Permit Expiration and Extension, Amended

Section 1.8.4.3. of the California Existing Building Code 2022 Edition is amended by adding Section 1.8.4.3.2 to read as follows:

Section 1.8.4.3.2 Permit Expiration and Extension shall comply with Municipal Code General Regulations 15.00.040.

15.65.050 Section 1.8.8. Board of Appeals, Amended

Section 1.8.8 of the California Existing Building Code, 2022 Edition, is deleted and substituted by General Regulations 15.00.050.

15.65.060 Section 1.8.10. Terms Explained, Added

The terms found within the body of the "California Existing Building Code" are explained as follows:

The term "Code Official" is the Building Official.

The term "Department of Department of Building Safety" is changed to "Enforcement of the Order of the Building Official or the City Council of the City of Daly City."

The term "Chief Appointing Authority" is the City Manager.

15.65.070 Section 106.2.1.1. General Submittal Documents, Amended

Section 106.2.1 of the California Existing Building Code, 2022 Edition, is amended by adding section 106.2.1.1 to read as follows:

106.2.1.1. Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger with a readable font of 10. Other document sizes are permitted where approved by the building official.

15.65.080 Section 302.6 Safety Inspection of Elevated Decks, Walkways and balconies, Stairway System, Guards, Handrails, and parts thereof in weather exposed areas, Amended

Section 302 of the California Existing Building Code, 2022 Edition, is amended by adding section 302.5 to read as follows:

Section 302.5 in conjunction with Senate Bill 721 requires an inspection of exterior elevated elements and associated waterproofing elements for all wood and metal decks, balconies, landings, exit corridors, stairway systems, guard rails, hand rails, fire escapes, or any parts thereof in weather-exposed areas for buildings with 3 or more multifamily dwelling units, hotels, condominiums including any building that is proposed for conversion to condominiums be inspected for general safe condition, in adequate working order, and free from hazardous dry rot, fungus, deterioration, decay, or improper alteration by a licensed architect, licensed civil or structural engineer, a building contractor holding specified licenses, or private individual certified as a building inspector or building official.

Property owners shall provide proof of compliance with this Section by submitting the compliance affidavit, with verification (if applicable) completed and signed by the licensed professional who inspected the subject building. The inspection shall be completed as prescribed by SB 721. Completed affidavits must be submitted to the Department of Economic and Community Development, Building Division, and recertified every 6 years.

EXHIBIT K
CHAPTER 15.12
CALIFORNIA REFERENCE STANDARDS CODE

Sections:

15.12.010 California Reference Standards Code – Adoption by reference - Where Filed

15.12.010 California Reference Standards Code – Adoption by reference– Where Filed

There is adopted by the city, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "California Reference Standards Code, 2022 Edition", published by the International Code Council, as hereinafter set forth, of which code one copy is on file in the Daly City ECD Library, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

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EXHIBIT L
CHAPTER 15.32
FIRE CODE

Sections:

- 15.32.010 2022 California Fire Code, Title 24, Part 9 and 2021 International Fire Code adopted - Adoption – Where Filed
- 15.32.020 Bureau of fire prevention—Established—Enforcement duties.
- 15.32.030 New materials, processes, or occupancies which may require permits.
- 15.32.040 Section 105 - Amended.
- 15.32.050 Section 107 - Amended.
- 15.32.060 Section 111 – Amended
- 15.32.070 Section 505.1 – Amended
- 15.32.080 Section 507.5.1 - Amended.
- 15.32.090 Section 509.1.2 – Added.
- 15.32.100 Section 903.2 - Amended.
- 15.32.110 Section 903.2.22 - Added Automatic Sprinkler systems
- 15.32.120 Section 903.4 - Sprinkler System Supervision and Alarms
- 15.32.130 Section 904.13.6 - Added.
- 15.32.140 Section 907.7.3. - Amended
- 15.32.150 Section 907.8.4 - Amended
- 15.32.160 Section 914.3.9 - Added
- 15.32.170 Section 5608.1 - Amended
- 15.32.180 Section 5608.1.2 - Amended
- 15.32.190 Violation – Penalty - Added
- 15.32.200 Authority to Cite -Added
- 15.32.210 Appendix D Section D101.2 - Added
- 15.32.220 Appendix D Section D102 - Added
- 15.32.230 Appendix D—Fire Apparatus Access Roads. D102.2 - Added
- 15.32.240 Amendment Appendix D Section D102.3 - Added
- 15.32.250 Appendix D Section D102.4 - Added
- 15.32.260 Vegetation Management Program for the Southern Hills Area - Added

15.32.010 2022 California Fire Code, Title 24, Part 9 and 2021 International Fire Code adopted.

There is hereby adopted by the City of Daly City, for the purpose of prescribing regulations governing conditions hazardous to the life and property and for protection from fire or explosion, those non-building standards contained within the International Fire Code and Building Standards contained within the California Fire Code, 2022 Edition [California Code of Regulations, Title 24, Part 9], published by the International Code Council, amended by the State of California and as adopted and/or amended by the Office of the State Fire Marshal, and the whole thereof, including Appendix B ("Fire-Flow Requirements for Buildings"), Appendix C ("Fire Hydrant Locations and Distributions") Appendix D (Fire Apparatus Access Roads"), Appendix F ("Hazard Ranking"), and Appendix L ("Requirements for Fire Fighter Air Replenishment Systems") save and except such portions as are hereinafter deleted, modified or amended by this chapter, of which code and standards not less than one copy has been and is now filed in the office of the city clerk of the city and the same is adopted and incorporated as fully set out at length in this chapter, and from the

date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

15.32.020 Bureau of fire prevention—Established—Enforcement duties.

- A. This code shall be enforced by the fire prevention services bureau in the fire department, which is established, and which shall be operated under the supervision of the chief of the fire department.
- B. The fire marshal in charge of the fire prevention services bureau shall be appointed by the city manager on the basis of examination to determine his/her qualifications

15.32.030 New materials, processes, or occupancies which may require permits.

The city manager, or designated representative, the chief and the fire marshal of the fire prevention services bureau, shall act as a committee to determine and specify, after giving affected persons the opportunity to be heard, any new materials, processes, or occupancies which shall require permits, in addition to those now encumbered in the code. The fire marshal of the fire prevention services bureau shall post such list in a conspicuous place in his/her office and distribute copies thereof to interested persons.

15.32.040 Section 105 - Amended.

Section 105 of this code is amended by adding the following required permits:

105.5 Required operational permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.5.1 through 105.5.58

105.5.55 Christmas Tree Lot. To operate a Christmas tree lot for the seasonal sale of Christmas trees.

105.5.56 Fire Alarm. To operate a manually or automatically actuated fire alarm in any building. Exception: smoke detectors in one and two-family dwellings.

105.5.57 Institutions and day care. To operate any and all occupancies that are set forth under Group I Occupancies, and Group E Occupancy of Title 24 of the California Code of Regulations, each accommodating more than six people.

105.5.58 Residential care facility. To operate a residential care/assisted living facility as set forth under Group R, Division 4 Occupancies.

15.32.050 Section 107 - Amended.

Section 107 is amended by adding the following paragraph at the end of the section:

The city council of the City of Daly City may if it so desires, establish by resolution permit fees in connection with any permit required or authorized to be issued by the fire chief or any other authorized representative of the fire department.

15.32.060 Section 111 - Amended.

Section 111 of this code is deleted in its entirety and replaced by the following sections to read as follows:

Section 111 Appeals

- A. If a person is aggrieved by the decision of the fire chief or fire marshal, he/she shall have the right to appeal said decision to the city council.
- B. Said appeal shall be in writing and shall be submitted to the city council within ten days of the decision of the fire chief or fire marshal. The city council shall, thereafter, at the next regular

meeting of the city council after receipt of notice of appeal, set a time for hearing on said appeal, which time shall be not less than fourteen nor more than forty-five days from the date of the regular meeting.

- C. A copy of the notice of hearing shall be mailed to the appellant not less than ten days before the date of hearing by the city clerk.
- D. The time of hearing may be continued at the request of the party aggrieved at any time, which continuance shall not exceed a maximum of sixty days from the date originally set for hearing.
- E. Said right of continuance shall be subject to approval by the city council and the decision of the city council shall be final.
- F. Notice of the decision of the city council shall be delivered to appellant personally, or sent by certified mail, return receipt requested.
- G. The effective date of such decision shall be the date of mailing of such notice of the decision, or the date the same is personally delivered to the appellant.
- H. Failure of any person to file an appeal in accordance with the provisions of this code shall constitute a waiver of his/her right to an administrative hearing an adjudication of the notice and order, or to any portion thereof.

15.32.070 Section 505.1 - Amended.

Section 505.1 is amended by adding the following at the end of the section:

Said numbers shall be internally or externally illuminated in all new construction, or when alterations or repairs of existing construction occur. The size and location of address numbers for multi-family dwellings and all other occupancies shall be as designated by the fire marshal. Buildings shall be placarded in accordance with NFPA 704. The locations and size of placards shall be as required by the fire marshal.

15.32.080 Section 507.5.1 - Amended.

Section 507.5.1 of this code is amended to read as follows:

Section 507.5.1 Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions: For group R-3 and U occupancies, the distance requirements shall be 250 feet.

15.32.090 Section 509.1.2 - Added

Section 509.1.2 is added to this code to read as follows:

Section 509.1.2 Multi-Family tenant buildings. All gas and electric utility services in multi-family tenant buildings shall be visibly and legibly marked with the unit identification.

15.32.100 Section 903.2 - Amended.

Section 903.2 of this code is deleted in its entirety and is replaced with the following:

Section 903.2 Where required.

A fire extinguishing system shall be installed in all occupancies and locations as set forth in this section.

- A. All Occupancies. All occupancies shall be protected throughout by an automatic fire sprinkler system installed in accordance with NFPA 13.

Exceptions: Detached garages less than 400 square feet in size. Detached carports and greenhouses. Sheds and auxiliary structures under 200 square feet in size and not used for human habitation.

- B. Existing Occupancies. When an existing building undergoes any alteration, renovation, addition, or repair which exceeds 50% of the building's original gross area within any five (5) year period, the entire building shall be protected by an automatic fire sprinkler system. Gross area shall be the area included within surrounding exterior walls.

Exceptions: Work involving exterior surfaces only, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.

- C. For purposes of this section, an addition, alteration or repair is defined as any change to a building that requires a permit other than only a mechanical, electrical or plumbing permit.
- D. Other Areas. An automatic fire sprinkler system shall be installed in all garbage compartments, rubbish and linen chutes, linen rooms, incinerator compartments, dumb waiter shafts, and storage rooms when located in all occupancies except Group R, Division 3. An accessible indicating shut off valve shall be installed.
- E. Condominium Conversions. An automatic fire sprinkler system shall be installed for all condominium conversions

15.32.110 Automatic Sprinkler Systems - Added

Add Sections 903.2.22

Purpose: To establish requirements for sprinkler protection of car stackers not specifically addressed in NFPA 13.

Parking garage areas containing car stackers shall be protected by an automatic wet-pipe sprinkler system designed to Extra Hazard Group 2. In addition, non-extended coverage standard sidewall sprinklers listed for Ordinary Hazard shall be provided under each parking level, including the bottom level if the stacker is provided with a pit. Each sidewall sprinkler shall cover an area of 80 sq. ft. or less.

The area of application may be reduced from the required 2500 sq. ft. to as low as 1500 sq. ft. if:

1. 1-hour fire rated walls are provided to separate the car stacker areas from the standard parking stalls,
2. The car stacker areas are divided up into 1500 sq. ft. areas via 1-hour fire rated walls, and
3. One-hour fire rated walls are provided to separate the car stacker areas from any other areas in the garage.

One-hour fire rated walls are not required in the driveway areas. For the hydraulic calculation, flow from all sprinklers, upright or pendent sprinklers at ceiling and all sidewall sprinklers at all levels, located in the area of application shall be included in the calculation.

15.32.120 Section 903.4 Sprinkler System Supervision and Alarms.

Section 903.4.2 is amended by adding following to the end of the paragraph:

In addition to the audible device(s) required by this section, an approved strobe light shall be located on the exterior of the building in an approved location.

15.32.130 Section 904.13.6 - Added.

Section 904.13.6 Floor Markings

The location(s) of all cooking appliances that are protected by an approved automatic fire extinguishing system shall be permanently identified either by a wall mounted "approved" appliance floor plan or marked on the floor in a manner approved by the Fire Marshal.

15.32.140 Section 907.7.3 - Amended

Section 907.7.3 of this code is amended by adding the following paragraph:

Each fire alarm system shall have posted at the main control panel instructions for silencing and resetting the system, the day and night phone numbers of the person responsible for the property, and the company or individual providing maintenance services for the alarm system

15.32.150 Section 907.8.4 - Amended

Section 907.8.4 of this code is amended by adding the following paragraph:

Each operator of a fire alarm system is required to have a maintenance/inspection contract with a company or individual licensed by the California Department of Consumer Affairs to perform work on a fire alarm system. Individuals performing maintenance or inspection services must be appropriately licensed or directly employed by an appropriately licensed contractor. A current copy of the maintenance/inspection contract shall be submitted to the fire department each year before the issuance of an annual fire alarm permit. This contract shall provide for inspections and service in accordance with NFPA 72.

15.32.160 Section 914.3.9 - Added.

Section 914.3.9 is added to this code and shall read as follows:

Section 914.3.9 Multistoried. High-rise Safety Requirements.

All Group B and Group R occupancies, each having floors used for human occupancy located more than seventy-five feet (75') above the lowest level of fire department vehicular access, shall be equipped with an approved Firefighter Breathing Air Replenishment System, as outlined in Appendix L. Such a system shall provide an adequate pressurized fresh air supply through a permanent piping system for the replenishment of portable life sustaining air equipment carried by fire department, rescue, and other personnel in the performance of their duties. Location and specifications of access stations to, and the installation of, such air replenishment systems shall be made in accordance with the requirements of the fire chief.

15.32.170 Section 5608.1 - Amended

Section 5608.1 of this code is amended by adding the following paragraph:

The sale and discharge of fireworks is permitted only as provided in Title 8, Chapter 8.24 et seq., of the Daly City Municipal Code.

15.32.180 Section 5608.1.2 - Amended

Section 5608 of this code is amended by adding Section 5608.1.2 as follows:

Section 5608.1.2. The foregoing provisions of Chapter 33 shall be subject to the provisions of Title 8, Chapter 8.24 of the Daly City Municipal Code whenever same are in conflict therewith.

15.32.190 Violation – Penalty - Added

Any person who shall violate any provision of this code adopted by this chapter, or fail to comply therewith, or who shall build in violation of any detailed statement of specifications or plans submitted and approved hereunder, and from which no appeal has been taken, or shall fail to comply with such and order as affirmed or modified by the city council or by a court of competent jurisdiction, within the time fixed therein, shall severally for each and every such violation and noncompliance respectively, be guilty of a misdemeanor, punishable as set forth in section 1.12.010 of the Daly City Municipal Code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

15.32.200 Authority to Cite - Added

The fire chief and/or fire marshal may, pursuant to section 836.5 of the Penal Code, and subject to the provisions thereof, cite a person whenever he/she has reasonable cause to believe that the person to be cited has committed a misdemeanor in his/her presence which is a violation of the International/California Fire Code adopted by the city and any amendments thereto, which the fire chief and/or fire marshal have duty to enforce.

15.32.210 Appendix D Section D101.2 - Added

Section D101.2 is added to read as follows:

D101.2—Definition—Fire Apparatus Access Road. A road that provides fire apparatus access from a fire station to at facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane, access road way and drive way.

15.32.220 Appendix D Section D102. - Added

An Exception to Appendix D102 is added to read as follows:

Exception: When a fire department access roads cannot be installed due to location on the property, topography, waterways, non-negotiable grades, or other similar conditions the AHJ shall be authorized to require fire protection features in addition to those already required.

15.32.230 Appendix D - Section D102.2 Fire Apparatus Access Roads. - Added

Amendment Appendix D Section D102.2

Section D102.2 is added to read as follows:

Section D102.2—Fire department access shall extend to within 50 feet (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

Exception: one- or two-family dwellings or townhouses protected with 13D or 13R may be permitted to be increased to 150 ft (46 m).

15.32.240 Appendix D Section D102.3 - Added

Section D102.3 is added to read as follows:

Large Buildings—Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than

150 ft. (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

15.32.250 Appendix D Section D102.4 - Added

Section D102.4 is added to read as follows:

Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).

15.32.260 Vegetation Management Program for the Southern Hills Area. - Added

Part I—Purpose and Applicability

- A. Purpose and Intent. The purpose and intent of these regulations is to identify areas which present a fire hazard due to the accumulation of gorse plants near residential areas so that public officials are able to identify measures that will retard the rate of spread and reduce the potential intensity of uncontrolled fires that threaten to destroy resources, life, or property.
- B. Designation of Vegetation Management Program Areas. Areas identified by the fire chief shall be deemed a fire hazard and it is the duty and responsibility of property owners within such area(s) to maintain such designated property in accordance with this section.
- C. Authority to Designate and Designation of Vegetation Management Program Areas.
 - a. The Daly City fire chief is authorized to designate area(s) within the boundaries of the city, as area(s) meeting the criteria governed by section B.
 - b. The Daly City fire chief has designated the following area as an area meeting the criteria governed by section B:
 - i. Southern Hills: located in the northeast portion of Daly City north and east of Crocker Avenue including but not limited to South Hill Boulevard, Alta Vista Way, Oakridge Street and surrounding areas abutting San Bruno Mountain County Park which lies to the south. An exact area is delineated upon a map attached to the ordinance codified in this section as Appendix 1. An original map of the area is located within the administrative offices of the Daly City fire department.
- D. General Requirements as to Dwellings or Structures In, Upon or Adjoining Specified Areas or Lands Within an Area(s) Meeting Criteria Governed by section B—Maintenance.
 - a. Any person who owns, leases, controls, operates, or maintains any land within an area meeting criteria governed by Section B and designated by the fire chief pursuant to this section shall at all times do all of the following:
 - i. All properties shall be entirely cleared of all flammable vegetation including but not limited to gorse, grass, weeds, and brush. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as groundcover, if they do not form a means of rapidly transmitting fire from native growth to any dwelling or structure; grass and other vegetation less than twelve inches in height above the ground may be maintained to stabilize the soil and prevent erosion;
 - ii. Remove that portion of any trees that extend within ten feet of the outlet of any chimney or stovepipe;
 - iii. Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size;

- iv. Maintain any tree adjacent to or overhanging any building free of dead or dying wood; and
 - v. Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.
 - b. A person is not required under this section to maintain a clearing on any land if that person does not have legal right to maintain the clearing, nor is any person required to enter upon or damage property that is owned by any other person without the consent of the owner of the property.
 - E. Application of Maintenance Standards to Specified Land or Water Areas.
 - a. This section shall not apply to any land or water area acquired or managed for one or more of the following purposes or uses:
 - i. Habitat for endangered or threatened species, or any species that is a candidate for listing as an endangered or threatened species by the state or federal government;
 - ii. Lands kept in a predominately natural state as habitat for wildlife, plant or animal communities; and
 - iii. Open space lands that are environmentally sensitive parklands.
 - b. This exemption applies whether the land or water area is held in fee title or any lesser interest. This exemption applies to any public agency, any private entity that had dedicated the land or water areas to one or more of those purposes or uses, or any combination of public agencies, and private entities making that decision.
 - F. Enforcement.
 - a. The provisions for Section 1507 and any subsequent subsections or local amendments to Section 1507 (roof coverings) of the latest edition of the California (International) Building Code as adopted by the city, shall apply in all areas so designated in the city. The building official shall enforce the provisions of Section 1507 in all areas so designated by the fire chief and as locally amended.
 - b. The Daly City fire department shall have authority to enforce all requirements in this section as well as the enabling statutes. Violations of this section, or of the enabling state statutes may be prosecuted under Sections 51185 through 51187 of the Government Code, or alternatively under the general penalty provisions of Chapter 1.12 of this code, or under this section as specified below.
 - i. Notification of Violation. Whenever the fire department determines that any property within the city is being maintained contrary to one or more of the provisions of this section, (s)he shall give written notice to the owners and/or tenant of the property stating the sections being violated.
 - ii. Referral to City Attorney. In the event an owner shall fail, neglect, or refuse to comply with the notice to correct a violation, the fire department may refer the violation to the city attorney for legal action, including the institution of a civil or criminal proceeding to achieve compliance, as an alternative to the administrative appeal committee process set out in the sections below.
 - iii. Referral to Administrative Appeal Committee. In the event an owner shall fail, neglect or refuse to comply with the notification, the fire department may seek compliance through the administrative appeal committee process as set forth in Part II of this section, in addition to, or as an alternative to any other remedy allowed by law or by this section.

- iv. Referral to City Council for Abatement. In the event an owner shall fail, neglect, or refuse to comply with this notification, the fire department may seek compliance through abatement or physical security of the property as set forth in Part III of this section in addition to, or as an alternative to any other remedy allowed by law or by this section.

Part II—Administrative Appeals, Hearings, Orders, Penalties, and Costs

A. Applicability of Administrative Appeal Process.

- a. This subsection provides for administrative remedies, which are in addition to all other legal remedies, criminal or civil, which may be pursued by the city to address any violation of this section.
- b. Use of this subsection shall be at the sole discretion of the city in general, and of the fire department in particular.

B. Purpose of Administrative Appeal Process.

- a. The administrative appeal process serves to provide the full opportunity of a person subject to a notification of violation to object to the determination that a violation has occurred and/or that the violation has continued to exist. The failure of any person subject to a notification of violation, pursuant to this section, to appear at the hearing shall constitute a failure to exhaust administrative remedies.
- b. In the absence of an appeal, the administrative appeal process is provided to review the facts of any issued notification of violation, where necessary, and upon review of such facts the administrative appeal board may:
 - i. Discharge the notification of violation;
 - ii. Re-issue the notification of violation; or
 - iii. Without further hearing, declare such property to be a violation, and order abatement, issue administrative orders, impose administrative penalties, and recover administrative costs pursuant to the provisions of this section.
- c. In appropriate cases, the administrative appeals board may decide or order the direct abatement of the subject property, subject to the property owner's right to timely appeal that decision to the Daly City Council.

C. Administrative Appeal Committee.

- a. The administrative appeal committee shall be the body designated to conduct an administrative hearing to ascertain whether the violation exists, the abatement of which is appropriate under the police powers of the city.
- b. The membership of the administrative appeal committee shall consist of one or more city employees appointed by the city manager or his or her designated representative, with sufficient supervisory, professional or practical experience to review the matters brought before the administrative appeals committee.

D. Notices.

- a. Notice of administrative appeal committee hearing, or other actions shall be served upon the owner in accordance with the provisions of this section, and shall be served upon the property owner not less than fourteen days before the time fixed for the hearing.
- b. Notice shall be given by delivering a written notice personally to the owner(s) of the property upon which the violation is located, or by depositing such notice in the United States mail, postage prepaid, and addressed to the owner(s) thereof at his or her last known address as the same appears on the last equalized assessment roll of the county.

In the event a notice is given to the person(s) in apparent possession or control of the property, such notice shall be given in either manner specified in this section and may be addressed to "occupant" or "to whom it may concern", if the name of such person(s) is unknown.

- c. Notice of hearing before the administrative appeal committee or notice of an action by the administrative appeal committee shall substantially contain the information as set forth below:
 - i. The date and location of the violation;
 - ii. The section of this code, the adopted International codes, state law or regulations or other such statutes violated and a description of the violation;
 - iii. The actions required to correct the violation;
 - iv. The time period after which administrative penalties will begin to accrue if compliance with the notification has not been achieved;
 - v. Either a copy of this section or an explanation of the consequences of noncompliance with this section and a description of the hearing procedure and appeals process; or
 - vi. The fact that this matter will be sent to the city attorney's office to seek compliance if the matter poses an immediate threat or danger.
 - d. The failure of any owner or other person to receive such notice shall not affect in any manner the validity of any proceedings taken under this section of this section.
- E. Hearing—Findings and Order.
- a. At the place and time set forth in the notice set out above, the administrative appeal board shall conduct a hearing on the notification of violation issued pursuant to this section.
 - b. The board shall consider any written or oral evidence consistent with its rules and procedures regarding the violation and compliance by the violator or by the real property owner.
 - c. Within a reasonable time following the conclusion of the hearing, the board shall make findings and issue its determination regarding:
 - i. The existence of the violation;
 - ii. The failure of the violator/owner to take required corrective action within the required time period.
 - d. The board shall issue written findings. The findings shall be supported by evidence received at the hearing.
 - e. If the board finds by a preponderance of the evidence that a violation has occurred and that the violation was not corrected within the time period specified in the notification of violation, the board shall issue an administrative order. Such administrative order may direct abatement by the city.
 - f. If the board finds that no violation has occurred or that the violation was corrected within the time period specified in the notification of violation, the board shall issue a finding of those facts.
- F. Administrative Order. If the administrative appeal board determines that a violation occurred which was not corrected within the time period specified in the notification of violation, the board shall issue an administrative order which imposes any or all of the following:
- a. An order to correct, including a schedule for correction where appropriate;

- b. An order to abate, by city forces or contract, with allowance for timely appeal to the city council, and cost recovery for the costs of abatement;
- c. Administrative penalties provided below;
- d. Administrative costs as provided below.

G. Administrative Penalties.

- a. The administrative appeal board may impose administrative penalties for the violation of any provision of this code in an amount not to exceed a maximum of two thousand five-hundred dollars per day for each ongoing violation, except that the total administrative penalty shall not exceed ten thousand dollars exclusive of administrative costs, interest and restitution for compliance inspections, for any related series of violations.
- b. In determining the amount of the administrative penalty, the board may take any and all of the following factors into consideration:
 - i. The duration of the violation;
 - ii. The good-faith efforts of the violator to come into compliance;
 - iii. The economic impact of the penalty on the violator;
 - iv. The impact of the violation on the community;
 - v. Such other factors as justice may require.
- c. Administrative penalties imposed by the board shall accrue from the date specified in the notification of violation and shall cease to accrue on the date the violation is corrected as determined by the fire department or the board.
- d. The board, in its discretion, may suspend the imposition of applicable penalties for any period of time during which the violator had made good-faith efforts to achieve compliance.
- e. Administrative penalties assessed by the board shall be due by the date specified in the administrative order.
- f. Administrative penalties assessed by the board are a debt owed to the city, and, in addition to all other means of enforcement, may be enforced by means of a lien against the real property on which the violation occurred.
- g. If the violation is not corrected as specified in the board's administrative order, administrative penalties shall continue to accrue on a daily basis until the violation is corrected, subject to the maximum amount set forth.
- h. If the violator gives written notice to the fire department that the violation has been corrected and if the fire department finds that compliance has been achieved, the city shall deem the date the written notice was postmarked or personally delivered to the fire department or the date of the city's site inspection, whichever first occurred, to be the date the violation was corrected. If no written notice is provided, the violation will be deemed corrected on the date of the city's site inspection.

H. Administrative Costs.

- a. The administrative appeal board may assess administrative costs against the violator when it finds that a violation has occurred, and that compliance has not been achieved within the time specified in the notification of violation.
- b. The administrative costs may include any and all costs incurred by the city in connection with the matter before the administrative appeal board, including but not limited to costs of investigation, staffing costs incurred in the preparation for the

hearing and for the hearing itself, and costs for all re-inspections necessary to enforce the notification of violation.

- I. Failure to Comply with Administrative Compliance Order. Failure to pay the assessed administrative penalties and administrative costs specified in the administrative order of the administrative appeals board may be enforced as:
 - a. A personal obligation of the violator; and/or
 - b. A lien upon the real property. The lien shall remain in effect until all of the administrative penalties, interest and administrative costs are paid in full.
- J. Right to City Council Review. Any person aggrieved by an administrative order or determination following a hearing by the administrative appeal board on a compliance dispute, may obtain review of the administrative order with the Daly City council as set out below.
- K. Recovery of Abatement Costs and/or Administrative Civil Penalties. The City may collect abatement costs and/or the assessed administrative penalties and administrative costs by use of all available means, including recordation of a lien.
- L. Compliance Dispute.
 - a. If a violator believes that compliance has been achieved but not agreed to or accepted as complete by the fire department, he or she may request a compliance hearing before the administrative appeal board by filing a request for a hearing with the fire department.
 - b. The hearing shall be noticed and conducted in the same manner as a hearing on a notification of violation as provided in earlier subsections of the section. The board shall determine if compliance has been achieved and, if so, when it was achieved.

Part III—Appeals to City Council and Abatement

A. Appeals Procedure—Hearing by City Council.

- a. The owner receiving an abatement order, administrative order, or an order of the administrative appeal board following a compliance hearing, may request a hearing before the city council ("council") by filing its request with the city clerk within ten calendar days of the date of service of the administrative order or an order of the administrative appeal board following a compliance hearing. The request shall contain:
 - i. A specific identification of the subject property;
 - ii. The names and addresses of all legal parties requesting the hearing;
 - iii. A statement of the parties legal interest in the subject property;
 - iv. A statement in ordinary and concise language of the specific order or action protested and the grounds for the hearing, together with all material facts in support thereof;
 - v. The date and signatures of all requesting parties;
 - vi. The verification of at least one party as to the truth of the matters stated in the request.
- b. As soon as practical after receiving the request, the city clerk shall set a date for the council to hear the matter which date shall not be less than ten calendar days nor more than thirty calendar days from the date the appeal was filed. The city clerk shall give each party written notice of the time and place of the hearing, either by causing a copy of such notice to be delivered to the party personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at his or her address shown on the request. Continuances of the hearing may be granted by the council on the council's own motion.

- c. For each appeal to the city council, there shall be assessed a fee at the time of the filing of the appeal of one hundred dollars, which fee will be refunded should the person prevail in the appeal.
 - d. Property owners who have not availed themselves of the administrative appeal process of the previous section of this ordinance shall not have right to appeal to the council the issues concerning the notification of violation, any administrative orders, administrative penalties, administrative costs, compliance matters or other issues provided for in the previous section of this section.
- B. Decision by City Council. Upon conclusion of the hearing, the council shall determine whether the property or any part thereof, as maintained, constitutes a violation. If the council so finds, the council shall adopt a resolution declaring such property to be in violation, setting forth its findings and ordering or confirming the abatement of the violation. The decision and order of the council shall be final.
- C. Service of Order to Abate. A copy of the resolution of the council shall be served upon the owner(s) of the property in accordance with the provisions of this section. Upon abatement or compliance in full by the owner, the proceedings hereunder shall terminate.
- D. Abatement by the City.
 - a. If such violation is not abated as ordered by the administrative appeals board or by the city council, the fire chief, or his/her designee shall cause the same to be abated by city employees or private contract. The city manager or his/her designee is expressly authorized to enter upon the property for such purposes. The cost, including incidental expenses, of abating the violation shall be billed to the owner and shall become due and payable thirty days thereafter. The term "incidental expenses" shall include, but not be limited to, personnel costs incurred in documenting the violation, the actual expenses and cost of the city in preparation of notices, specifications and contracts, and in inspecting the work, and the costs of printing and mailing required hereunder.
 - b. A person shall not obstruct, impede or interfere with the fire chief, or his/her designee, or his/her representative, or with any person who owns, or holds any interest or estate in, any property in the performance of any necessary act, preliminary to or incidental to, carrying out an abatement order issued pursuant to this section.
- E. Filing of Judicial Action. Any action appealing the council's decision and order shall be commenced within thirty calendar days of the date of service of the decision.
- F. Recording Cost of Abatement. The fire chief or his/her designee shall keep an account of the cost, including incidental expenses, of abating such violation on such private lot or parcel of land where the work of abatement is done by the city or under private contract, and shall render an itemized statement showing the cost of abatement. The cost accounting of abatement, including expenses, shall be provided to any person liable to be assessed for the cost of abatement.
- G. Protests and Objection to Cost Report. Any person liable to be assessed for the cost of an abatement action may file written protest or objection to the fire chief's statement with the city clerk within fourteen days following mailing of such cost to the assessee. The city clerk shall endorse each protest or objection received and shall present such protest or objections to the city council at the time set forth for the hearing upon the imposition of a lien, in accordance with the lien and cost recovery procedures of Part IV of this section. No other protests or objections shall be considered.

Part IV—Liens and Cost Recovery

A. Lien Procedure.

a. Whenever:

- i. The amount of any administrative penalty and/or administrative cost is imposed by the administrative appeal board pursuant to this section in connection with real property has not been satisfied in full within ninety days and/or has not been successfully challenged by a timely appeal to the city council; or
 - ii. Any cost of abatement and/or costs imposed by means of the administrative appeals board or the city council as a result of the abatement proceedings have not been satisfied in full within ninety days of issuance of a cost report by the city clerk for such abatement proceedings; then these obligations may constitute a lien against the real property on which the violation occurred.
- b. The lien provided herein shall have no force and effect until recorded with the county recorder. Once recorded, the administrative order or abatement cost report shall have the force and effect and priority of a judgment lien governed by the provisions of Section 697.340 of the Code of Civil Procedure and may be extended as provided in Sections 683.110 and 683.220, inclusive, of the Code of Civil Procedure.
- c. Interest shall accrue on the principle amount of the judgment remaining unsatisfied pursuant to law.
- d. Prior to recording any such lien, city staff shall prepare and file with the city clerk, a report stating the amounts due and owing.
- e. The city clerk shall fix a time, date and place for hearing the cost report and any protests or objections thereto by the city council.
- f. The fire chief or his/her designee shall cause the written notice to be served on the property owner not less than ten days prior to the time set for the hearing.

B. Public Hearing and Protests.

- a. Any person whose real property is subject to a lien pursuant to this section may file a written protest with the city clerk and/or may protest orally with the city clerk and/or may protest orally at the city council meeting.
- b. Each written protest or objection must contain a description of the property in which the protesting party is interested and the grounds for such protest or objection.
- c. The City Council, after the hearing, shall adopt a resolution confirming, discharging, or modifying the amount of the lien.

C. Recording of Lien. Thirty days following the adoption of a resolution or other determination imposing a lien, the city clerk shall file the same as a judgment lien in the office of the county recorder of San Mateo County, California. The lien may carry such additional administrative charges as set forth herein.

D. Satisfaction of Lien. Once payment in full is received by the city for outstanding penalties and costs the city shall either record a notice of satisfaction or provide the property owner or financial institution with the notice of satisfaction so they may record this notice with the office of the county recorder. Such notice of satisfaction shall cancel the city's lien.

E. Abatement Proceedings Costs—Collections. All costs associated with abatement proceedings or as a result of the administrative appeal process either before the administrative appeals board or the city council which are not satisfied through the procedures of the above sections shall be collected on behalf of the city by the city attorney using the appropriate legal remedies.

Part V—Criminal Enforcement

A. Alternative Actions Available.

- a. Nothing in this section shall be deemed to prevent the administrative appeals board or the city council from ordering the commencement of alternative civil or criminal proceedings to abate or otherwise address a violation in conjunction with the proceedings set forth in this section.
- B. Violation and Penalties.
- a. Violation of this section shall constitute a misdemeanor; however, any city official with citation authority may prosecute such violations as infractions wherein each infraction may be punishable by a fine not exceeding one hundred dollars for a first violation, two hundred and fifty dollars for a second violation within one year and five hundred dollars for each additional violation within one year.
 - b. Every day that any such violation continues shall constitute a separate offense.
 - c. Each violation shall be re-inspected until compliance with this section is completed. A cost of not less than one hundred dollars may be assessed for each inspection of the property beginning with the third inspection.
- C. Criminal Enforcement Authority.
- a. The City Council authorizes the fire department to issue citations (notice to appear) for any violation of:
 - i. This ordinance of the City of Daly City;
 - ii. The adopted and amended fire code(s), and/or any appendices or standards of such code(s).
 - b. This ordinance may be enforced by the sworn personnel of the Daly City Police Department.
 - c. The Daly City city manager may further designate any Daly City employee with the full or limited authority to issue criminal citations for any violations of this section.
 - d. The Daly City city attorney's office is authorized to criminally prosecute and/or civilly enforce any violations of this section.
- D. Liability for Damage. The expenses for fighting fires which result from a violation of this section shall be a charge against the person whose violation caused and/or contributed to the fire. Damages caused by such fires shall constitute a debt of such person and are collectable by the city in the same manner as in the case of an obligation under contract, expressed or implied.

EXHIBIT M
CHAPTER 15.64
RECYCLING AND DIVERSION OF CONSTRUCTION AND DEMOLITION DEBRIS

Sections:

15.64.020 Diversion Requirement, Amended

Section 15.64.020 of Title 15 of the Daly City Municipal code, is amended in its entirety and replaced with

Diversion Requirement - The minimum diversion percentage requirement shall be set by the latest locally adopted California Green Building Standards Code for waste tonnage from construction, demolition, and alteration projects. Waste shall be diverted from disposal. This may be accomplished by delivering mixed debris to a recycling facility approved by the city, separating recyclables at the job site and delivering them to reuse and recycling facilities approved by the city, and/or reusing concrete or other waste materials at the jobsite.

15.64.140 Use of Diversion Deposits, Added

- A. Money received by the City as diversion deposits shall be used only for payment of diversion deposit refunds except as provided in subsection B.
- B. Diversion deposits that are no longer eligible for a refund under Reporting Section 15.64.110 may be used for any of the following purposes:
 - 1. Cost of administration of the program established by this Part;
 - 2. Cost of programs that divert from landfill disposal the waste from construction, demolition and alteration projects;
 - 3. Cost of programs that develop or improve the infrastructure needed to divert from landfill disposal the waste from construction, demolition and alteration projects.