

ORDINANCE NO. 1161

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAUSALITO AMENDING 8.04, 8.05, 8.06, 8.07, 8.08, 8.09, 8.12, 8.16, 8.20, 8.22, 8.24, AND 8.26, OF TITLE 8 OF THE SAUSALITO MUNICIPAL CODE, ADOPTING THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE, AND SPECIFIED APPENDICES, 2001 CALIFORNIA ELECTRICAL CODE, 2001 CALIFORNIA MECHANICAL CODE, 2001 CALIFORNIA PLUMBING CODE, 2001 CALIFORNIA BUILDING STANDARDS CODE, 1997 UNIFORM CODE FOR BUILDING CONSERVATION, 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 UNIFORM HOUSING CODE, 1997 UNIFORM ADMINISTRATIVE CODE, 1997 UNIFORM SOLAR ENERGY CODE, 1997 UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE, 1997 UNIFORM BUILDING SECURITY CODE, AND THE 1996 EDITION OF THE UNIFORM ADMINISTRATIVE CODE PROVISIONS FOR THE NATIONAL ELECTRICAL CODE, AND PROVIDES FOR SEVERAL LOCAL AMENDMENTS

WHEREAS, Health and Safety Code Section 17958.7 provides that a local agency may make changes to the California Building Standards Code so long as the local government can make a factual showing of unique climatic, geological, or topographical conditions, and

WHEREAS, Section 17958.7 also provides that changes to the California Building Standards Code must be filed with the California Building Standards Commission, and

WHEREAS, the City Council finds that the required findings of unique climatic, geological, and topographical conditions are located in Section 8.03.010, 8.40.020, and 8.42.010 of the Sausalito Municipal Code, and

WHEREAS, the City Council reaffirms those findings and finds that the conditions described therein continue to be in effect in Sausalito,

NOW, THEREFORE, the City Council of the City of Sausalito does ordain as follows:

SECTION 1. Chapters 8.04, 8.05, 8.06, 8.07, 8.08, 8.09, 8.12, 8.16, 8.20, 8.22, 8.24, and 8.26 of Title 8 of the Sausalito Municipal Code have been amended and renumbered, and reads as follows:

8.03

SPECIAL CONSTRUCTION STANDARDS

Sections:

8.03.010 Special Construction Standards.

8.03.010 Special Construction Standards. The City Council finds that there exists in many areas of the City a small-lot pattern and a density of development greater than in most other cities in the County of Marin. In addition, there is hilly terrain causing a pattern of streets of marginally adequate width to allow the safe and rapid response of fire suppression apparatus. These conditions create fire protection problems and a situation requiring special standards of construction, project review, and code enforcement.

Based on the findings set forth above, and also based on the findings in Sections 8.40.020 and 8.42.010 and based on the specific local conditions set forth in these findings, the City Council finds that the following additional provisions and modifications of the building regulations are required.

8.04

CALIFORNIA BUILDING CODES

Sections:

- 8.04.010 California Building Codes -- Adopted.
- 8.04.012 Sections: 103 Violations, 104.2.4 Stop Orders, 104.2.5 Occupancy Violations, 109.1 Use and Occupancy, 109.2 Change in Use, 109.5 Posting, 1103B.1 Building Accessibility, 1103B.3 Maintenance of Accessibility Features, 3402 Maintenance -- Amended
- 8.04.015 Tables Nos. 1-A, A-33-A and A-33-B Amended-- Fees.
- 8.04.040 Section 106.3.2 Plans and Specifications -- Amended.
- 8.04.050 Section 106.3.1 Application for Demolition -- Amended
- 8.04.060 Section 106.4 Building or Demolition Permits Notice Required -- Amended.
- 8.04.064 Section 3316 Erosion Control -- Amended.
- 8.04.090 Section 106.1 Encroachment Permit and Projections Upon Public Right-of-way -- Amended.
- 8.04.100 Section 101.3 Interpretation of Conflicting Height Requirements -- Amended.
- 8.04.112 Section 1503 -Roofing Requirements-- Amended.
- 8.04.114 Section 904.1 Installation Requirements -- Amended.
- 8.04.115 Section 904.2 Automatic Fire-extinguishing Systems -- Amended.8.04.117
Section 509.1 Guardrails Where Required -- Amended.

8.04.010 California Building Codes -- Adopted. All of the provisions of the California Building Codes, 2001 Edition, including Appendix Chapters: 4 Div I Barriers for Swimming Pools, Spas and Hot Tubs, 12 Div II Sound Control, 15 Roofing, 18 Waterproofing and Dampproofing Foundations, 30 Elevators, Dumbwaiters, Escalators and Moving Walks, 31 Div I Flood Resistant Construction, 31 Div II Membrane Structures, 31 Div III Patio Covers, 33 Grading, 34 Div III Repairs to Buildings and Structures Damaged by the Occurrence of Natural Disasters. The California Building Code published by the California Building Standards Commission, with the modifications set forth in this article, are adopted for the City and the provisions thereof are incorporated in this Chapter by reference the same as if fully set forth herein.

8.04.012 Sections: 103 Violations, 104.2.4 Stop Orders, 104.2.5 Occupancy Violations, 109.1 Use and Occupancy, 109.2 Change in Use, 109.5 Posting, 1103B.1 Building Accessibility, 1103B.3 Maintenance of Accessibility Features, 3402 Maintenance -- Amended. Sections: 103 Violations, 104.2.4 Stop Orders, 104.2.5 Occupancy Violations, 109.1 Use and Occupancy, 109.2 Change in Use, 109.5 Posting, 1103B.1 Building Accessibility, 1103B.3 Maintenance of Accessibility Features, 3402 Maintenance, of the California Building Code are amended by adding a new sentence to read as follows: Violations are punishable as specified in Section 8.01.010 and 8.01.020.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.04.015 Tables Nos. 1-A, A-33-A and A-33-B Amended--Fees. The 2001 Edition of the California Building Code is amended by deleting Table No. 1-A, Building Permit Fees; Table No. A-33-A, Grading Plan Review Fees and Table No. A-33-B, Grading Permit Fees. Building permit fees, grading plan review fees and grading permit fees shall be as established by resolution of the City Council.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.04.040 Section 106.3.2 Plans and Specifications -- Amended. Section 106.3.2 of the California Building Code is amended by adding a new paragraph to read as follows:

When required by the Building Official, a soils report shall be provided and shall be prepared and signed by a licensed soils engineer. For all new construction, a survey shall be performed by a licensed surveyor or by a civil engineer registered by the State of California, and the following shall be submitted:

- (i) A topographic map, drawn to a scale of not less than 16 feet to 1 inch, showing accurately the elevation lines at 5 foot intervals within the building lot.

- (i i) A survey map accurately describing the boundaries of the building lot. Hubs shall be placed at the building site to designate boundaries of the building lot. All new construction, including additions to existing structures, must be positioned on the lot by the licensed surveyor or civil engineer.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.04.050 Section 106.3.1 Application for Demolition -- Amended. Section 106.3.1 of the California Building Code is amended by adding a new paragraph to read as follows:

If the application is for the demolition of any building or portion thereof, the application shall contain a statement to be signed by the owner that the building or the portion to be demolished is unoccupied or that prior to commencement of demolition the building will be vacated. A permit for demolition shall state on the face thereof that issuance of the permit does not relieve the owner or permittee of the obligation of complying with all legal requirements in removing tenants and occupants prior to commencement of demolition, and that the City assumes no liability for the demolition or for the removal of tenants and occupants.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.04.060 Section 106.4 Building or Demolition Permits Notice Required -- Amended. Section 106.4 of the California Building Code is amended by adding a new paragraph to read as follows:

If the proposed work is to be performed on the exterior of any building or structure, or involves the demolition of any building or structure, and does not require any discretionary entitlement, the issuance of which may be appealed to the City Council, then the building official, immediately upon issuance of the building permit, shall issue to the applicant a Notice of Issuance of Building Permit which shall refer to the property by street address and/or Assessor's Parcel Number and shall state that the building permit has been issued for the property and that plans therefore maybe reviewed in the office of the building official. If the permit is for demolition the Notice of Issuance of Building Permit shall contain the words, "Demolition Notice" in bold face letters. Immediately thereafter, the applicant shall cause the Notice of Issuance of Building Permit to be posted along the front property line, and in the case of demolition permits on the street face of each building to be demolished. In such cases, the building permit shall not be considered effective nor shall any work be commenced thereon, until the expiration of five days following such posting.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.04.064 Section 3316 Erosion Control -- Amended. Section 3316 Appendix Chapter 33 of the California Building Code is amended by adding a new paragraph to read as follows:

All work which will disturb the ground surface may be prohibited or stopped by the City Engineer and/or Building Official during times in which in his/her opinion there is a likelihood of rainfall causing damage to the site or to public or other private property. Projects not scheduled for completion prior to October 15th of any year, or started between October 15th and May 1st, must provide an interim drainage and erosion control plan for City approval. The approved controls must be installed by October 15th of any year. When required by the City Engineer or Building Official, a deposit in an amount established by resolution of the City Council shall be paid to the Building Official at the time the building permit is issued. The purpose of this deposit is to guarantee that any damage resulting from storm water runoff will be promptly repaired. This deposit is in addition to any other deposit required under any City ordinance.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.04.090 Section 106.1 Encroachment Permit and Projections Upon Public Right-of-Way -- Amended. Section 106.1 of the California Building Code is amended by adding a new paragraph to read as follows:

Any permit granted pursuant to this Code does not allow any projections upon, over or under the public right-of-way without acquiring an encroachment permit from the City. This Section shall take precedence over any other provisions of this Code.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.04.100 Section 101.3 Interpretation of Conflicting Height Requirements -- Amended. Section 101.3 of the California Building Code is amended by adding a new paragraph to read as follows:

The City of Sausalito General Plan and Zoning Ordinance shall take precedence over all height requirements of this code, if in conflict therewith. In no case shall the height of any building exceed the maximum height of buildings set forth in Chapter 5, Table No. 5-B of the California Building Code.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.04.112 Section 1503 Roofing Requirements -- Amended. Section 1503 of the California Building Code is amended to read as follows:

All new structures shall have a roof covering rated not less than Class A.

If 50% or more of the roof covering of an existing structure used for any occupancy, is replaced within a one-year period, a roof covering rated not less than Class A shall be required.

In all occupancies, additions to structures which result in an increase in roof area of 50% or more of the area of the existing roof covering, the existing roof must be replaced with not less than Class A rated roof.

Exception: When additions to a structure intended for group R and/or U-1 occupancies results in an increase of less than 50% of the area of the existing roof covering, the roof of the addition must have not less than a Class C roof rating.

In all occupancies, partial re-roofs which effect less than 50% of the entire roof area of the structure, the new roof shall not be rated less than Class C nor less than the required rating of the existing roof.

The roof-covering assembly includes the roof deck, underlayment, interlayment, insulation and covering which is assigned a roof-covering classification.

No re-roof shall be white, silver, or other highly reflective color as determined by the Planning Director. (This provision is not meant to discourage the use of photovoltaic cells or other energy generating roofing materials).

All new roofs, re-roofs, and roof repairs, where there is a chimney(s) attached to any appliance or fireplace that burns solid fuel, a spark arrestor shall be installed or if there is an existing spark arrestor it shall be replaced or repaired in conformance with Section 3102.3.8a. Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.04.114 Installation Requirements. Section 904.1 of the California Building Code is amended to read as follows:

Standards. Fire-extinguishing systems shall comply with one of the following National Fire Protection Association Standards: NFPA 13-1999, NFPA 13D-1999, or NFPA 13R-1999, Respectively.

Exception: Automatic fire-extinguishing systems not covered by NFPA 13-1999, NFPA 13D-1999, or NFPA 13R-1999 shall be approved and installed in accordance with approved standards.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.04.115 Automatic Fire-extinguishing Systems. Section 904.2 of the California Building Code is amended to read as follows:

All Occupancies and Facilities. An automatic fire-sprinkler system shall be installed throughout all newly constructed buildings 500 or more square feet in floor area throughout all substantially remodeled buildings, throughout all newly constructed second units, and throughout any existing Group R Occupancies upon conversion to common interest development.

Exception: Rooms or closets in Group R, Division 3 Occupancies which are less than 10 s.f. in floor area with complete full depth shelving.

In all residential buildings required to be sprinkled above, attached garages shall also be sprinkled, and in multi-family residential occupancies the attics shall be sprinkled.

In all new and existing buildings, where fire sprinklers are required by provisions of this code, they shall be extended into all unprotected areas of the building in accordance with standards developed by the Chief.

All public storage facilities shall be provided with an automatic fire sprinkler system throughout.

The requirements for fire sprinklers in this code section are not meant to disallow the provisions for area increase, height increase, or Fire-Resistive substitution if otherwise allowed by sections 505.3, 506, and 508 of the Building Code.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.04.117 Section 509.1 Guardrails Where Required -- Amended. Section 509.1 of the California Building Code is amended to include guardrails at: waterfront bulkheads, fixed piers, gangways, and openable windows that have a sill height that is less than 36 inches above the finished floor or bench where the finished floor is more than 30 inches above grade or floor on the opposite side of the window.

Exception: Window that are permanently restricted so that the opening will not allow the passage of a sphere 4 inches in diameter.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

Chapter 8.05

UNIFORM CODE FOR BUILDING CONSERVATION

Sections:

8.05.100 Uniform Code for Building Conservation -- Adopted.

8.05.100 Uniform Code for Building Conservation -- Adopted. All of the provisions of the Uniform Code for Building Conservation, 1997 Edition, published by the International Conference of Building Officials, is hereby adopted for the City and the provisions thereof are incorporated in this Chapter by reference the same as if fully set forth herein.

Chapter 8.06

UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

Sections:

8.06.100 Uniform Code for the Abatement of Dangerous Buildings -- Adopted

8.06.110 Section 201.2 Amended -- "Fire Marshal" Changed to "Fire Chief."

8.06.120 Sections: 203 Violations, 404.2 Compliance, 701.1 Compliance, 703 Interference With Repair or Demolition Work Prohibited, - Amended

8.06.100 Uniform Code for the Abatement of Dangerous Buildings -- Adopted. All of the provisions of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, and with the modifications set forth in this article, are hereby adopted for the City and the provisions thereof are incorporated in this Chapter by reference the same as if fully set forth herein.

8.06.110 Section 201.2 Amended -- "Fire Marshal" Changed to "Fire Chief." Section 201.2 of the Uniform Code for the Abatement of Dangerous Buildings is amended by changing the words "Fire Marshal" to "Fire Chief."

8.06.120 Sections: 203 Violations, 404.2 Compliance, 701.1 Compliance, 703 Interference With Repair or Demolition Work Prohibited -- Amended. Sections: 203 Violations, 404.2 Compliance, 701.1 Compliance, 703 Interference With Repair or Demolition Work Prohibited, of the Uniform Code for the Abatement of Dangerous Buildings are amended by adding a new sentence to read as follows: Violations are punishable as specified in Section 8.01.010 and 8.01.020.

Chapter 8.07

UNIFORM HOUSING CODE

Sections:

- 8.07.100 Uniform Housing Code -- Adopted
- 8.07.120 Sections: 204 Violations, 1104.2 Compliance, 1401.1 Compliance, 1403 Interference With Repair or Demolition Work Prohibited -- Amended.

8.07.100 Uniform Housing Code -- Adopted. All of the provisions of the Uniform Housing Code, 1997 Edition, published by the International Conference of Building Officials, are hereby adopted for the City and the provisions thereof are incorporated in this chapter by reference the same as if fully set forth herein.

8.07.120 Sections: 204 Violations, 1104.2 Compliance, 1401.1 Compliance, 1403 Interference With Repair or Demolition Work Prohibited, -- Amended. Sections: 204 Violations, 1104.2 Compliance, 1401.1 Compliance, 1403 Interference With Repair or Demolition Work Prohibited, of the Uniform Housing Code are amended by adding a new sentence to read as follows: Violations are punishable as specified in Section 8.01.010 and 8.01.020.

Chapter 8.08

UNIFORM ADMINISTRATIVE CODE

Sections:

- 8.08.100 Uniform Administrative Code -- Adopted.
- 8.08.120 Table 3-A- Building Permit Fees, 3-B-Electric Permit Fees, 3-C-Mechanical Permit Fees, 3-D-Plumbing Fees, 3-E-Elevator Permit Fees, 3-F-Elevator Annual Certificate of Inspection Fees, 3-G-Grading Plan Review Fees, 3-H-Grading Permit Fees, -- Amended.
- 8.08.130 Sections: 202.4 Stop Orders, 202.5 Occupancy Violations, 202.7 Authority to Condemn Building Service Equipment, 205 Violations, 308.1 Energy Connections, 309.1 Use and Occupancy, 309.2 Change in Use, 309.5 Posting -- Amended.

8.08.100 Uniform Administrative Code -- Adopted. All of the provisions of the Uniform Administrative Code, 1997 Edition, published by the International Conference of Building Officials, with the modifications set forth in this article, are hereby adopted for the City and the provisions thereof are incorporated in this chapter by reference the same as if fully set forth herein.

8.08.120 Tables Nos. 3-A-Building Permit Fees, 3-B-Electrical Permit Fees, 3-C-Me-

chanical Permit Fees, 3-D-Plumbing Permit Fees, 3-E-Elevator Permit Fees, 3-F-Elevator Annual Certificates of Inspection Fees, 3-G-Grading Plan Review Fees, 3-H-Grading Permit Fees -- Deleted. The 1997 Edition of the Uniform Administrative Code is amended by deleting Tables Nos. 3-A-Building Permit Fees, 3-B-Electrical Permit Fees, 3-C-Mechanical Permit Fees, 3-D-Plumbing Permit Fees, 3-E-Elevator Permit Fees, 3-F-Elevator Annual Certificates of Inspection Fees, 3-G-Grading Plan Review Fees, 3-H-Grading Permit Fees. The fees for all construction permits and plan checking are as set by resolution of the City Council.

8.08.130 Sections: 202.4 Stop Orders, 202.5 Occupancy Violations, 202.7 Authority to Condemn Building Service Equipment, 205 Violations, 308.1 Energy Connections, 309.1 Use and Occupancy, 309.2 Change in Use, 309.5 Posting - Amended. Sections: 202.4 Stop Orders, 202.5 Occupancy Violations, 202.7 Authority to Condemn Building Service Equipment, 205 Violations, 308.1 Energy Connections, 309.1 Use and Occupancy, 309.2 Change in Use, 309.5 Posting, of the Uniform Administrative Code are amended by adding a new sentence to read as follows: Violations are punishable as specified in Section 8.01.010 and 8.01.020.

Chapter 8.09

CALIFORNIA BUILDING STANDARDS CODE

Sections:

8.09.010 California Building Standards Code -- Adopted.

8.09.010 California Building Standards Code -- Adopted. All of the provisions of the California Building Standards Code, 2001 Edition, (which includes: Title 24 Part 7 California Elevator Safety Construction Code, Title 24 Part 8 California Historical Building Code, Title 24 Part 10 California Code for Building Conservation Appendix Chapter 1, and Title 24 Part 12 California Referenced Standards published by the California Building Standards Commission, are hereby adopted for the City and the provisions thereof are incorporated in this Chapter by reference the same as if fully set forth herein.

Chapter 8.12

CALIFORNIA ELECTRICAL CODE

Sections:

8.12.010 California Electrical Code -- Adopted.

8.12.020 Sections 102.4 Maintenance, 201.4 Stop Orders, 201.6 Authority to Condemn Building Service Equipment, 204 Violations, 306.1 Energy Connections -- Amended.

8.12.010 California Electrical Code--Adopted. All of the provisions of the California Electrical Code, 2001 Edition, published by the California Building Standards Commission, and the Uniform Administrative Code provisions for the National Electrical Code, 1996 Edition, published by the International Conference of Building Officials, are hereby adopted for the City and the provisions thereof are incorporated in this Chapter by reference the same as if fully set forth herein.

8.12.020 Uniform Administrative Code Provisions for the National Electrical Code Sections: 102.4 Maintenance, 201.4 Stop Orders, 201.6 Authority to Condemn Building Service Equipment, 204 Violations, 306.1 Energy Connections -- Amended. Sections: 102.4 Maintenance, 201.4 Stop Orders, 201.6 Authority to Condemn Building Service Equipment, 204 Violations, 306.1 Energy Connections of the Uniform Administrative Code Provisions for the National Electrical Code are amended by adding a new sentence to read as follows: Violations are punishable as specified in Section 8.01.010 and 8.01.020.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

Chapter 8.16

CALIFORNIA MECHANICAL CODE

Sections:

8.16.010 California Mechanical Code -- Adopted.

8.16.020 Sections: 115.1 Fees General, 115.2 Permit Fees, 115.3 Plan Review Fees, and Table No. 1-1 -- Amended

8.16.030 Sections: 104.4 Maintenance, 108.4 Stop Orders, 108.6 Authority to Condemn Building Service Equipment, 111 Violations, 117.1 Energy Connections -- Amended.

8.16.010 California Mechanical Code -- Adopted. All provisions, of the California Mechanical Code, 2001 Edition, published by the California Building Standards Commission, with the modifications set forth in this Chapter, are hereby adopted for the City and the provisions thereof are incorporated in this chapter by reference the same as if fully set forth herein.

8.16.020 Section: 115.1 Fees General, 115.2 Permit Fees, 115.3 Plan Review Fees, and Table No. 1-1 -- Amended. The California Mechanical Code is amended by deleting Sections 115.1 Fees General, 115.2 Permit Fees, 115.3 Plan Review Fees, and Table No. 1-1 Mechanical Permit Fees. Mechanical permit fees shall be as established by resolution of the City Council.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.16.030 Sections: 104.4 Maintenance, 108.4 Stop Orders, 108.6 Authority to Condemn Building Service Equipment, 111 Violations, 117.1 Energy Connections - Amended. Sections: 104.4 Maintenance, 108.4 Stop Orders, 108.6 Authority to Condemn Building Service Equipment, 111 Violations, 117.1 Energy Connections, of the California Mechanical Code are amended by adding a new sentence to read as follows: Violations are punishable as specified in Section 8.01.010 and 8.01.020.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

Chapter 8.20

CALIFORNIA PLUMBING CODE

Sections:

- 8.20.010 California Plumbing Code--Adopted.
- 8.20.060 Sections: 103.4.1 Permit Fees, 103.4.2 Plan Review Fees, and Table No. 1-1 -- Amended.
- 8.20.070 Sections: 102.3 Violations and Penalties, 101.4.1.2 Maintenance, 102.2.3 Stop Orders, 102.2.5 Authority to Condemn Building Service Equipment, 103.5.1.3 Covering or Using, 103.6.1 Energy Connections, 103.6.2 Other Connections -- Amended.
- 8.20.080 Section 1014 Grease Interceptors -- Amended

8.20.010 California Plumbing Code--Adopted. All provisions of the California Plumbing Code and Installation Standards, 2001 Edition, and Appendix Chapters: H Kitchen Grease Interceptors, and I Installation Standards, published by the California Building Standards Commission, with the modifications and amendments set forth in this Chapter, are hereby adopted for the City and the provisions thereof are incorporated in this Chapter by reference the same as if fully set forth herein.

8.20.060 Section: 103.4.1 Permit Fees, 103.4.2 Plan Review Fees, and Table No. 1-1 -- Amended. The California Plumbing Code is amended by deleting Sections 103.4.1 Permit Fees, 103.4.2 Plan Review Fees, and Table No. 1-1 Plumbing Permit Fees. Permit fees shall be as established by resolution of the City Council.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

8.20.070 Sections: 102.3 Violation and Penalties, 101.4.1.2 Maintenance, 102.2.3 Stop Orders, 102.2.5 Authority to Condemn Building Service Equipment, 102.3.1 Violations, 102.3.2 Penalties, 103.5.1.3 Covering or Using, 103.6.1 Energy Connections, 103.6.2 Other Connections.

The California Plumbing Code Sections: 102.3 Violation and Penalties, 101.4.1.2 Maintenance, 102.2.3 Stop Orders, 102.2.5 Authority to Condemn Building Service Equipment, 102.3.1 Violations, 102.3.2 Penalties, 103.5.1.3 Covering or Using, 103.6.1 Energy Connections, 103.6.2 Other Connections of the California Building Code are amended by adding a new sentence to read as follows: Violations are punishable as specified in Section 8.01.010 and 8.01.020.

8.20.080 California Plumbing Code Section 1014 Grease Interceptors -- Amended. The California Plumbing Code Section 1014 is amended by adding a new sentence to read as follows: A grease interceptor shall be installed in accordance with the California Plumbing Code Appendix H in all newly constructed or substantially remodeled Group A Division 3 Occupancies served by a commercial kitchen and food catering kitchens as determined by the Building Official.

Based on the findings set forth in 8.03.010 the City Council finds that this amendment to the California Code is necessary.

Chapter 8.22

UNIFORM SOLAR ENERGY CODE

Sections:

8.22.010 Uniform Solar Energy Code -- Adopted.

8.22.020 Chapter 1, Table 1-1 Schedule of Fees -- Amended.

8.22.030 Chapter 1, Section 106.0 Violation and Penalties -- Amended.

8.22.010 Uniform Solar Energy Code -- Adopted. All provisions, including all appendices thereto, of the Uniform Solar Energy Code, 1997 Edition, published by the International Association of Plumbing and Mechanical Officials, with the modifications and amendments set forth in this Chapter, are hereby adopted for the city and the provisions thereof are incorporated in this Chapter by reference the same as if fully set forth herein.

8.22.020 Chapter 1, Table 1-1 Schedule of Fees -- Amended. The Uniform Solar Energy Code is amended by deleting Chapter 1, Table 1-1, Schedule of Fees. Permit fees shall be as established by resolution of the City Council.

8.22.030 Chapter 1, Section 106 - Violation and Penalties -- Amended. Uniform Solar Energy Code 106 Violation and Penalties is amended by adding a new sentence to read as follows: Violations are punishable as specified in Section 8.01.010 and 8.01.020.

Chapter 8.24

UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE

Sections:

8.24.010 Uniform Swimming Pool, Spa and Hot Tub Code -- Adopted.

8.24.020 Chapter 1 - Table 1-1, Schedule of Fees -- Amended.

8.24.030 Chapter 1, Section 106.0, Violation and Penalties -- Amended.

8.24.010 Uniform Swimming Pool, Spa and Hot Tub Code -- Adopted. All provisions of the Uniform Swimming Pool, Spa and Hot Tub Code, 1997 Edition, published by the International Association of Plumbing and Mechanical Officials, with the modifications and amendments set forth in this Chapter, are hereby adopted for the City and the provisions thereof are incorporated in this Chapter by reference the same as if fully set forth herein.

8.24.020 Chapter 1, Table 1-1, Schedule of Fees -- Amended. The Uniform Swimming Pool, Spa and Hot Tub Code is hereby amended by deleting Table 1-1, Schedule of Fees. Permit fees shall be as established by resolution of the City Council.

8.22.030 Section 106 - Violation and Penalties - Amended. Uniform Swimming Pool, Spa and Hot Tub Code Section 106 Violation and Penalties is amended by adding a new sentence to read as follows: Violations are punishable as specified in Section 8.01.010 and 8.01.020.

Chapter 8.26

UNIFORM BUILDING SECURITY CODE

Sections:

8.26.010 Uniform Building Security Code -- Adopted.

8.26.020 Security Provisions -- Amended.

8.26.010 Uniform Building Security Code -- Adopted. All provisions of the Uniform Building Security Code, 1997 Edition, published by the International Conference of Building Officials, with the modifications and amendments set forth in this Chapter, are hereby adopted for the City and the provisions thereof are incorporated in this Chapter by reference the same as if fully set forth herein.

8.26.020 Security Requirements for New and Existing Buildings. Appendix Chapter 10, Section 1012--Scope, of the Uniform Building Security Code, 1997 Edition, is amended to read as follows:

- a. The provisions of this Chapter shall apply to openings into dwelling units within apartment houses of Group R, Division 1 Occupancies, and Group R, Division 3 Occupancies and to openings between attached garages and dwelling units. Except for vehicular access, door openings in enclosed attached garages shall be in accordance with this Chapter.
- b. The provisions of this Chapter shall apply to all new construction; additions to existing buildings; in the altered, repairs or improved or portion of buildings; and in all existing Group R Occupancies when such occupancies are converted to common interest development.

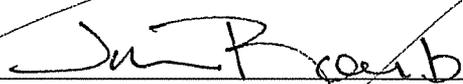
SECTION 2. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance or the Code hereby adopted are hereby repealed.

SECTION 3. If any provision of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, the Sausalito City Council hereby declares that it would have passed each and every remaining provision irrespective of such holding in order to accomplish the intent of this ordinance.

SECTION 4. This ordinance shall go into effect thirty (30) days after its adoption. Within fifteen (15) days after its adoption, this ordinance shall be published once in the Marin Scope, a newspaper of general circulation published by the City of Sausalito.

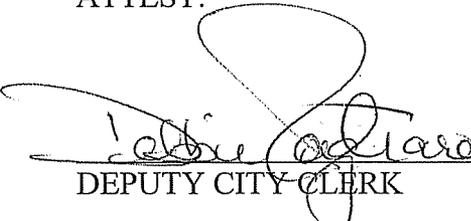
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Sausalito on the 8th day of October 2002, by the following vote:

AYES:	Councilmembers:	Albritton, Belser, Bushmaker, Keller, Mayor Roberts
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None



 MAYOR OF THE CITY OF SAUSALITO

ATTEST:



 DEPUTY CITY CLERK