

TOWN OF WOODSIDE

Report to Town Council

Agenda Item 8

From: Joanne Kurz, Building Official

December 13, 2016

Approved by: Kevin Bryant, Town Manager

**SUBJECT: ADOPTION OF AN ORDINANCE AMENDING WOODSIDE MUNICIPAL CODE
CHAPTER 150: BUILDING REGULATIONS TO ADOPT THE 2016
CALIFORNIA BUILDING CODE STANDARDS**

RECOMMENDATION

It is recommended that the Town Council, after conducting a public hearing, adopt the attached draft ordinance, which amends Chapter 150 of the Woodside Municipal Code: Building Regulations.

DISCUSSION

The Town's building regulations are housed in Chapter 150 of the Woodside Municipal Code. Chapter 150 adopts the various State codes by reference and specifically identifies local amendments.

On January 1, 2017, the 2016 California Building Standards Code, also known as the California Code of Regulations (CCR) Title 24, will go into effect. These regulations, which include the California Building Code, are applicable to all occupancies, in all municipalities in California. These codes provide the minimum uniform standards for health and safety related to construction and for their enforcement through a system of plan review, permits, and inspections. Each municipality in California must enforce these codes. The 2016 California Codes will automatically become effective on January 1, 2017. However, by adopting the codes, the Town has the ability to amend them. Municipalities may adopt amendments to the codes that are more restrictive due to climatic, geological, or topographical conditions. Municipalities may not adopt amendments that yield a standard that is less restrictive than the State codes.

On October 25, 2016, the Town Council introduced the attached draft ordinance.

The adoption of the 2016 California Building Standards Code will include the local amendments that have previously been adopted by the Town regarding Town-wide fire-safe design standards for new and remodeled buildings. These amendments are reflected in the Chapter 7A provisions of the California Building Code, as well as the New Building definition for the alteration and re-building of existing buildings.

The Town has also previously adopted portions of "Appendix Chapter A1 Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings" and "Appendix Chapter A3 Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood-Frame Residential Buildings."

Highlighted significant changes to the 2016 California Building Code from 2013 California Building Code include the following:

- The existing Building Code is now all housed in Title 24 part 10.
- Abatement of dangerous buildings and the housing codes are now found in the State of California's Health and Safety Codes. That is why there is the deletion of the sections 150.05 Housing Code and 150.06 Abatement of Dangerous Buildings Code.
- The California Elevator Code is now referenced in the California Building Code. This is why you will see the deletion of 150.08.

CONCLUSION

It is recommended that the Town Council accept public testimony on the draft and adopt the ordinance by title.

ATTACHMENT:

- A. Draft Ordinance

ORDINANCE NO. 2016 -

ORDINANCE OF THE TOWN OF WOODSIDE AMENDING CHAPTER 150 OF THE WOODSIDE MUNICIPAL CODE AND ADOPTING BY REFERENCE THE CALIFORNIA CODE OF REGULATIONS TITLE 24, 2016 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE INCLUDING THE FOLLOWING PARTS: PART 1 CALIFORNIA ADMINISTRATIVE CODE, PART 2 CALIFORNIA BUILDING CODE INCLUDING SELECTED APPENDICES, INCLUDING MODIFICATIONS REGARDING FIRE RETARDANT ROOFING MATERIALS, AND ADDITIONAL REGULATIONS REGARDING TOWN-WIDE FIRE SAFE DESIGN STANDARDS COMPLIANCE FOR NEW BUILDINGS AND REMODELED BUILDINGS, AND NEW BUILDING DEFINITIONS WITH REGARDS TO FIRE-SAFE DESIGN STANDARD COMPLIANCE, AUTOMATIC FIRE SPRINKLER COMPLIANCE, AND FIRE CODE COMPLIANCE, PART 2.5 CALIFORNIA RESIDENTIAL CODE, PART 3 CALIFORNIA ELECTRICAL CODE INCLUDING SELECTED APPENDICES, PART 4 CALIFORNIA MECHANICAL CODE INCLUDING SELECTED APPENDICES, PART 5 CALIFORNIA PLUMBING CODE INCLUDING SELECTED APPENDICES, PART 6 CALIFORNIA ENERGY CODE, PART 8 CALIFORNIA HISTORICAL BUILDING CODE, PART 10 CALIFORNIA EXISTING BUILDING CODE INCLUDING SELECTED APPENDICES, PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND PART 12 CALIFORNIA REFERENCED STANDARDS

IT IS HEREBY ORDAINED by the Town Council of the Town of Woodside to amend the Woodside Municipal Code as follows:

SECTION ONE: The Town Council finds that the requirements of Government Code Sections 50022.4, 50022.5 and 50022.6, relating to adopting codes by reference have been met. The Town Council directs that one copy of each code adopted by reference shall be placed on file with the Town Clerk and maintained there for public inspection while the said Codes are in effect.

SECTION TWO: FINDINGS

Pursuant to Sections 17958.5 and 17958.7(a) of the State of California Health and Safety Code, the Town Council of the Town of Woodside has determined and finds that modifications to the California Building Code are reasonably necessary because of the local climatic, geographic, and topographic conditions.

Local conditions have an adverse effect on the prevention of major fire loss and the potential for life and property loss, making necessary changes or modifications in the 2016 California Building Code and 2016 California Residential Code, in order to provide a reasonable degree of property security and fire and life safety in the community.

Following are listed adverse local climatic, geographic, and topographic conditions:

1. Climatic Conditions

- a. Precipitation. Precipitation in Woodside ranges from less

than 10 inches in drought years to over 40 inches in hillside areas in wet years, with an average of 23 inches or 24 inches per year. Over 90% of the rainfall typically falls from November through April.

- b. Relative Humidity. Humidity generally ranges from fifty percent (50%) during daytime to seventy percent (70%) at night, but occasionally drops to below 50% during the summer months.
- c. Temperature. Average summer high temperatures are in the mid-seventies (70's) to nineties (90's), and occasionally may reach 100° or more.
- d. Winds. Prevailing winds are from the West to Northwest. However, winds originate from virtually every direction at one time or another. Velocities are generally in the five (5) to fifteen (15) miles per hour range, gusting to thirty (30) miles per hour, particularly during the summer months. Extreme winds, up to sixty (60) mph have occurred in the past.
- e. Summary. These local climatic conditions affect the acceleration, intensity and size of fire in the community. Times of little or no rainfall, or low humidity and high temperatures create extremely hazardous conditions, particularly as they relate to wood shake and shingle roof fires and conflagrations. The winds experienced in the area can have a tremendous impact upon structure fires of buildings in close proximity to one another or to flammable vegetation commonly found in the area. During wood shake and shingle roof fires, winds can carry sparks and burning brands to other structures, thus spreading the fire and causing conflagrations. In building fires, winds can force fires back into the structure and can create a blow torch effect, in addition to preventing "natural" ventilation and cross-ventilation effects.

2. Geographic and Topographic Conditions

- a. Geographic Location. Woodside is located in the southern portion of San Mateo County.
- b. Seismic Location. The relatively young geological processes that have created the San Francisco Bay Area are still active today. Seismically, the Town of Woodside is bisected by active traces of the San Andreas Fault.
- c. Fire Service. The Town of Woodside's planning area is served by the Woodside Fire Protection District (from fire stations in Woodside, Emerald Hills and Portola Valley), the California State Division of Forestry (fire station on

Skyline Blvd). The eastern portion of the Town's planning area is served by the Menlo Park Fire Protection District and the Redwood City Fire Department. The Kings Mountain Fire Brigade, a volunteer fire company with a station on Skyline Boulevard, also provides fire protection in the Skyline area.

- d. Roads and Streets. Many streets in the Town are narrow and/or steep. The impact of additional development and traffic flow will continue to have an adverse effect on the delivery of emergency services to many areas of the Town.
- e. Geology and Topography. The Town of Woodside contains significant areas of steep slopes, particularly in the western hills of the Santa Cruz Mountains. Landslide potential is also significant in many areas of the Town, especially as may be induced by seismic activities. The steep topography and geologic constraints further limit access for emergency vehicles and may enhance the potential for conflagration.
- f. Buildings and Vegetation. Many houses with wood roofs and siding are located close together or are located close to highly flammable dense vegetation, so that fire will readily spread from one to another.
- g. Other Variables. Other variables that may tend to intensify fire spreading or inhibit emergency response include:
 - 1. The extent of damage to water systems;
 - 2. The extent of debris blocking roadways or driveways;
 - 3. Time of day relative to traffic levels; and
 - 4. The large portion of dwellings with wood roof coverings.

3. Conclusion

Local climatic, geographic, and topographic conditions are likely to adversely affect fire prevention efforts and the frequency, spread, acceleration, intensity, and size of fire involving buildings in the Woodside area. Further, they may contribute to potential damage to structures from earthquake and fire. Therefore, it is found to be reasonably necessary that the 2016 Building Codes contained in this Ordinance be changed or modified to mitigate the effects of the above conditions, and that the findings stated previously apply to all such modifications.

SECTION THREE: Sections 150.01 through 150.14 of the Woodside Municipal Code are amended as follows:

Section 150.01. BUILDING CODE and RESIDENTIAL CODE; AMENDMENTS.

- A. *Adoption of ~~2013~~–2016 California Residential Code and the ~~2013~~ 2016 California Building Code:* The Code of rules, regulations and standards, published by the International Code Conference under the title, ~~2013~~ 2016 Edition of the California Building Standards Code, Part 2.5 as well as the ~~2013~~ 2016 edition of the California Building Standards Code, Part 2, Volumes 1 and 2, and including the following appendices: Appendix C Agricultural Buildings (Group -U), Appendix I Patio Covers; and Appendix J Grading, hereinafter collectively called "California Residential Code" and the "California Building Code," regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures in the Town of Woodside, is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Residential Code and the Building Code of the Town of Woodside. The mandatory requirements of the appendix to the Building Code shall be enforceable to the same extent as if contained in the body of the Building Code. Any amendments and supplements of this Code shall be enforceable to the same extent as if contained in the body of the California Building Code.
- B. *Powers and Duties of the Building Official:* Section 104 Chapter 1 Administration of the ~~2013~~ 2016 California Building Code is hereby amended with the addition of the following language:
- Right to Disconnect Utility Service. The Building Official or authorized representative shall have the authority to disconnect or order discontinuance of any utility service or energy supply to buildings, structures, or equipment therein regulated by this Code and the construction codes in cases of emergency or where necessary for safety to life or property. Such utility service shall be discontinued until the emergency is abated or it is determined that the threat to life or property has been corrected.
- C. *Fees:* Fees shall be assessed according to the current Town of Woodside fee schedule adopted by Town Council resolution.
- D. *Fire Hazard Severity Zones* designated on a map titled "Very High Fire Hazard Severity Zones in LRA - Woodside", dated

May 2, 2008, and retained on file at Woodside Town Hall, 2955 Woodside Road, Woodside, CA 94062, are Local Agency Very High Fire Hazard Severity Zones for the purpose of applying Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, of the California Building Code, as determined in division (J).

E. *Materials and construction methods for exterior wildfire exposure.*

(1) Chapter 7A of the California Building Code, Section 701A.3, Application; is modified to read as follows:

(a) New buildings as determined in division (J) for which a complete building permit application is submitted after September 1, 2012, shall comply with the provisions of this chapter.

(b) Any addition, alteration, or repair to any building, unless determined a new building in division (J), or otherwise exempted by this code shall comply with the requirements specified for the following:

(i) Section 705A, Roofing and division (F).

(ii) Section 706A, Venting, when required due to roof or exterior wall covering replacements.

(iii) Section 707A, Exterior Covering, when the replacement of the wall exceeds 80% of the exterior wall surface to an existing building or structure within any one (1) year period from the date of permit final. The exterior venting in the affected area of work only shall be replaced with exterior venting complying with section 706A.

(iv) Section 708A, Exterior Windows and Doors

(v) Section 709A, Decking

(2) Chapter 7A of the California Building Code, Section 701A.3, Application, Exceptions; is amended as follows:

- (a) Exception 2 is removed.
- (b) Exception 3 is modified to read: Buildings classified as a Group U Agricultural Building, including barns as defined in Section 202 of the California Building Code (see also Appendix C-Group U Agricultural Buildings), when located at least 50 feet from an applicable building. Any future changes to a barn (converting to living quarters or any other non-agricultural defined use) that change occupancy type would require applicable fire-resistant construction materials and methods that are in affect at time of proposed changes.
- (c) Exception 4 is removed.

F. *Roofing Requirements:* Section 1505 of the California Building Code is hereby amended with the addition of the following language:

The roof covering or roof assembly for all structures shall be Class A fire retardant. The roof covering on any structure regulated by this Code shall be as specified in Table No. 1505.1 and as classified in Section 1505. The roof-covering assembly includes the roof deck, underlayment, insulation and covering which is assigned a roof-covering classification. Detached patio covers, spa covers, gazebos, sheds with 120 square feet or less of roof area and awning covers are exempt. Roof covering repairs of less than three hundred (300) square feet in a 12-month period are exempt from the provisions of this paragraph. These standards shall apply when there is conflict with less stringent standards of the California Building Code.

Existing and new exterior roof venting that is in the area affected by the work shall comply with the requirements of exterior venting in 706A of the current California Building Code.

G. *Automatic Fire-Extinguisher Systems:* Section 903.2 of the California Building Code and Section R313.3 of the California Residential Code is hereby amended with the addition of the following language:

- (1) The following requirements shall apply to all new buildings or structures which require a building permit from the Town of Woodside for which a complete building permit application is submitted after May 1, 2000:

- (a) Except as otherwise provided by this section, or as provided under section 903.2 of the California Building Code, or as provided under section R313-~~3.1.1~~ in the California Residential Code (whichever is most stringent), automatic fire sprinkler systems shall be installed and maintained in every new building or structure of any type, use, occupancy or size which requires a building permit issued by the Town of Woodside.
- (b) The term **AUTOMATIC SPRINKLER SYSTEM** as used in this section means an integrated system of underground and overhead piping, including a water supply such as a gravity tank, fire pump, reservoir, pressure tank, or connection by underground piping to a fire main, which system complies in all respects with the requirements for such systems contained in standards issued by the National Fire Protection Association based upon occupancy classification.
- (c) As referenced in National Fire Protection Association (NFPA) standards, Section 13D, Chapter 2, Section 2-1 - General Provisions: Every automatic sprinkler system shall have at least one (1) automatic water supply. Where stored water is used as the sole source of supply, the minimum quantity of water shall equal the water demand rate (as specified in Chapter 4 of Section 13D of the NFPA standards) times ten (10) minutes. Exception: Dwelling units that are one (1) story in height and less than 2,000 square feet in floor area shall have a water supply of at least seven (7) minutes for the two (2) sprinkler demand that is typically required as specified in Chapter 4 of Section 13D of the NFPA standards).
- (d) As referenced in National Fire Protection Association (NFPA) standards, Section 13D, Chapter 2, Section 2-2 - Water Supply Sources: The following water supply sources shall be considered to be acceptable by this standard:
1. A connection to a reliable waterworks system with or without an automatically operated pump.
 2. An elevated tank.
 3. A pressure tank designed to ASME standards for a pressure vessel with a reliable pressure source.

4. A stored water source with an automatically operated pump (which could also be used to supply the residence's domestic water supply).

(2) The following structures are exempt from the requirements of this Section:

(a) Agricultural buildings, as defined in Section 202 of the ~~2013~~ 2016 California Building Code (including but not limited to greenhouses), which are located at least 60 feet from any residential structure and barns unless otherwise specified in this code.

(b) Not used.

(c) **MANUFACTURED HOUSING** as defined by California Health and Safety Code Section 18007.

(d) Structures not exceeding 1,000 square feet in area, except for a dwelling unit (which is not exempt), as defined in the ~~2013~~ 2016 California Building Code Section 202, and as defined in the ~~2013~~ 2016 California Residential Code Section 202, and as provided under the ~~2013~~ 2016 California Residential Code Section ~~R313.3.1.1~~ R313.

(e) Mausoleums of Type I construction, as defined by the ~~1997 Uniform Building Code~~ 2016 California Building Code, which do not contain offices, chapels or other places where the public assembles on a regular basis.

(f) Open-air parking garages of Type I construction as defined by the ~~2013~~ 2016 California Building Code, which do not contain offices, stores or other places of public occupancy for purposes other than parking of vehicles.

(g) Roofed structures with no walls or doors.

(3) The requirements of this Section are intended to present minimum standards for new construction. Nothing in this Section shall prevent any fire authority having jurisdiction from adopting and enforcing any regulations which impose more stringent requirements. Further, any requirement of the current California Building Code, the Uniform Fire Code or the State Building Standards Code, which is more restrictive, specifies higher standards or mandates specific locations within a structure for automatic sprinkler systems, shall be applicable.

(4) Notwithstanding the other provisions of this section,

no existing residential building or structure shall be required to conform to the requirements of this section, unless the addition, alterations or repairs to the existing building or structure within any 12-month period exceed the mandatory compliance threshold percentage of alteration limits as set forth in §WMC Section 150.01(J) and Table A-1, as calculated by the Town Building Official or unless the provisions of Section 150.01(G)(2)(g) applied and the applicant is now seeking a permit to install any doors or walls.

(5) Residential structures with attached garages for which a complete building permit application is submitted after May 1, 2000 shall have automatic fire sprinkler heads installed in the garage in addition to those required in the 13D standards of the National Fire Protection Association. The number and location of such fire sprinkler heads shall be such that full coverage of the garage will be obtained.

(6) When a stored water source with an automatically operated pump system is installed, the Woodside Fire Protection District will conduct an annual inspection of the system to insure reliability. Any deficiencies found to exist by the District as a result of such inspections shall be corrected by the property owner within thirty (30) days of receipt of written notice from the District requiring such deficiencies to be corrected.

H. Intentionally left blank.

I. Intentionally left blank.

J. *Determination of new building classification to ascertain compliance with divisions (D), (E) and (G) for the alteration of existing residential building.*

(1) Purpose. The purposes of this division are as follows:

(a) To determine when a new building, proposed alteration, addition, or reconstruction of an existing residential building or structure will be required to be classified as a new building for the purpose of compliance with §WMC Section 150.01(E) and the adopted California Building Code Chapter-7A and Chapter-15 standards, as set forth in Table A-1 of this section.

(b) To determine when a new building, proposed alteration, addition, or reconstruction of an existing residential

building or structure will require the installation of an automatic fire sprinkler system in accordance with SWMC Section 150.01(G)(4), as set forth in Table A-1 of this section.

(c) To determine when a new building proposed alteration, addition, or reconstruction of an existing residential building or structure will require compliance with the adopted California Fire Code standards, as adopted and regulated by the Woodside Fire Protection District, as set forth in Table A-1 of this section.

(d) To establish a procedure for the determination of the percentage of an altered residential building or structure, as set forth in Table A-2 of this section, for use in conjunction with Table A-1 of this section.

(2) Definitions. For the purposes of this division, the definitions contained in Sections 153.005 and ~~153.296~~ shall apply, as well as the definition for a "Dwelling Unit", as defined in the ~~2013~~ 2016 California Building Code Section 202.

TABLE A-1

ITEM	DESCRIPTION OF WORK	AUTOMATIC FIRE SPRINKLER COMPLIANCE DU = Dwelling Unit ALQ = Accessory Living Quarters	NEW BUILDING CLASSIFICATION FOR WMC COMPLIANCE PURPOSES ONLY	NEW BUILDING CLASSIFICATION FOR CBC CHAPTER-7A COMPLIANCE PURPOSES ONLY	WFPD FIRE CODE COMPLIANCE
1 NEW BUILDING					
A	Construction of a new building.	All DU and other buildings >1000sf. Barns w/o ALQ are exempt.	Yes	Yes	Yes
B	Alteration (reconstruction) of an existing building in a different location.	All DU and other buildings >1000sf. Barns w/o ALQ are exempt.	Yes	Yes	Yes
2 RECONSTRUCTED BUILDING					
A	Alteration (reconstruction) or repair of fire-damaged building	All DU and other buildings >1000 sf. ≥50% alteration.	>50% alteration	>50% alteration	>50% alteration
B	Alteration (reconstruction) of building in same location, identical size & volume.	All DU and other buildings >1000 sf.	yes	yes	Yes
3 ALTERATIONS (CHANGES & ADDITIONS)					
A	New addition & change of existing building. See Table A-2 to determine the percentage of alteration.	≥50% addition and/or ≥75% alteration	>50% addition and/or >50% alteration	≥50% addition and/or >50% alteration	≥50% addition and/or ≥50% alteration
B	Alteration only-VARIABLE scope of demolition (no change in existing building location, floor area, building height, or interior volume). See Table A-2 to determine the percentage of alteration.	≥75% alteration	>50% alteration	>50% alteration	≥50% alteration
C	New 2 nd story element addition, including associated new foundations.	≥50% addition	>50% addition	>50% addition	≥50% addition
D	New floor area added within footprint of existing structure, with minimal elective changes to unaffected areas of existing building. Example: Crawlspace area converted to living space.	≥75% addition	No	No	No
E	New addition only, no changes of existing building.	≥50% addition	>50% addition	>50% addition	≥50% addition
4 FOUNDATION ALTERATION & SEISMIC UPGRADE					
A	Alteration or replacement of existing foundation only.	No	No	No	No
B	Voluntary seismic upgrade only, compliance with CBC 3404.5 (exception).	No	No	No	No

TABLE A-2---METHOD OF CALCULATION TO DETERMINE THE PERCENTAGE OF ALTERATION OF A BUILDING

For the purposes of Section 150.01(J) of the Woodside Municipal Code, the following formulas are established in order to compute the percentage of alteration of an existing residential building or structure. The component elements (roof plane, exterior wall plane, floor plane, foundation) that comprise the alteration or addition of an existing building or structure shall be used to compute the total percentage of alteration for the purpose of applying the Table A-1 compliance matrix.

An alteration is created and defined when any of the following cases occur. Where more than one of the following cases will occur simultaneously, the computed percentage of each case shall be added and used to determine the total percentage of alteration to the existing building or structure as follows: $R\% + W\% + F\% + FDN\% = \text{total percentage of alteration of building}$.

Case #1. Alteration of roof plane: Where the existing roof framing is altered, the altered horizontal roof plane area shall be used in the following 2-step process to determine the percentage of altered roof plane:

$$1^{\text{st}} \text{ step: } \frac{\text{altered roof area}}{\text{overall building roof area}} \times 100 = RA\% \text{ (this value represents the unadjusted percentage of altered roof plane).}$$

$$2^{\text{nd}} \text{ step: } RA\% \times 0.10 \text{ (weighted factor)} = R\% \text{ (percentage of roof plane alteration).}$$

Case #2. Alteration of exterior wall plane: Where the existing exterior wall framing is altered, or if the wall plate height is increased, the altered wall plane area and/or the raised wall plane area shall be used in the following 2-step process to determine the percentage of altered exterior wall plane:

$$1^{\text{st}} \text{ step: } \frac{\text{altered exterior wall area}}{\text{overall building exterior wall area}} \times 100 = WA\% \text{ (this value represents the unadjusted percentage of altered exterior wall plane).}$$

$$2^{\text{nd}} \text{ step: } WA\% \times 1.00 \text{ (weighted factor)} = W\% \text{ (percentage of exterior wall plane alteration).}$$

Case #3 Alteration of floor plane: Where the existing floor framing is altered, the altered floor plane area shall be used in the following 2-step process to determine the percentage of altered floor plane:

$$1^{\text{st}} \text{ step: } \frac{\text{altered floor area}}{\text{overall building floor area}} \times 100 = FA\% \text{ (this value represents the unadjusted percentage of altered building floor plane).}$$

$$2^{\text{nd}} \text{ step: } FA\% \times 0.25 \text{ (weighted factor)} = F\% \text{ (percentage of building floor plane alteration).}$$

Case #4: Alteration of foundation: Where the existing perimeter foundation is altered, or the existing slab is re-constructed, the altered linear length of foundation footing (length) or foundation slab (area) shall be used in the following 2-step process to determine the percentage of altered foundation, based on the type of existing foundation style (strip footing or slab foundation) :

$$1^{\text{st}} \text{ step (strip footing): } \frac{\text{altered length of foundation}}{\text{overall building existing foundation length}} \times 100 = FDNALT\% \text{ (This value represents the unadjusted percentage of altered building footing length).}$$

$$2^{\text{nd}} \text{ step (strip footing): } FDNALT\% \times 0.10 = FDN\% \text{ (percentage of building foundation footing length alteration).}$$

$$1^{\text{st}} \text{ step (slab foundation): } \frac{\text{altered foundation slab area}}{\text{overall building existing foundation slab area}} \times 100 = FDNALT\% \text{ (This value represents the unadjusted percentage of altered building foundation slab plane).}$$

$$2^{\text{nd}} \text{ step (slab foundation): } FDNALT\% \times 0.10 \text{ (weighted factor)} = FDN\% \text{ (percentage of building foundation slab plane alteration).}$$

Section 150.02 ELECTRICAL CODE.

A. The Code of rules and regulations known and designated as the ~~2013~~ 2016 *California Electrical Code*, based on the ~~2011~~ 2014 National Electrical Code, including the Appendix chapters, printed therein, and all supplements subsequently issued thereto, as published by the National Fire Protection Association, regulating all electrical work in or on any building or property, or similar installation in the Town of Woodside, is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Electrical Code of the Town of Woodside. Any amendments and supplements to this Code shall be enforceable to the same extent as if fully contained in the body of the National Electrical Code.

B. Exemption from Permit Requirements. Permits are not required for the following:

1. Any electrical work done by an employee of a public utility in connection with rendering of electric service to any building or structure by said public utility.
2. The ordinary care and maintenance of an established installation of electric equipment by the owner, operator, or user thereof, except that ordinary care and maintenance shall not be construed as including additions to such installation or other work such as the repair or replacement of any electric wiring, appliances, or apparatus which is a fixed part of such installation. The replacement of lamps and fuses, plugging-in apparatus, repair of plugging-in apparatus and similar work shall be construed as ordinary care and maintenance.
3. The repair of appliances, apparatus, and materials which are not a fixed part of an established installation of electric equipment or which have been detached from such an installation for the purpose of repair.

Section 150.03 PLUMBING CODE.

A. The Code of rules and regulations known and designated as the ~~2013~~ 2016 *California Plumbing Code*, based on the ~~2009~~ 2015 Uniform Plumbing Code, and the appendix chapters, prepared and published by the International Association of Plumbing and Mechanical Officials, providing for the protection of the public health and safety, requiring a permit and inspection for the installation or alteration of plumbing drainage systems; creating an Administrative Authority and describing its duties; defining certain terms; establishing minimum regulations for the installation, alteration or repair of plumbing and drainage systems and the inspection thereof; providing penalties for its violation and repealing conflicting ordinances, is hereby adopted for the Town of Woodside, and by this reference incorporated herein as

if fully set forth, except as hereinafter otherwise provided, as the Plumbing Code of the Town of Woodside.

B. Section ~~103.4.1~~ 104.5 and Table ~~1-1~~ 104.5 entitled "Permit Fees" is deleted.

Section 150.04 MECHANICAL CODE.

A. The Code of rules and regulations known and designated as the ~~2013~~ 2016 *California Mechanical Code*, based on the ~~2011~~ 2015 Uniform Mechanical Code including Appendix Chapters, prepared and published by the International Association of Plumbing and Mechanical Officials, including the standards printed therein, hereinafter called "California Mechanical Code," regulating the installation, maintenance, alteration, or repair of heating, ventilating, comfort, cooling and refrigeration systems; and providing for the issuance of permits and the collections of fees therefore, defining terms, providing penalties for its violation, is hereby adopted and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Mechanical Code of the Town of Woodside. Any amendments and supplements to this Code shall be enforceable to the same extent as if contained in the body of the California Mechanical Code.

B. Section ~~115.2~~ 104.5 and Table ~~1-1~~ 104.5 entitled "Permit Fees" is deleted.

~~**Section 150.05 HOUSING CODE.**~~

~~The Code of rules and regulations known and designated as the *Uniform Housing Code, 1997 Edition*, for the following Chapter 4 Definitions, Chapter 5 Occupancy, Section 701.2 Electrical and Section 701.3 Ventilation requiring a permit and inspection for construction, alteration or repair of buildings used for human occupancy, construction, alteration or repair of such buildings and the inspection thereof; repealing conflicting ordinances, is hereby adopted for the Town of Woodside, and by this reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Housing Code of the Town of Woodside. Any amendments and supplements to this Code shall be enforceable to the same extent as if contained in the body of the Uniform Housing Code.~~

~~**Section 150.06 ABATEMENT OF DANGEROUS BUILDINGS CODE.**~~

~~The Code of rules and regulations known and designated as the *Uniform Code for Abatement of Dangerous Buildings, 1997 Edition*, published by the International Conference of Building Officials, to provide a just, equitable and practical method, to be cumulative to, with and in addition to any other remedy provided by the Building Code, Housing Code, or otherwise available at law, whereby owners or occupants of buildings or structures which from any cause endanger the life, limb, health, property, safety or welfare of the general public~~

~~or the buildings' occupant, may be required to repair, vacate, or abate said causes, and which applies to all dangerous buildings, as herein defined, which are now in existence or which may hereafter become dangerous in the Town of Woodside, is hereby adopted and by reference incorporated herein as if fully set forth, as the Abatement of Dangerous Buildings Code of the Town of Woodside. Any amendments and supplements to this Code shall be enforceable to the same extent as if contained in the body of the Uniform Code for Abatement of Dangerous Buildings. All references to the Director of Public Works are deleted and the Building Official inserted in all such places.~~

Section 150.07 ENERGY CODE.

The Code of rules and regulations known and designated as the ~~2013~~ 2016 *California Energy Code*, with all previously approved errata and supplements is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Energy Code of the Town of Woodside.

~~Section 150.08 ELEVATOR CODE.~~

~~The Code of rules and regulations known as and designated as the 2007 California Elevator Safety Construction Code, as published in the referenced California Code of Regulations, Title 8, is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provide, as the Elevator Code of the Town of Woodside.~~

Section 150.09 HISTORICAL BUILDING CODE.

The Code of rules and regulations known as and designated as the ~~2013~~ 2016 *California Historical Building Code*, published by the International Code Council, is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Historical Building Code of the Town of Woodside.

Section 150.10 SEISMIC STRENGTHENING FOR UNREINFORCED MASONRY BUILDING.

The Code of rules and regulations known as and designated as ~~2013~~ 2016 *California Existing Building Code*, "Appendix Chapter A1 Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings" and "Appendix Chapter A3 Prescriptive Provisions for Seismic Strengthening of Cripple Walls and Sill Plate Anchorage of Light, Wood-Frame Residential Buildings" excluding section A304.2, Foundations, based on the ~~2010~~ 2015 *International Existing Building Code* as published by the international Code Council, is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Existing Building Code of the Town of Woodside.

Section 150.11 REFERENCED STANDARDS CODE.

The Code of rules and regulations known as and designated as ~~2013 2016 California Referenced Standards Code Building Standards~~ adopted by the Commission for the 2013 California Referenced Standards Code, is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provide, as the Referenced Standards Code of the Town of Woodside.

~~Section 150.12 REPAIRS TO BUILDINGS DAMAGED BY NATURAL DISASTER~~

~~The Code of rules and regulations known as and designated as 2001 California Building Code Repairs to Buildings and Structures Damaged by the Occurrence of a Natural Disaster, as published in Appendix Chapter 34, Division III, is hereby adopted, and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provide, as the Repairs to Buildings and Structures Damaged by the Occurrence of Natural Disaster Code of the Town of Woodside.~~

Section 150.13 GREEN BUILDINGS STANDARDS CODE.

The Code of rules and regulations known as and designated as ~~2013 2016 California Green Building Standards Code~~ as published in the referenced California Code of Regulations Title 24, Part 11, is hereby adopted and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Green Building Standards Code of the Town of Woodside.

Section 150.14 EXISTING BUILDING CODE.

The Code of rules and regulations known as and designated as 2016 California Existing Building Code as published in the referenced California Code of Regulations Title 24, Part 10, is hereby adopted and by reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Green Building Standards Code of the Town of Woodside.

SECTION FOUR: In the event that any provision of this ordinance is in conflict with any other ordinances of the Town of Woodside or the Woodside Municipal Code, the provisions of this ordinance shall prevail.

SECTION FIVE: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of the Ordinance or any part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof

irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective.

SECTION SIX: Pursuant to Section 36937 of the Government Code of the State of California, the Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage.

SECTION SEVEN: The Town Clerk shall cause this Ordinance to be published in accordance with the requirements of Section 36933 of the Government Code of the State of California.

* * * * *

I, the undersigned, hereby certify that the foregoing Ordinance is a full, true and correct copy of Ordinance No. 2016- of the Town of Woodside entitled as above; that it was introduced on the 25th of October, 2016, and was passed and adopted by the Town Council on the 13th of December, 2016, by the following vote:

- AYES, Councilmembers:
- NOES, Councilmembers:
- ABSENT, Councilmembers:
- ABSTAIN, Councilmembers:

Clerk of the Town of Woodside

APPROVED:

Mayor of the Town of Woodside