

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF BURLINGAME AMENDING TITLE 18 OF THE BURLINGAME MUNICIPAL CODE; ADOPTING BY REFERENCE THE 2019 EDITIONS OF THE CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24 (CCR-T24), STATE HOUSING LAW, THE CALIFORNIA CODE OF REGULATIONS, TITLE 25, DIVISION 1, CHAPTER 1, SUBCHAPTER 1, SECTION 32 (CCR, T-25), 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE, 1997 UNIFORM ADMINISTRATIVE CODE, 1997 UNIFORM HOUSING CODE, 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, AND AMENDMENTS AND MODIFICATIONS THERETO**

The City Council of the City of Burlingame finds and ordains as follows:

**DIVISION 1:**

**Section 1.** The City of Burlingame is located between the Santa Cruz Mountains foothills and San Francisco Bay, with a number of substantial creeks flowing through highly developed residential and industrial areas. It is surrounded by large areas of open space maintained in natural condition, as well as having a significant natural canyon in the center of the residential area. Strong winds come down the foothills during both the driest and the wettest parts of the year. The City is directly east of the San Andreas Fault, and much of the highly developed part of the City is located along the front of the Bay, much of it on fill. The United States Geologic Survey, the California Division of Mines and Geology, and the Association of Bay Area Governments have extensively mapped the area for such earthquake probabilities. The foothill areas have a variety of soil formations with steep canyons and heavy precipitation. Much of the City has a high water table. Fires in the community could quickly spread because of the extensive, natural vegetation throughout the City. The City has a number of highly developed

commercial areas with older buildings, and an industrial area that is filled with mixed uses utilizing various materials that could be highly hazardous. In addition, heavily traveled approach and departure routes for San Francisco International Airport are immediately adjacent to or over the City. The City is also located in a national climate zone that is designated “Very High” on the Termite Infestation Probability Map. The City has worked with other jurisdictions on the San Francisco Peninsula to establish consistent standards to minimize the impact that varying standards might have on development and redevelopment of both residential and commercial buildings. It is only through strong building standards and effective fire prevention and containment programs that citizens will receive the protection they deserve, and that citizens will be able to obtain reasonably priced insurance for their homes and businesses. In seeking to attain these goals, the building standards in Title 18 have been and are adopted.

Section 2. In addition, in order to provide appropriate, clear information to applicants for construction approvals, Section 18.07.050 is adopted to conform Title 18 to Zoning Code requirements established in the Municipal Code. It is the intent of the City Council to adopt by reference the 2019 editions of the California Building Standards Codes in its entirety except as specifically amended by this ordinance.

Section 3. The City operates its own sanitary sewer system and water quality control plant and is subject to State and Federal laws regarding both point and non-point discharges. Sections 18.07.060, 18.08.010, 18.12.080, 18.12.090, 18.12.100, 18.12.110,

18.12.115, 18.12.120, and 18.12.125 are intended to assist the City in meeting its responsibilities regarding those laws as well as protecting the public safety and welfare.

Section 4. The City also operates its own water supply system for its citizens.

Sections 18.07.060, 18.12.050, 18.12.060, 18.12.070, and 18.12.100 are intended to provide consistent policy regarding water service installations and to protect the public's water supply.

Section 5. Chapter 18.05 is added and amended to read as follows:

## **Chapter 18.05**

### **International Swimming Pool and Spa Code**

#### **Sections:**

**18.05.010      Adoption of the 2018 International Swimming Pool and Spa Code**

**18.05.020      Section 302.1 amended – Electrical**

**18.05.030      Section 302.2 amended – Water service and drainage**

**18.05.040      Section 303 amended - Energy**

**18.05.010      Adoption of the 2018 International Swimming Pool and Spa Code**

The rules, regulations and requirements published by the International Code Council (ICC) under the title “2018 International Swimming Pool and Spa Code, are adopted as and for the rules, regulations and standards for swimming pools and spas within this city as to all matters therein contained with the following amendments:

**18.05.020      Section 302.1 amended – Electrical**

Section 302.1 of the International Swimming Pool and Spa Code is amended to read as follows:

**302.1 Electrical.** Electrical requirements for aquatic facilities, pools, and spas shall be in accordance with the 2019 California Electrical Code.

Exception: Internal wiring for portable residential spas and portable residential exercise spas.

**18.05.030      Section 302.2 amended – Water service and drainage.**

Section 302.2 of the International Swimming Pool and Spa Code is amended to read as follows:

**302.2 Water service and drainage.** Piping and fittings used for water service, makeup and drainage piping for pools and spas shall comply with the 2019 California Plumbing Code. Fittings shall be listed and approved by the International Association of Plumbing and Mechanical Officials (IAPMO) or an equivalent recognized agency and be approved for installation with the piping installed.

Section 302.5 of the International Swimming Pool and Spa Code is amended to read as follows:

**18.05.040      Section 302.5 amended – Backflow protection.**

**302.5 Backflow protection.** Water supplies for pools and spas shall be protected against backflow in accordance with the 2019 California Plumbing Code.

Section 303 of the International Swimming Pool and Spa Code is amended to read as follows:

**18.05.050      Section 303 amended – Energy.**

**303 Energy.** The energy consumption of pools and permanent spas shall be controlled by the requirements in sections 303.1.1 through 303.1.3 and comply with the 2019 California Energy Code.

Section 6. Chapter 18.06 is added incorporating the 1997 Uniform Housing Code.

#### **Chapter 18.06**

#### **UNIFORM HOUSING CODE**

18.06.010 The 1997 Uniform Housing Code is hereby incorporated as part of the Burlingame Municipal Code.

Section 7. Chapter 18.07 is amended by the addition of the following section:

#### **Chapter 18.07**

#### **UNIFORM ADMINISTRATIVE CODE**

#### **18.07.120      Section 108 added – Safety assessment placards**

Section 108 of the 1997 Uniform Administrative Code is added to read as follows:

#### **108    Safety assessment placards.**

**Intent.** This section establishes standard placards to be used to indicate the condition of a structure for continued occupancy. The Section further authorizes the Chief Building Official and his or her authorized representatives to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment.

**Application of Provisions.** The provisions of this chapter are applicable to all buildings and structures of all occupancies regulated by the City of Burlingame. The City Council may extend the provisions as necessary.

**Definition. *Safety assessment*** is a visual, non-destructive examination of a building or structure for the purpose of determining the condition for continued occupancy.

**Placards.**

(a) The following are verbal descriptions of the official jurisdiction placards to be used to designate the condition for continued occupancy of buildings or structures. Copies of actual placards are attached.

**INSPECTED - Lawful Occupancy Permitted** is to be posted on any building or structure wherein no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure. (Green)

**RESTRICTED USE** is to be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restriction to the continued occupancy. The individual who posts this placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy.  
(Yellow)

**UNSAFE - Do Not Enter or Occupy** is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the Chief Building Official, or his or her authorized representative. Safety assessment teams shall be authorized to enter these buildings at any time. This placard is not to be used or considered as a demolition order. The individual who posts this placard will note in general terms the type of damage encountered. (Red or Orange)

(b) The name of the jurisdiction, its address, and phone number shall be permanently affixed to each placard.

(c) Once it has been attached to a building or structure, a placard is not to be removed, altered or covered until done so by an authorized representative of the Chief Building Official. It shall be unlawful for any person, firm or corporation to alter, remove, cover, or deface a placard unless authorized pursuant to this section.

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# INSPECTED

## LAWFUL OCCUPANCY PERMITTED

This structure has been inspected, as indicated below, and no apparent structural hazard has been found.

- ☐ **Inspected Exterior Only**  
☐ **Inspected Exterior and Interior**

Date: \_\_\_\_\_

Time: \_\_\_\_\_ a.m./p.m.

Report any unsafe condition to the City of Burlingame Building Division at **650-558-7260**. Re-inspection may be required.

**Caution:** Post inspection conditions may increase damage and risk.

Inspector comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This facility was inspected under emergency conditions for the City of Burlingame on the date and time noted.

Inspected by: \_\_\_\_\_

Identification #: \_\_\_\_\_

Site/Building Address:

\_\_\_\_\_  
\_\_\_\_\_

Agency: \_\_\_\_\_

**DO NOT REMOVE, ALTER, OR COVER THIS PLACARD  
UNTIL AUTHORIZED BY THE CITY OF BURLINGAME.**

**(Burlingame Municipal Code, Section 18.07.120)**



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# RESTRICTED USE

WARNING: This structure has been inspected and found to be damaged as described below.

Damage Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Report any unsafe condition to the City of Burlingame Building Division at **650-558-7260**. Re-inspection may be required.

Entry, occupancy, and lawful use are restricted as follows: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Site/Building Address: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_ a.m./p.m.

**Caution:** Post inspection conditions may increase damage and risk.

This facility was inspected under emergency conditions for the City of Burlingame on the date and time noted.

Inspected by: \_\_\_\_\_

Identification #: \_\_\_\_\_

Agency: \_\_\_\_\_

**DO NOT REMOVE, ALTER, OR COVER THIS PLACARD  
UNTIL AUTHORIZED BY THE CITY OF BURLINGAME.  
(Burlingame Municipal Code, Section 18.07.120)**

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# UNSAFE

***DANGER – DO NOT ENTER OR OCCUPY!***

**WARNING:** This structure has been inspected, found to be seriously damaged, and is UNSAFE to enter or occupy as described below.

Damage Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Report any unsafe condition to the City of Burlingame Building Division at **650-558-7260**. Re-inspection may be required.

**Do not enter or remain in close proximity unless specifically authorized by the City of Burlingame. Entry may result in injury or death.**

Site/Building Address: \_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Time: \_\_\_\_\_ a.m./p.m.

**Caution:** Post inspection conditions may increase damage and risk.

This facility was inspected under emergency conditions for the City of Burlingame on the date and time noted.

Inspected by: \_\_\_\_\_

Identification #: \_\_\_\_\_

Agency: \_\_\_\_\_

**DO NOT REMOVE, ALTER, OR COVER THIS PLACARD  
UNTIL AUTHORIZED BY THE CITY OF BURLINGAME.  
(Burlingame Municipal Code, Section 18.07.120)**

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Section 8. Chapter 18.08 is amended in its entirety to read as follows:

## **Chapter 18.08**

### **BUILDING CODE**

#### **Sections:**

<b>18.08.005</b>	<b>Adoption of 2019 California Building Code, Part 2, Volume 1.</b>
<b>18.08.010</b>	<b>Section 406.1.1 added – Car stacking system backup power</b>
<b>18.08.015</b>	<b>Section 502.1 amended – Address identification.</b>
<b>18.08.020</b>	<b>Section 502.2 added – Utility identification.</b>
<b>18.08. 030</b>	<b>Section 903.1.2 added – Additions and alterations.</b>
<b>18.08. 035</b>	<b>Section 903.1.3 added – Applicable to all sprinklered buildings.</b>
<b>18.08. 040</b>	<b>Section 903.2 amended – Where required.</b>
<b>18.08. 045</b>	<b>Section 903.2.21 added – Existing buildings and structures.</b>
<b>18.08. 050</b>	<b>Section 903.2.22 added – Aggregate.</b>
<b>18.08. 055</b>	<b>Section 903.3.1.4 added – Inspector's test valves.</b>
<b>18.08. 060</b>	<b>Section 903.3.1.5 added – Additional residential sprinkler locations.</b>
<b>18.08.065</b>	<b>Section 903.4.1 amended – Fire Sprinkler Monitoring Systems</b>
<b>18.08.070</b>	<b>Section 1505.1 amended – Fire classification.</b>
<b>18.08.075</b>	<b>Table 1505.1 amended – Roof minimum fire retardant classes.</b>
<b>18.08.080</b>	<b>Section 1505.1.3 amended – Roof covering within all other areas.</b>
<b>18.08.085</b>	<b>Section 1502.4.1 added – Roof drainage requirements.</b>
<b>18.08.090</b>	<b>Section 1502.4.2 added – Surface drainage requirements.</b>
<b>18.08.095</b>	<b>Adoption of 2019 California Building Code, Part 2, Volume 2.</b>
<b>18.08.100</b>	<b>Section 1807.2.1 amended – Retaining walls.</b>
<b>18.08.105</b>	<b>Section 3005.5 amended – Shunt Trip</b>
<b>18.08.110</b>	<b>Section 3202 amended – Encroachments</b>
<b>18.08.115</b>	<b>Section 3202.1 amended – Encroachments below grade</b>
<b>18.08.120</b>	<b>Section 3202.2 amended – Encroachments above grade and below 8 feet in height</b>
<b>18.08.125</b>	<b>Section 3202.3 amended – Encroachments 8 feet or more above grade</b>
<b>18.08.130</b>	<b>Section 501.6 added – Suspended ceiling upgrade required.</b>

**18.08.005      Adoption of 2019 California Building Code, Part 2. Volume 1.**

The rules, regulations and requirements published by the International Code Council (ICC) under the title "2018 International Building Code Volume 1" and adopted as the "2019 California Building Code Volume 1" including Appendix Chapters I and J and State of California amendments thereto, are adopted as and for the rules, regulations and standards within this city as to all matters therein contained with the following amendments:

**18.08.010      Section 406.1.1 added – Car stacking system back up power**

Section 406.1.1 of the 2019 California Building Code is added to read as follows:

406.1.1 Commercial and Multi-Family Dwelling car stacking systems shall be provided with back-up power to allow access to and egress from such systems during a power outage. The back-up power shall comply with the manufacture specifications and the 2019 California Electrical Code.

**18.08.015      Sections 502.1 amended – Address identification.**

Section 502.1 of the 2019 California Building Code is added to read as follows:

**502.1. Address identification.**

**Address numbers.** Size of numbers shall be as follows:

1. When the structure is thirty-six (36) to fifty (50) feet from the street or fire apparatus access, a minimum of one-half inch (½") stroke by six inches (6") high

is required.

2. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one inch (1") strike by nine inches (9") high is required.

**Multi-Tenant Buildings.** Numbers or letters shall be designated on all occupancies within a building. Size shall be a minimum of one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be posted at a height no greater than 5 feet, 6 inches (5' 6") above the finished floor and shall be either internally or externally illuminated in all new construction.

**Rear addressing.** When required by the chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide and acceptable vehicular access. Number stroke and size shall comply with 502.1.

**ADU Addressing.** Address for Residential Accessory Dwelling Units shall meet the City of Burlingame specifications.

**18.08.020      Section 502.2 added – Utility identification.**

Section 502.2 of the 2019 California Building Code is added to read as follows:

**502.2 Utility identification.** In multi-unit commercial and residential buildings, gas and electric meters, service switches and shut off valves shall be clearly and legibly marked to identify the unit or space that they serve.



**18.08. 030      Section 903.1.2 added – Additions and alterations.**

Section 903.1.2 of the 2019 California Building Code is added to read as follows:

**903.1.2 Additions and alterations.** The standard for determining the size of addition and/or alteration for determining the threshold for fire sprinkler systems shall be determined by the following:

1. The square footage of every room being added or altered shall be included in the calculation of total square footage of addition or alteration.
2. The entire square footage of an individual room shall be considered added or altered when at least fifty percent (50%) or greater of the linear length of interior wall sheeting or ceiling of any one wall within the room is new, removed, or replaced.

**18.08. 035      Section 903.1.3 added – Applicable to all sprinklered buildings.**

Section 903.1.3 of the 2019 California Building Code is added to read as follows:

**903.1.3 Applicable to all sprinklered buildings.**

1. When a commercial building is partially retrofitted with an approved automatic sprinkler fire extinguishing system pursuant to this section, the building owner shall complete the fire extinguishing system retrofit throughout the unprotected building interior areas within six (6) years of completing the initial partial retrofit or within every tenant space where a building permit is obtained, whichever is less.
2. When a residential building is partially retrofitted with an approved automatic sprinkler fire extinguishing system pursuant to this section, the building fire

extinguishing system retrofit shall be completed throughout the unprotected building interior areas within two (2) years from completing the initial partial retrofit.

3. When a property owner or responsible party of a commercial or residential building chooses option 1 or 2 from above, the property owner shall file a deed restriction with San Mateo County Assessor's Office and obtain a performance bond with Central County Fire Department to ensure compliance with Section 18.08.040. The bond shall be equal to or greater than the estimated cost of completion, as determined by Central County Fire Department.

**18.08. 040      Section 903.2 amended –Where required.**

Section 903.2 of the 2019 California Building Code is deleted and replaced with the following:

**Section 903.2 Where required.** Approved automatic fire sprinkler systems shall be installed in all new occupiable and/or habitable buildings and structures. In addition, approved automatic fire sprinkler systems shall be provided in locations described in Sections 903.2.1 through 903.2.21.

Exceptions:

1. When approved by the fire chief, canopy structures used solely for vehicular parking which have a photovoltaic system attached are not required to be equipped with a fire sprinkler system as long as the structure meets distance requirements to other structures and property

lines.

2. Group U occupancies less than 1200 square feet.

**18.08.045 Section 903.2.21 added – Existing buildings and structures.**

Section 903.2.21 of the 2019 California Building Code is added to read as follows:

**903.2.21 Existing buildings and structures.** All existing buildings and structures shall be retroactively protected by an approved automatic extinguishing system when the following conditions exist:

1. Commercial and multi-family residential buildings with a total building floor area in excess of 2,000 square feet or more than two stories in height, and when additions or alterations for which a building permit is required will exceed 1,200 square feet in area.

Exception: Group U occupancies less than 1200 square feet.

2. Residential one- and two-family dwellings and structures with a total building floor area in excess of 2,000 square feet or more than two stories in height, and when additions or alterations for which a building permit is required will exceed 750 square feet in area.

Exceptions:

- a. Additions or alterations of commercial and multi-family residential buildings that do not exceed 20% of the completed building's total replacement cost calculation. The replacement cost calculations for the additions/alterations and the completed building shall be calculated utilizing the latest Building Valuation Data (BVD) published by the

International Code Council (ICC).

b. Additions or alterations to residential one- and two-family dwellings and structures that do not exceed 20% of the total square footage of the entire completed building.

c. The cost of additions and alterations used in calculating the replacement cost value formula shall be exclusive of the cost to design and install an automatic fire sprinkler extinguishing system pursuant to this section; building roof repair/replacement; fire damage repair; building heating and/or cooling unit repair/replacement; and any other federal, state and local construction code upgrade requirements including but not limited to the seismic retrofit requirements, asbestos, and other hazardous material abatement.

**18.08. 050      Section 903.2.22 added – Aggregate.**

Section 903.2.22 of the 2019 California Building Code is added to read as follows:

**903.2.22 Aggregate.** The size or cost of additions and alterations used in calculating the size or replacement cost value formula shall not be cumulative with regard to individual additions or alterations in a building unless the following circumstance applies:

1. Where more than one (1) addition or alteration for which building permits are required are made within a two (2) year period from the final date of the initial permit, the sum of the square footage or replacement costs of these additions or alterations during this two (2) year period shall be aggregated for the purpose of

determining calculations in Section 18.08.050.

**18.08. 055      Section 903.3.1.4 added – Inspector's test valves.**

Section 903.3.1.4 of the 2019 California Building Code is added to read as follows:

**903.3.1.4 Inspector's test valves.** Single-family residential fire sprinkler systems within buildings greater than 3600 square feet shall be equipped with an inspector's test valve for each system and located the furthest point away from the sprinkler riser.

**18.08. 060      Section 903.3.1.5 and 903.3.1.6 added – Additional sprinkler locations.**

Section 903.3.1.5 of the 2019 California Building Code is added to read as follows:

**903.3.1.5 Additional residential sprinkler locations.** The installation of a residential fire sprinkler system shall conform to the following:

1. Sprinklers shall be required throughout carports and garages.

Exception: Detached carports and garages less than 2,000 square feet in area and separated from residential buildings complying with Section 503.1.2 and Table 602 of the building code and assuming a property line between all other structures.

2. Sprinkler coverage shall be provided in the following locations:

- a. Attic access openings
- b. Areas of attics and crawl spaces containing storage, mechanical and/or electrical equipment.

Section 903.3.1.6, CFC is added to read as follows:

**903.3.1.6 Additional Commercial and Multi-family Dwelling Sprinkler Locations.**

Rooms or spaces which contain vehicle parking lifts or stacking systems shall be designed as an Extra Hazard Classification. Sprinkler design to include sidewall sprinkler heads designed at minimum Ordinary Group 2 in between each level.

Exception: Buildings classified as single-family dwellings.

**18.08.065 Section 903.4.1 Amended - Monitoring.**

Section 903.4.1 CBC is amended by adding the following:

Section 903.4.1 Monitoring. For new fire sprinkler monitoring systems, the approved supervisory station shall be defined as a UL approved central receiving station.

**18.08.070 Section 1505.1 amended – Fire classification.**

The first paragraph of Section 1505.1 of the 2019 California Building Code is amended to read as follows:

**1505.1 General.** Roof assemblies shall be divided into the classes defined below. Class A or Class B roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898. The minimum roof coverings installed on buildings shall comply with the Table 1505.1 as amended.

**18.08.075 Table 1505.1 amended – Roof minimum fire retardant classes.**

Table No. 1505.1 of the 2019 California Building Code is amended to read as follows:

**Table 1505.1 Roof minimum fire retardant classes.**

<b>TABLE NO. 1505.1<sup>a</sup></b> <b>MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION</b>									
Type	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
Roof Covering	B	B	B	B	B	B	B	B	B

a. Unless otherwise required in accordance with Chapter 7A.

**18.08.080 Section 1505.1.3 amended – Roof covering within all other areas.**

Section 1505.1.3 of the 2019 California Building Code is amended to read as follows:

**1505.1.3 Roof covering within all other areas.** 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.

**18.08.085 Section 1502.4.1 added – Roof drainage requirements.**

Section 1502.4.1 of the 2019 California Building Code is added to read as follows:

**1502.4.1 Roof drainage requirements.** In all zones other than R-1, the water from the

roof of any building and from any paved area which would flow by gravity over public sidewalk shall be carried by means of conductors under the sidewalk and through the curb to the gutter, or other approved location.

**18.08.090      Section 1502.4.2 added – Surface drainage requirements.**

Section 1502.4.2 of the 2019 California Building Code is added to read as follows:

**1502.4.2 Surface drainage requirements.** No storm water or underground water draining from any lot, building, or paved area shall be allowed to drain to adjacent properties nor shall this water be connected to the city's sanitary sewer system.

Regardless of the slope of the source property, such water shall drain to either artificial or natural storm drainage facilities by gravity or pumping.

**1808.095      Adoption of 2019 California Building Code, Part 2, Volume 2.**

The rules, regulations and requirements published by the International Code Council under the title “2018 International Building Code Volume 2” and adopted as the “2019 California Building Code Volume 2” are adopted as and for the rules, regulations and standards within this city and as to all matters therein contained with the following amendments:

**18.08.100      Section 1807.2.1 amended – Retaining walls.**



Section 1807.2.1 of the 2019 California Building Code is amended by adding the following paragraphs at the end of the section:

**1807.2.1 General.**

When a structure is to support a lateral load which retains fill which supports another structure, supports the toe of a slope which is over four feet in height measured from the bottom of the footing, or is required by the city engineer, it shall be designed by a licensed architect or engineer and approved by the city engineer.

The following types of retaining walls shall be of concrete or other material which shall have a minimum service life of 75 years for all major support systems and 50 years for all replaceable support systems: Walls that are engineered, support a lateral load over 18" at property line, support an engineered surcharge, support a structure, or support a toe of a slope. A fence structure may not be substituted for a retaining wall.

**18.08.105 Section 3005.5 amended – Shunt Trip**

Section 3005.5 of the 2019 California Building Code is amended by adding the following:

**3005.5 Shunt Trip Prohibited.** Where elevator hoist ways and/or elevator machine rooms containing elevator control equipment are located within buildings equipped with automatic fire sprinklers, the following is required in lieu of a shunt trip:

1. The elevator machine room shall be constructed with the minimum fire rating as the hoist way.
2. Fire sprinklers at the top of the hoist way and inside the elevator machine room shall not be installed.

3. Means for elevator shutdown shall not be installed.

**18.08.110 Section 3202 amended Encroachments**

Section 3202 of the 2019 California Building Code is deleted and replaced with the following:

**18.08.115 3202.1 – Encroachments below grade**

**3201.1 Encroachments below grade.** Encroachments below grade that act as temporary support to build the structure shall be allowed per the City Fee Schedule under “Special Encroachment Permits” at the time of the building permit issuance. An agreement for the encroachments shall be in place prior to the commencement of the construction work.

**18.08.120 Section 3202.2 is amended – Encroachments above grade and below 8 feet in height**

**3202.2 Encroachments above grade and below 8 feet in height.** Encroachments into the public right-of-way above grade and below 8 feet in height shall comply with the City Municipal Code Chapter 22.26 Awning, Canopy and Marquee signs. Doors and windows shall not open or project into the public right-of-way.

**18.08.125 Section 3202.3 is amended - Encroachments 8 feet or more above grade.**

**3202.3 Encroachments 8 feet or more above grade.** Encroachments into the public right-of-way 8 feet or more above grade shall comply with the City Municipal Code Chapter 22.26 Awning, Canopy and Marquee signs. All other encroachments such as, but not limited to, windows, balconies, architectural features and mechanical equipment shall not project into the public right-of-way.

**18.08.130      Section 501.6 added – Suspended ceiling upgrade required.**

Section 501.6 of the 2019 California Existing Building Code is added to read as follows:

**501.6 Suspended ceiling upgrade required.** When an addition, alteration or repair is performed on an occupancy in which there is an existing suspended ceiling, such suspended ceilings shall be modified throughout to comply with the provisions of ASTM C 635 and ASTM C 636.

Section 9. Section 18.09.010 is amended to read as follows:

**Chapter 18.09**

**Mechanical Code**

**Section:      18.09.010      Adoption of 2019 California Mechanical Code.**

The rules, regulations and standards printed in one volume and published by the International Association of Plumbing and Mechanical Officials (IAPMO), under the title "2018 Uniform Mechanical Code" and adopted as the "2019 California Mechanical Code," including the appendices and State of California amendments thereto, hereinafter called "mechanical code," is adopted as and for the rules, regulations and standards within this city as to all matters therein contained, except as otherwise provided in this chapter. The appendices to the mechanical code shall be enforceable to the same extent as if contained in the body of the code.

Section 10. Chapter 18.10 is added to read as follows:

## **Chapter 18.10**

### **RESIDENTIAL CODE**

#### **Sections:**

<b>18.10.010</b>	<b>Adoption of 2019 California Residential Code.</b>
<b>18.10.015</b>	<b>Section R111.4 added – Utility identification.</b>
<b>18.10.020</b>	<b>Section R309.5 deleted – Fire sprinklers.</b>
<b>18.10.025</b>	<b>Section R313.1 amended – Townhouse automatic fire sprinkler systems.</b>
<b>18.10.030</b>	<b>Section R313.2 amended – One- and two-family dwellings automatic fire systems.</b>
<b>18.10.035</b>	<b>Section R313.3.1.1 amended – Required sprinkler locations.</b>
<b>18.10.040</b>	<b>Section R313.3.2.7 added – Additions and alterations.</b>
<b>18.10.045</b>	<b>Section R313.3.2.8 added – All sprinklered buildings.</b>
<b>18.10.050</b>	<b>Section R313.3.3.1 amended – Nonmetallic pipe and tubing.</b>
<b>18.10.055</b>	<b>Table R313.3.6.2 (9) deleted – Table R313.3.6.2 (9) Allowable Pipe Length for 1-inch PEX tubing</b>
<b>18.10.060</b>	<b>Section R313.3.6.2.2 amended – Calculation procedure. Step 8 – Determine the maximum allowable pipe length</b>
<b>18.10.065</b>	<b>Section R313.3.8.1 amended – Pre-concealment inspection. #4</b>
<b>18.10.070</b>	<b>Section R313.3.8.1 amended – Pre-concealment inspection. #5</b>
<b>18.10.075</b>	<b>Section R319.1 amended – Address numbers.</b>
<b>18.10.080</b>	<b>Section R902.1 amended – Roof covering materials.</b>
<b>18.10.085</b>	<b>Section R902.1.3 amended – Roof covering in all other areas.</b>
<b>18.10.090</b>	<b>Section R903.4.2 added – Roof and surface drainage.</b>
<b>18.10.095</b>	<b>Section R1003.9.2.1 added – Spark arrestors.</b>

**18.10.010      Adoption of 2019 California Residential Code.**

The rules, regulations and standards printed in one volume and published by the International Code Council under the title “2018 International

Residential Code" and adopted as the "2019 California Residential Code", including appendices H, J, K, O, Q, S, V, and X are adopted as and for the rules, regulations and standards within this city as to matters therein contained except as provided in this chapter. The mandatory requirements of any adopted appendices to the code shall be enforceable to the same extent as if contained in the body of the code.

**18.10.015      Section R111.4 added – Utility identification.**

Section R111.4 of the 2019 California Residential Code is added to read as follows:

**R111.4 Utility identification.** In all residential buildings, gas and electric meters, service switches and shut off valves shall be clearly and legibly marked to identify the unit or space that they serve.

**18.10.020      Section R309.6 deleted – Fire sprinklers Exception.**

Section R309.6 Exception of the 2019 California Residential Code is deleted in its entirety.

**R309.6 Fire sprinklers.** The exception for fire sprinklers in garages and carports is deleted in its entirety.

**18.10.025      Section R313.1 amended – Townhouse automatic fire sprinkler systems.**

Section R313.1 Exception of the 2019 California Residential Code is amended by

replacing with the following paragraph:

**R313.1. Townhouse automatic fire sprinkler systems.**

An automatic residential fire sprinkler system shall be installed in townhouses.

**R.313.1.1 Existing Townhouse automatic fire sprinkler systems.**

An automatic residential fire sprinkler system is required when additions and/or alterations to existing townhouse buildings with a total building floor area more than 2,000 square feet or more than two stories in height, and when additions or alterations for which a building permit is required exceeds 750 square feet in area or 20% of the total square footage of the entire completed building.

Exception: Detached structures classified as an Accessory Dwelling Unit in accordance with Burlingame Municipal Code Chapter 25.59 and no work has occurred in the main residence to require an automatic residential fire sprinkler system.

**18.10.030      Section R313.2 amended – One- and two-family dwellings automatic fire systems.**

Section R313.2 Exception of the 2019 California Residential Code is amended by replacing with the following:

**R313.2. One- and two-family dwellings automatic fire systems.**

An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exception: Detached structures located in excess of 10 feet from the main

house. For the purposes of fire sprinklers, detached structures shall be considered as portions of the main home when buildings are not separated in accordance with Section 705.3 of the California Building Code.

**R313.2.1 Existing One- and two-family dwellings automatic fire systems.**

An automatic residential fire sprinkler system is required when additions and/or alterations to existing townhouse buildings with a total building floor area more than 2,000 square feet or more than two stories in height, and when additions or alterations for which a building permit is required exceeds 750 square feet in area or 20% of the total square footage of the entire completed building.

Exception:

1. Detached structures located in excess of 10 feet from the main house. For the purposes of fire sprinklers, detached structures shall be considered as portions of the main home when buildings are not separated in accordance with Section 705.3 of the California Building Code.
2. Detached structures classified as an Accessory Dwelling Unit in accordance with Burlingame Municipal Code Chapter 25.59 when no work has occurred in the main house in a two-year period in excess of 750 square feet in area or 20% of the total square footage of the entire completed building as determined by Section R313.3.2.7

**18.10.035 Section R313.3.1.2 amended – Required sprinkler locations.**

Section R313.3.1.2 of the 2019 California Residential Code is amended by replacing with the following:

**R313.3.1.1 Required sprinkler locations.**

1. Sprinklers shall be installed to protect all areas of a dwelling unit.

**Exceptions:**

- a. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2m<sup>2</sup>) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.
  - b. Detached carports and garages less than 2,000 square feet in area and separated from residential buildings complying with Section R302.1.
2. Sprinkler coverage shall be provided in the following locations:
    - a. Attic access openings
    - b. Areas of attics and crawl spaces containing storage, mechanical and/or electrical equipment.
  3. Inspector Test Valves shall be provided for each system and located the furthest point away from the sprinkler riser for buildings greater than 3,600 square feet.

**18.10.040 Section R313.3.2.7 added – Additions and alterations.**

Section R313.3.2.7 of the 2019 California Residential Code is added to read as follows:

**R313.3.2.7 Additions and Alterations.**



1. The standard for determining the size of addition and/or alteration for determining the threshold for fire sprinkler systems shall be determined by the following:

- a. The square footage of every room being added or altered shall be included in the calculation of total square footage of addition or alteration.
- b. The entire square footage of an individual room shall be considered added or altered when at least fifty percent (50%) or greater of the linear length of interior wall sheeting or ceiling of any one wall within the room is new, removed, or replaced.

2. The size or cost of additions and alterations used in calculating the size shall not be cumulative with regard to individual additions or alterations in a building unless the following circumstance applies:

Where more than one (1) addition or alteration for which building permits are required are made within a two (2) year period from the final date of the initial permit, the sum of the size of these additions or alterations during this two (2) year period shall be aggregated for the purpose of determining calculations in Section 18.10.025 or Section 18.10.030.

3. The cost of additions and alterations used in calculating the replacement cost value formula shall be exclusive of the cost to design and install an automatic fire sprinkler extinguishing system pursuant to this section; building roof repair/replacement; fire damage repair; building heating and/or cooling unit repair/replacement; and any other federal, state and local construction code upgrade requirements including but not limited to the seismic retrofit

requirements, asbestos, and other hazardous material abatement.

**18.10.045 Section R313.3.2.8 added – All sprinklered buildings.**

Section R313.3.2.8 of the 2019 California Residential Code is added to read as follows:

**R313.3.2.8 All sprinklered buildings.**

1. When a building is partially retrofitted with an approved automatic sprinkler fire extinguishing system pursuant to this section, the building fire extinguishing system retrofit shall be completed throughout the unprotected building interior areas within two (2) years from completing the initial partial retrofit.
2. When a property owner or responsible party of a residential building chooses option 1 above, the property owner shall file a deed restriction with San Mateo County Assessor's Office and obtain a performance bond with Central County Fire Department to ensure compliance with Section 18.10.025 or 18.10.030. The bond shall be equal to or greater than the estimated cost of completion, as determined by Central County Fire Department.

**18.10.050 Section R313.3.3.1 amended – Nonmetallic pipe and tubing.**

Section R313.3.3.1 of the 2019 California Residential Code is amended to read as follows:

**R313.3.3.1 Nonmetallic pipe and tubing.**

Nonmetallic piping and tubing, such as CPVC, shall be listed for use in residential

fire sprinkler systems.

**18.10.055      Table R313.3.6.2 (9) deleted – Table R313.3.6.2 (9) Allowable Pipe Length for 1-inch PEX tubing**

Table R313.3.6.2 (9) of the 2019 California Residential Code is deleted in its entirety.

**Table R313.3.6.2 (9)** Allowable Pipe Length for 1-inch PEX tubing is deleted.

**18.10.060      Section R313.3.6.2.2 amended – Calculation procedure. Step 8 – Determine the maximum allowable pipe length**

Section R313.3.6.2.2 – Calculation procedure. Step 8 of the 2019 California Residential Code is replaced with the following:

**R313.3.6.2.2 – Calculation procedure. Step 8 – Determine the maximum allowable pipe length**

Use Tables R313.3.6.2 (4) through R313.3.6.2 (8) to select a material and size for water distribution piping. The piping material and size shall be acceptable if the *developed length* of pipe between the service valve and the most remote sprinkler does not exceed the maximum allowable length specified by the applicable table. Interpolation of  $P_t$  between the tabular values shall be permitted.

The maximum allowable length of piping in Tables R313.3.6.2(4) through R313.3.6.2(8) incorporates an adjustment for pipe fittings, and no additional consideration of friction losses associated with pipe fittings shall be required.

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**18.10.065      Section R313.3.8.1 amended – Pre-concealment inspection. #4**

Section R313.3.8.1 – Pre-concealment inspection. #4 of the 2019 California Residential Code is amended by replacing with the following:

**R313.3.8.1 #4.**

The pipe size equals or exceeds the size used in applying Tables R313.3.6.2(4) through R313.3.6.2(8) or, if the piping system was hydraulically calculated in accordance with Section R313.3.6.1, the size used in the hydraulic calculation.

**18.10.070 Section R313.3.8.1 amended – Pre-concealment inspection. #5**

Section R313.3.8.1 – Pre-concealment inspection. #5 of the 2019 California Residential Code is amended by replacing with the following:

**R313.3.8.1 #5**

The pipe length does not exceed the length permitted by Tables R313.3.6.2 (4) through R313.3.6.2 (8) or, if the piping system was hydraulically calculated in accordance with Section R313.3.6.1, pipe lengths and fittings do not exceed those used in the hydraulic calculation

**18.10.075 Section R319.1 amended – Address numbers.**

Section R319.1 of the 2019 California Residential Code is amended to read as follows:

**R319.1 Address numbers.** Size of numbers shall be as follows:

1. When the structure is thirty-six (36) to fifty (50) feet from the street or fire apparatus access, a minimum of one-half inch ( $\frac{1}{2}$ ") stroke by six inches (6") high is required.

2. When the structure is more than fifty (50) feet from the street or fire apparatus access, a minimum of one inch (1") stroke by nine inches (9") high is required.

**Multi-tenant buildings.** Numbers or letters shall be designated on all occupancies within a building. Size shall be a minimum of one-half inch (1/2") stroke by four inches (4") high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be posted at a height no greater than 5 feet, 6 inches (5' 6") above the finished floor and shall be either internally or externally illuminated in all new construction.

**Rear addressing.** When required by the chief, approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the fire apparatus road at the back of a property or where rear parking lots or alleys provide and acceptable vehicular access. Number stroke and size shall comply with R319.1.

**ADU Addressing.** Address for Residential Accessory Dwelling Units shall meet City of Burlingame specifications.

#### **18.10.080      Section R902.1 amended – Roof covering materials.**

Section R902.1 of the 2019 California Residential Code is amended to read as follows:

**R902.1 Roof covering materials.** Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Class C roofs shall not be allowed

in the City of Burlingame. Classes A and B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

**18.10.085      Section R902.1.3 amended – Roof covering in all other areas.**

Section R902.1.3 of the 2019 California Residential Code is amended to read as follows:

**R902.1.3 Roof covering in all other areas.** 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.

**18.10.090      Section R903.4.2 added – Roof and surface drainage.**

Section R903.4.2 of the 2019 California Residential Code is added to read as follows:

**R903.4.2 Roof and surface drainage.**

1. In all zones other than R-1, the water from the roof of any building and from any paved area which would flow by gravity over public

sidewalk shall be carried by means of conductors under the sidewalk and through the curb to the gutter, or other approved location.

2. No storm water or underground water draining from any lot, building, or paved area shall be allowed to drain to adjacent properties nor shall this water be connected to the city's sanitary sewer system. Regardless of the slope of the source property, such water shall drain to either artificial or natural storm drainage facilities by gravity or pumping.

**18.10.095      Section R1003.9.2.1 added – Spark arrestors.**

Section R1003.9.2.1 of the 2019 California Residential Code is added to read as follows:

**R1003.9.2.1 Spark arrestors.** Every chimney shall have a spark arrestor, either internally or externally mounted. Any spark arrestor to be mounted internally shall not be installed until installation plans for such arrestor have been submitted to and approved by the building division. All chimneys as described in section 603.6 of the 2019 California Fire Code shall be retroactively protected when one or more of the following conditions exist:

1. Upon the sale or transfer of the real property on which any chimney is located the transfer of title shall not be made until each such chimney contains the required spark arrestor, properly installed and in proper working order.

2. In the event of any construction on such property for which a building permit is required the final building permit signoff shall not be made until each such chimney a spark arrestor has been installed and is in proper working order.

Section 11. Chapter 18.12 is amended to read as follows:

### **Chapter 18.12**

#### **PLUMBING CODE**

##### **Sections:**

- 18.12.010      Adoption of 2019 California Plumbing Code.**
- 18.12.020      Section 310.13 added – Exterior pipes.**
- 18.12.030      Section 507.5 amended – Water heater safety pans.**
- 18.12.040      Section 606.3.1 added – Water supply shutoff valves.**
- 18.12.050      Section 609.3 amended – Water piping installed in or under a concrete slab.**
- 18.12.060      Section 610.8.1 added – Water service over two inches.**
- 18.12.070      Section 710.1 amended – Drainage of fixtures below the next upstream manhole or below the main sewer level.**
- 18.12.080      Section 719.7 added – Building sewer cleanout.**
- 18.12.090      Section 807.2 amended – Condensate waste water disposal.**
- 18.12.100      Section 812.2 added – Disposal of rainwater drainage.**
- 18.12.110      Section 812.3 added – Rainwater drainage to paved gutter.**
- 18.12.120      Section 812.4 added – Rainwater drainage across public sidewalk prohibited.**
- 18.12.130      Section 812.5 added – Elimination of nonconforming rainwater drainage required.**

##### **18.12.010      Adoption of 2019 California Plumbing Code.**

The rules, regulations and standards printed in one volume and published by the International Association of Plumbing and Mechanical Officials (IAPMO), under the title



"2018 Uniform Plumbing Code" and adopted as the "2019 California Plumbing Code" including the appendices A, D, H, I and State of California amendments thereto, hereinafter called "plumbing code," is adopted as and for the rules, regulations and standards within this city as to all matters therein contained, except as otherwise provided in this chapter. The appendices specified herein shall be enforceable to the same extent as if contained in the body of the plumbing code.

**18.12.020      Section 310.13 added – Exterior pipes.**

Section 310.13 of the 2019 California Plumbing Code is added to read as follows:

**310.13 Exterior pipes.** No plumbing drain vent pipe nor water, soil, waste, or gas pipe shall be installed on, or attached to, the outside face of an exterior wall of a residential building without the prior written permission of the building official. Such installation shall be enclosed in such a way as to be obscured from view.

**18.12.030      Section 507.5 amended – Water heater safety pans.**

Section 507.5 of the 2019 California Plumbing Code is amended to read as follows:

**507.5 Water heater safety pans.** Each water heater located in an attic, furred space, living area or other location where leakage would result in damage to the building or its contents shall have a safety pan with drain. Safety pans shall be metal and be nominal two inches in diameter larger than the water heater, with a minimum depth of two inches. The drain pipe shall be three-quarter inch trade size minimum; shall terminate outside the building

foundation or, where this is not practical or possible, at another location approved by the building inspector; and shall have a continuous minimum slope throughout its length of one-quarter inch, per foot away from the water heater.

**18.12.040 Section 606.3.1 added – Water supply shutoff valves.**

Section 606.3.1 of the 2019 California Plumbing Code is added to read as follows:

**606.3.1 Water supply shutoff valves.** A gate shutoff valve shall be installed on each water supply pipe at an accessible point where such supply enters a building. In multi-unit residential buildings, a gate shutoff valve shall be installed on each water supply pipe at an accessible point where such supply enters each apartment or dwelling unit; or, where an apartment or dwelling unit is supplied by a vertical riser, a separate accessible shutoff valve may be provided at each plumbing fixture in the unit in lieu of the shutoff valve on the main supply to the unit.

**18.12.050 Section 609.3 amended – Water piping installed in or under a concrete slab.**

The first paragraph of Section 609.3 of the 2019 California Plumbing Code is amended to read as follows:

**609.3 Water piping installed in or under a concrete slab.** Water piping shall not be installed in or under a concrete floor slab within a building without prior written approval of the building official. When such approval is obtained, such piping shall be installed in accordance with requirements (1) and (2).

**18.12.060 Section 610.8.1 added – Water service over two inches.**

Section 610.8.1 of the 2019 California Plumbing Code is added to read as follows:

**610.8.1 Water services over two inches.** Design details, methods and materials for construction of water services over 2 inches in diameter shall conform with the specifications for the construction of such work as compiled by the city engineer. These specifications may be changed from time to time at the option of the city engineer, but such changes shall in no way effect the validity of the regulations or requirements contained therein or the regulations and requirements of this code.

**18.12.070 Section 710.1 amended – Drainage of fixtures below the next upstream manhole or below the main sewer level.**

Section 710.1 of the 2019 California Plumbing Code is amended to read as follows:

**710.1 Drainage of fixtures below the next upstream manhole or below the main sewer level.**

1. Drainage piping serving fixture(s) which have flood level rim(s) less than twelve inches (12") above the elevation of the next upstream manhole and/or flushing inlet cover at the public sewer system serving such drainage piping shall be protected from backflow of sewage as follows:

a. In new buildings and in buildings modified to the extent described in Burlingame Municipal Code section 18.07.020, these fixtures shall discharge by means of a sewage ejector or pump in accordance with Section 710.2.

b. In existing buildings, protection from backflow shall be by means of a backwater valve approved by the building official supplemented by an approved sewer relief valve installed with its outlet at least six inches (6") below the flood level rim of the lowest installed drainage unit fixture. Fixtures above that elevation shall not discharge through the backwater valve without prior written approval of the building official. As an alternative, the system may be protected by installation of an approved sewage ejector or pump.

c. Cleanouts for drains that pass through a backwater valve shall be clearly identified with a permanent label stating "Backwater Valve Downstream".

**18.12.080 Section 719.7 added – Building sewer cleanout.**

Section 719.7 of the 2019 California Plumbing Code is amended by adding a second paragraph to read as follows:

**719.7 Building sewer cleanout.** When a building sewer is located under a street, alley or easement, there shall be provided a cleanout, installed flush with the sidewalk level next to curb; or, if no curb or sidewalk exist, then the cleanout must be located outside of the lot line. The cleanout riser shall be of materials specified by the city engineer, shall be the same size as the drain it serves, shall be connected to the building drain by a wye, shall be brought up to the level of the ground, and shall be terminated at the top with a cleanout fitting as specified by the city engineer. If the riser terminates at concrete sidewalk a cast iron sidewalk box with loose cover fitting with brass screws shall be installed. The minimum size for a cleanout riser shall be four inch trade size pipe.

**18.12.090      Section 807.4 Added – Condensate waste water disposal.**

Section 807.4 of the 2019 California Plumbing Code is added to read as follows:

**807.4 Condensate wastewater disposal.** Condensate from air cooling coils and comfort cooling equipment not intended to be used for the storage or handling of food or drink shall be collected and discharged to a storm sewer or other point of disposal approved by the building official.

Termination of such drains shall be made by an air break. Condensate drain lines in sizes of one and one-quarter inch and larger shall be assembled using approved drainage pipe and fittings.

Condensate waste water shall not drain over or upon a sidewalk, pedestrian ramp or the like, or a public way.

**18.12.100      Section 812.2 added – Disposal of rainwater drainage.**

Section 812.2 of the 2019 California Plumbing Code is added to read as follows:

**812.2 Disposal of rainwater drainage.** Rainwater from roof or other approved areas exposed to rainwater may be drained into the storm drainage system, but shall not drain into any sewer intended for sanitary sewage.

**18.12.110      Section 812.3 added – Rainwater drainage to paved gutter.**

Section 812.3 of the 2019 California Plumbing Code is added to read as follows:

**812.3 Rainwater drainage to paved gutter.** Rainwater from roofs and other approved areas exposed to rainwater may drain into a public street gutter, provided that such gutter is paved and runs to a catch basin connected to a public storm drain, and provided further that such drainage has the approval of the city engineer or other public authority having jurisdiction over public streets or public storm drains.

**18.12.120 Section 812.4 added – Rainwater drainage across public sidewalk prohibited.**

Section 812.4 of the 2019 California Plumbing Code is added to read as follows:

**812.4 Rainwater drainage across public sidewalk prohibited.** No rainwater from roofs, or other rainwater drainage of premises, shall discharge upon a public sidewalk. When it is desired to conduct rainwater from a building or premises to a public street gutter, the outside underground drainage piping shall be vitrified clay pipe, ABS, PVC, galvanized wrought iron pipe, galvanized steel pipe, approved concrete pipe, asbestos cement sewer pipe, cast iron pipe or other materials approved by the building official. When clay pipe, ABS, PVC, asbestos cement sewer pipe or approved concrete pipe is used, such pipe shall be a minimum of two feet horizontally from the building and one foot below the official grade. Water leaders connected to such background drainage pipe which are on the outside of the building wall that abuts on a public thoroughfare, shall be constructed of galvanized wrought iron pipe, galvanized steel pipe, or cast iron pipe for a distance of not less than five feet vertically above the Official grade. See Section 18.08.090 for exception for such drainage in R-1 districts.

**18.12.130      Section 812.5 added – Elimination of nonconforming rainwater drainage required.**

Section 812.5 of the 2019 California Plumbing Code is added to read as follows:

**812.5 Elimination of nonconforming rainwater drainage required.** Every existing system that allows the drainage of rainwater into a sanitary sewer in violation of the provisions of this chapter shall be altered or terminated or replaced so as to conform to the provisions of this chapter.

Section 12.      Section 18.13.010 is added to read as follows:

### **Chapter 18.13**

#### **Existing Building Code**

**Section:      18.13.010      Adoption of 2019 California Existing Building Code.**

The rules, regulations and requirements published by the International Code Council (ICC) under the title “2015 International Existing Building Code” and adopted as the “2019 California Existing Building Code” including Appendix Chapters 1, 2, 3, 5, 6, 13, 15, 16 and State of California amendments thereto, are adopted as and for the rules, regulations and standards within this city as to all matters therein contained.

Section 13.      Chapter 18.16 is amended to read as follows:

## **Chapter 18.16**

### **ELECTRICAL CODE**

#### **Sections:**

- 18.16.010      Adoption of 2019 California Electrical Code.**
- 18.16.020      Section 230.70 (A) (1) amended – Main switch accessible from exterior.**
- 18.16.030      Section 410.10(G) added – Exterior lighting restricted.**

#### **18.16.010      Adoption of 2019 California Electrical Code.**

The rules, regulations and standards printed in one volume and published by the National Fire Protection Association (NFPA), under the title "2017 National Electrical Code" with amendments as contained in the "2019 California Electrical Code", including the appendices, are adopted as and for the rules, regulations and standards within this city as to matters therein contained except as provided in this chapter. The mandatory requirements of the appendices to the code shall be enforceable to the same extent as if contained in the body of the code.

#### **18.16.020      Section 230.70 (A) (1) amended – Main switch accessible from exterior.**

Section 230.70 (A) (1) of the 2019 California Electrical Code is amended to read as follows:

**230.70 (A) (1) Main switch accessible from exterior.** The service disconnecting means



location shall be accessible from the exterior of a building. If, due to structural or architectural conditions, it is not possible to make the service disconnecting means accessible from the building exterior a shunt trip disconnecting all active electrical conductors shall be installed at an accessible exterior location.

**18.16.030      Section 410.10(G) added – Exterior lighting restricted.**

Section 410.10(G) of the 2019 California Electrical Code is added to read as follows:

**410.10(G)            Exterior lighting restricted.**

1. Exterior lighting on all residential and commercial properties shall be designed and located so that the cone of light and/or glare from the lighting element is kept entirely on the property or below the top of any fence, edge or wall.
2. On all residential properties exterior lighting outlets and fixtures shall not be located more than nine (9) feet above adjacent grade or required landing; walls or portions of walls shall not be floodlit; only shielded light fixtures which focus light downward shall be allowed, except for illuminated street numbers required by the fire department.
3. Variances to the provisions of this section may be approved by the planning commission, pursuant to the provisions of Chapter 25.16 of this code, except that notice of the application for the variance shall only be given to property owners within fifty feet.

4. This section shall not apply to signs having an approved permit for an illuminated sign pursuant to Title 22 of this code.

## **Chapter 18.30**

### **Green Building Standards Code**

#### **Section: 18.30.010 Adoption of 2019 California Green Building Standards Code.**

The rules, regulations and standards printed in one volume and published by the International Code Council (ICC), under the title "2019 California Green Building Standards Code" adopted as the 2019 California Green Building Standards Code," including appendix chapter A4 and the State of California amendments thereto, is adopted as and for the rules, regulations and standards within this city as to all matters therein contained, except as otherwise provided in this chapter. Appendix chapter A4 of the Green Building Standards Code shall be enforceable to the same extent as if contained in the body of the code.

Section 14. An application for a building permit received after December 31, 2019 must comply with this Ordinance unless specific land use provisions for the project were approved by the City of Burlingame prior to 5:00 p.m. on December 31, 2019. If the Planning Commission approves the project prior to the effective date of this ordinance, then the building permit application for that project may use the provisions found in the 2016 California Building Codes including all amendments as adopted in Ordinance 1856-2010, 1889-2013 and 1933-2016 as applicable.

Section 15. This ordinance shall be effective

DIVISION 2:

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Council declares that it would have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

DIVISION 3:

This Ordinance shall be published in a newspaper of general circulation in accordance with California Government Code Section 36933, published, and circulated in the City of Burlingame, and shall be in full force and effect on January 1, 2020, or when the ordinance is filed with the Building Standards Commission, whichever occurs later.

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Donna Colson, Mayor

I, Meaghan Hassel-Shearer, City Clerk of the City of Burlingame, certify that the foregoing ordinance was introduced at a public hearing at a regular meeting of the City Council held on the 21st day of October, 2019, and adopted thereafter at a regular meeting of the City Council held on the 4th day of November 2019, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

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Meaghan Hassel-Shearer, City Clerk