

ORDINANCE NO. 2011-03

(Adoption of California Building Standards Codes)

The Contra Costa County Board of Supervisors ordains as follows (omitting the parenthetical footnotes from the official text of the enacted or amended provisions of the County Ordinance Code):

SECTION I. SUMMARY. This ordinance adopts the 2010 California Building Code, the 2010 California Residential Code, the 2010 California Green Building Standards Code, the 2010 California Electrical Code, the 2010 California Plumbing Code, and the 2010 California Mechanical Code, with changes, additions, and deletions.

SECTION II. Chapter 74-2 of the County Ordinance Code is amended to read:

**Chapter 74-2
ADOPTION**

74-2.002 Adoption.

- (a) The building code of this county is the 2010 California Building Code (California Code of Regulations, Title 24, Part 2, Volumes 1 and 2), the 2010 California Residential Code (California Code of Regulations, Title 24, Part 2.5), and the 2010 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), as amended by the changes, additions, and deletions set forth in this ordinance and Division 72.
- (b) The 2010 California Building Code, with the changes, additions, and deletions set forth in this chapter and Division 72, is adopted by this reference as though fully set forth in this ordinance.
- (c) The 2010 California Residential Code, with the changes, additions, and deletions set forth in this chapter and Division 72, is adopted by this reference as though fully set forth in this ordinance.
- (d) The 2010 California Green Building Standards Code, with the changes, additions, and deletions set forth in Division 72, is adopted by this reference as though fully set forth in this ordinance.
- (e) At least one copy of this building code is now on file with the building inspection division, and the other requirements of Government Code section 50022.6 have been and shall be complied with.
- (f) As of the effective date of this ordinance, the provisions of the building code are controlling

and enforceable within the county. (Ords. 2011-03 § 2, 2007-54 § 3, 2002-31 § 3, 99-17 § 5, 99-1, 90-100 § 5, 87-55 § 4, 80-14 § 5, 74-30.)

SECTION III. Chapter 74-4 of the County Ordinance Code is amended to read:

**Chapter 74-4
MODIFICATIONS**

74-4.002 Amendments to CBC. The 2010 California Building Code ("CBC") is amended by the changes, additions, and deletions set forth in this chapter and Division 72. Section numbers used below are those of the 2010 California Building Code.

(a) CBC Chapter 1 is amended by the provisions of Division 72 of this code and as follows:

- (1) Sections 103, 109, 112, 113, 114, and 116 of CBC Chapter 1 are deleted.
- (2) Section 105.2 (Work Exempt from Permit) of CBC Chapter 1 is amended to provide that a building permit is not required for the following work:

Retaining walls that are not more than three feet in height, measured from the top of the footing to the top of the wall, unless supporting a surcharge or ground slope exceeding 1:2 or impounding class I, II, or III-a liquids.

All other work listed in Section 105.2 of CBC Chapter 1 is also exempt from a permit.

- (3) Section 107.1 (Submittal Documents) of CBC Chapter 1 is amended by deleting the exception.
- (4) Section 107.2.1 (Information on Construction Documents) of CBC Chapter 1 is amended to read:

107.2.1. Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be sufficient clarity to indicate the location, nature and extent of the work proposed and to show in detail that it will conform to this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the house and street address of the work and the name and address of the owner and of the person who prepared the plans. Plans shall include a plot plan showing the location of the lot corners as established on the ground, the elevation of the top and toe of cuts and fills, and the location of the proposed building and of every existing building on the property. Instead of detailed specifications, the county building official may approve references on the plans to a specific section or part of this code or other ordinances or laws.

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Sections 107.2.2, 107.2.5, and 107.3 are not amended and remain in effect.

- (5) Section 110.1 (Inspections – General) is amended by adding the following to the end of the section:

At the time of first inspection by the county building official, property corners (including angle points) shall be identified with monuments in accordance with the legal description furnished with the application to build, sufficient to locate the proposed structure in relation to the lot lines, except that this requirement shall not apply to minor alterations or repairs to existing structures not affecting the exterior limits thereof, and construction of accessory buildings or structures of a building permit value of less than \$500. The plot plan required by Section 107.2.1 shall indicate the locations and identification of all property corner monuments. Property corner monuments shall consist of one of the following:

- (A) Redwood hub not less than two inches square and twelve inches long;
- (B) Galvanized iron pipe not less than one inch in diameter and thirty inches long filled with concrete; or
- (C) Other material of sufficient durability, placed as not to be readily disturbed, acceptable to the county building official.

Monuments shall be driven flush with the ground and tagged as required by the Land Surveyor Act (Business and Professions Code section 8772).

- (b) Section 907.2.11.5.1 is added to Section 907.2.11.5 (Existing Group R-3 Occupancies) of CBC Chapter 9 (Fire Protection Systems), to read:

907.2.11.5.1 In existing flat roof buildings, the installation of a smoke detector that complies with Section 907.2.10 shall be required when a pitch roof is added on top of the existing flat roof and the solid seating of the flat roof is not removed.

- (c) Section 1406.5 is added to Section 1406 (Combustible Materials on the Exterior Side of Exterior Walls) of CBC Chapter 14 (Exterior Walls), to read:

1406.5 Wood shakes or shingles. Wood shakes or shingles used for exterior wall covering shall be fire treated unless there is a minimum of 10 feet from the exterior wall (including shakes or shingles) to the property line of all sides, except for any sides of exterior walls facing the street.

- (d) Section 1615A.1.7 ASCE 7, Section 12.8.1.1 of CBC Chapter 1614A (Structural Design) is amended to read:

Section 1614A.1.7 ASCE 7, Section 12.8.1.1. Modify ASCE 7 Section 12.8.1.1 by amending Equation 12.8-5 as follows:

$$C_s = 0.044 S_{DS} I \geq 0.01 \quad (12.8-5)$$

where S_{DS} is the 5 percent damped design spectral response acceleration parameter at short periods as defined in Section 11.4.4 and I is the importance factor in Section 11.5.1.

- (e) Section 1809.8 (Plain Concrete Footings) of CBC Chapter 18 (Soils and Foundations) is deleted.
- (f) Section 1810.3.9.3 (Placement of reinforcement) of CBC Chapter 18 (Soils and Foundations) is amended by deleting Exception No. 3.
- (g) Section 1908.1 of CBC Chapter 19 (Concrete) is amended to read:
- 1908.1 General.** The text of ACI 318 shall be modified as indicated in Sections 1908.1.1 through 1908.11.
- (h) Section 1909 (Structural Plain Concrete) of CBC Chapter 19 (Concrete) is deleted.
- (i) Section 1910.1 of CBC Chapter 19 (Concrete) is amended by adding the following sentence to Section 1910.1:
- Slabs shall have six inches by six inches by ten gauge wire mesh or equal at midheight.
- (j) Appendix C, Appendix F, and Appendix I of the CBC are incorporated into the County building code. Appendix A, Appendix B, Appendix D, Appendix E, Appendix G, Appendix H, Appendix J, and Appendix K of the CBC are excluded from the County building code. (Ords. 2011-03 § 3, 2007-54 § 4, 2002-31 § 3, 99-17 § 6, 99-1, 90-100 § 6, 87-55 § 5, 80-14 § 6, 74-30 § 1.)

74-4.004 Amendments to CRC. The 2010 California Residential Code (“CRC”) is amended by the changes, additions, and deletions set forth in this chapter and Division 72. Section numbers used below are those of the 2010 California Residential Code.

- (a) Sections R103, R108, R111, R112, R113, and R114 of CRC Chapter 1 are deleted.

- (b) In Section R105.2 of CRC Chapter 1, subsection 3 of the paragraph exempting certain building work from the requirement to obtain a permit is amended to exempt the following retaining walls from the requirement to obtain a permit:

3. Retaining walls that are not more than three feet in height, measured from the top of the footing to the top of the wall, unless supporting a surcharge or ground slope exceeding 1:2 or impounding class I, II, or III-a liquids.

- (c) Section R403.1.3 of CRC Chapter 4 is amended to delete the exception.

- (d) Section R404.1.4.1 of CRC Chapter 4 is amended to read:

R404.1.4.1 Masonry foundation walls. In addition to the requirements of Table R404.1.1(1), plain masonry walls in buildings assigned to Seismic Design Category D₀, D₁, or D₂ shall comply with the seismic requirements of Section 1.17.4.4 of TMS 402, ACI 530, or ASCE 5.

- (e) Section R404.1.4.2 of CRC Chapter 4 is amended to read:

Section R404.1.4.2 Concrete foundation walls. Concrete foundation walls in buildings assigned to Seismic Design Category D₀, D₁, or D₂ shall comply with ACI 318, ACI 332, or PCA 100.

(Ord. 2011-03 § 3.)

SECTION IV. Division 76 of the County Ordinance Code is amended to read:

**Division 76
ELECTRICAL CODE**

**Chapter 76-2
ADOPTION**

76-2.002 Adoption.

- (a) The electrical code of this county is the 2010 California Electrical Code (California Code of Regulations, Title 24, Part 3), as amended by the changes, additions, and deletions set forth in this ordinance.
- (b) The 2010 California Electrical Code, with the changes, additions, and deletions set forth in this division and Division 72, is adopted by this reference as though fully set forth in this ordinance.
- (c) At least one copy of this electrical code is now on file with the building inspection division, and the other requirements of Government Code section 50022.6 have been and shall be

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complied with.

- (d) As of the effective date of this ordinance, the provisions of the electrical code are controlling and enforceable within the county. (Ords. 2011-03 § 4, 2007-54 § 5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

Chapter 76-4 MODIFICATIONS

76-4.002 Unlawful wiring, electric fences, warning.

- (a) **Prohibition.** Except as provided in subsection (b), a person may not construct or maintain any spring gun, or any electric wiring device, designated or intended to injure and/or shock animals or persons, or any contrivance or apparatus for that purpose.
- (b) **Livestock Exception.** Persons principally engaged in the business of handling livestock as a primary means of production or income may electrify fences to control or confine livestock upon complying with all the following requirements:
 - (1) Any contrivance or mechanism to control electrical current in such fences shall be listed by an approved testing laboratory, and shall include a suitable interrupting device and such other safety devices to prevent dangerous currents getting on the fence at any time.
 - (2) Any electrical fence to which the public may have access, except cross fences to confine and control livestock, shall be posted with a warning notice containing the following or similar wording: "DANGER. ELECTRIC FENCE," or "DANGER. HIGH VOLTAGE." This notice shall be posted along any such main fence at intervals of not more than 200 feet and in letters at least two inches high. (Ords. 2011-03 § 4, 2007-54 § 5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-57, 76-24.)

76-4.004 Boat docks. Whether open or roofed, lighting shall be provided to insure sufficient protective lighting at least two foot candles at all points for pedestrians on the docks, within covered berths, and on all walkways or ramps to shore and to the nearest access road within or adjacent to the harbor property. (Ords. 2011-03 § 4, 2007-54 § 5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

76-4.006 Power from generators.

- (a) All occupancies that have commercially supplied electricity shall connect to the commercial supplier.
- (b) Any occupancy that has commercially supplied electricity shall not use a permanent or temporary generator(s), provided that a generator(s) may be used for commercial purposes

when authorized by the county building official. (Ords. 2011-03 § 4, 2007-54 §5, 2005-32 § 2.)

76-4.008 Public nuisance lighting. Lighting fixtures shall be installed, controlled or directed so that the light will not glare or be blinding to pedestrians or vehicular traffic or on adjoining property. (Ords. 2011-03 § 4, 2007-54 § 5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

SECTION V. Division 78 of the County Ordinance Code is amended to read:

**Division 78
PLUMBING CODE**

**Chapter 78-2
ADOPTION**

78-2.002 Adoption.

- (a) The plumbing code of this county is the 2010 California Plumbing Code (California Code of Regulations, Title 24, Part 5), as amended by the changes, additions, and deletions set forth in this ordinance.
- (b) The 2010 California Plumbing Code, with the changes, additions, and deletions set forth in Division 72, is adopted by this reference as though fully set forth in this ordinance.
- (c) At least one copy of this plumbing code is now on file with the building inspection division, and the other requirements of Government Code section 50022.6 have been and shall be complied with.
- (d) As of the effective date of this ordinance, the provisions of the plumbing code are controlling and enforceable within the county. (Ords. 2011-03 § 5, 2007-54 § 6, 2002-31 § 5, 99-17 § 12, 74-29.)

SECTION VI. Division 710 of the County Ordinance Code is amended to read:

**Division 710
MECHANICAL CODE**

**Chapter 710-2
ADOPTION**

710-2.002 Adoption.

- (a) The mechanical code of this county is the 2010 California Mechanical Code (California

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Code of Regulations, Title 24, Part 4), as amended by the changes, additions, and deletions set forth in this ordinance.

- (b) The 2010 California Mechanical Code, with the changes, additions, and deletions set forth in Division 72, is adopted by this reference as though fully set forth in this ordinance.
- (c) At least one copy of this mechanical code is now on file with the building inspection division, and the other requirements of Government Code section 50022.6 have been and shall be complied with.
- (d) As of the effective date of this ordinance, the provisions of the mechanical code are controlling and enforceable within the county. (Ords. 2011-03 § 6, 2007-54 § 7, 2002-31 § 6, 99-17 § 13, 88-91 § 5, 74-31.)

SECTION VII. Chapter 74-8 of the County Ordinance Code is deleted.

SECTION VIII. Chapter 78-4 of the County Ordinance Code is deleted.

SECTION IX. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage, and within 15 days after passage shall be published once with the names of supervisors voting for and against it in the Contra Costa Times, a newspaper published in this County.

PASSED on _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: DAVID TWA,
Clerk of the Board of Supervisors
and County Administrator

Board Chair

By: _____
Deputy

[SEAL]

TLG:
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