RESOLUTION NO. 07-7472

A RESOLUTION OF THE CITY OF SANTA CLARA MAKING EXPRESS FINDINGS REQUIRED BY SECTION 17958.7 OF THE CALIFORNIA HEALTH AND SAFETY CODE THAT CERTAIN MODIFICATIONS AND AMENDMENTS TO THE FOLLOWING MODEL CODES ARE NEEDED FOR THE CITY OF SANTA CLARA AND SETTING FORTH THE JUSTIFICATION FOR THE CHANGES:

- 1) UNIFORM ADMINISTRATIVE CODE (1997 EDITION)
- 2) INTERNATIONAL BUILDING CODE (2006 EDITION)
- 3) NATIONAL ELECTRIC CODE (2005 EDITION)
- 4) UNIFORM HOUSING CODE (1997 EDITION)
- 5) UNIFORM MECHANICAL CODE (2006 EDITION)
- 6) UNIFORM PLUMBING CODE (2006 EDITION)
- 7) UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS (1997 EDITION)
- 8) INTERNATIONAL EXISTING BUILDING CODE (2006 EDITION)

NOW, THEREFOR, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA CLARA, as follows:

SECTION 1: 1997 Uniform Administrative Code.

That the City Council of the City of Santa Clara hereby expressly finds the modifications and amendments set forth in **Exhibit "A"** necessary for the reasons set forth in Exhibit "A-1." Both exhibits are attached hereto and incorporated by this reference.

SECTION 2: 2006 International Building Code.

That the City Council of the City of Santa Clara hereby expressly finds the modifications and amendments set forth in **Exhibit "B"** necessary for the reasons set forth in Exhibit "B-1." Both exhibits are attached hereto and incorporated by this reference.

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SECTION 3: 2005 National Electric Code.

That the City Council of the City of Santa Clara hereby expressly finds the modifications and

amendments set forth in Exhibit "C" necessary for the reasons set forth in Exhibit "C-1." Both

exhibits are attached hereto and incorporated by this reference.

SECTION 4: 1997 Uniform Housing Code.

That the City Council of the City of Santa Clara hereby expressly finds the modifications and

amendments set forth in Exhibit "D" necessary for the reasons set forth in Exhibit "D-1." Both

exhibits are attached hereto and incorporated by this reference.

SECTION 5: 2006 Uniform Mechanical Code.

That the City Council of the City of Santa Clara hereby expressly finds the modifications and

amendments set forth in Exhibit "E" necessary for the reasons set forth in Exhibit "E-1." Both

exhibits are attached hereto and incorporated by this reference.

SECTION 6: 2006 Uniform Plumbing Code

That the City Council of the City of Santa Clara hereby expressly finds the modifications and

amendments set forth in Exhibit "F" necessary for the reasons set forth in Exhibit "F-1." Both

exhibits are attached hereto and incorporated by this reference.

SECTION 7: 1997 Uniform Code for the Abatement of Dangerous Buildings.

That the City Council of the City of Santa Clara hereby expressly finds the modifications and

amendments set forth in Exhibit "G" necessary for the reasons set forth in exhibit "G-1." Both

exhibits are attached hereto and incorporated by this reference.

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SECTION 8: 2006 International Existing Building Code.

That the City Council of the City of Santa Clara hereby expressly finds the modifications and

amendments set forth in Exhibit "H" necessary for the reasons set forth in exhibit "H-1." Both

exhibits are attached hereto and incorporated by this reference.

SECTION 9: Public Record of Findings.

That the City Clerk of the City of Santa Clara is hereby authorized and directed to have available

at all times as a public record in the City Clerk's office a copy of the findings as to necessity of

the modifications or amendments. The City Clerk is furthermore authorized and directed to

transmit a copy of the findings to be filed with the California Building Standards Commission as

required by Section 17958.7 of the California Health and Safety Code.

SECTION 10: Savings Clause.

The changes provided for in this ordinance shall not affect any offense or act committed or done

or any penalty or forfeiture incurred or any right established or accruing before the effective date

of this ordinance; nor shall it affect any prosecution, suit or proceeding pending or any judgment

rendered prior to the effective date of this ordinance. All fee schedules shall remain in force until

superseded by the fee schedules adopted by the City Council.

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SECTION 11: Constitutionality, severability.

If any section, subsection, sentence, clause, phrase, or word of this ordinance is for any reason

held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such

decision shall not affect the validity of the remaining portions of the ordinance. The City Council

hereby declares that it would have passed this ordinance and each section, subsection, sentence,

clause, phrase, and word thereof, irrespective of the fact that any one or more section(s),

subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLTUION

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SANTA CLARA 18th

DAY OF DECEMBER, 2007, BY THE FOLLOWING VOTE:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS

ATTEST:

ROD DIRIDON, JR. City Clerk City of Santa Clara

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EXHIBIT "A"

CITY OF SANTA CLARA MODIFICATIONS AND AMENDMENTS TO: THE UNIFORM ADMINISTRATIVE CODE [1997 Edition]

The following modifications and amendments are a part of the Uniform Administrative Code, 1997 Edition. They are to add to, replace, or supersede the respective sections and subsections appearing in such Code prior to such modification.

(A) <u>Section 103</u> – **Building Code Definition.** The Building Code definition is hereby amended to read as:

Building Code is the Building Code, as adopted by the City of Santa Clara.

Section 204.1 - **Board of Appeals.** Section 204.1 is hereby amended and superseded to read as follows:

Section 204.1 - Board of Appeals

Appeals from any administrative order or decision under this ordinance shall be processed through a hearing Officer or Hearing Officers designated by the City Manager to serve as the Board of Appeals for all appeals under the rules and regulations provided therefore.

(C) Section 304.2 - Permit Fees.

Section 304.2 is hereby amended and superseded to read as follows:

Section 304.2 - Permit Fees. The fee for each permit will be as provided in tables numbered 3-A through 3-H adopted by resolution of the City Council from time to time.

Exception: 1. Fees shall not be required for buildings erected for and owned by the City of Santa Clara.

The determination of value or valuation under any of the provisions of these codes shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems and other permanent equipment.

(D) Section 304.3 - Plan Review Fees.

The first two paragraphs of Section 304.3 are hereby amended to read as follows:

When submittal documents are required by Section 302.2, a plan review fee, including building, electrical, plumbing and mechanical plan review shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 75 percent of the building permit fee as shown in Table 3-A.

All of the tables noted in this section are those contained in the resolution referred to in Section 304.2.

Exception: Plan review fees may be modified as specified below under the following conditions:

- 1. Special urgency consideration (50% of Table 3-A)
 - (a) Applicant makes application for special consideration for plan review by an approved plan review agency.
 - (b) Applicant to pay additional plan review fees directly to an approved plan review service as approved and on file in the office of the Building Official.
- 2. Multiple or Master Plans previously approved under this code and on file in the office of the Building Official as a Master Plan, including, but not limited to, the following: (25% of Table 3-A)
 - (a) Signs, billboards
 - (b) Structures approved by the International Conference of Building Officials Research Recommendations
 - (c) California State Department of Housing and Community Development Plan Approvals
 - (d) Swimming pools, spas, solar systems, etc.
- 3. Fast track projects which meet the guidelines established by the Building Official for plan review and permit issuance (100% of Table 3-A)
- 4. Title 24 Energy Conservation plan review (20% of Table 3-A).
- 5. The plan review fees for electrical, mechanical and plumbing permit applications without a building permit shall be equal to 25 percent of the total permit fee as set forth in Tables 3-B, 3-C, and 3-D).
- (E) <u>Section 304.7</u> Plan Retention Fees. Section 304 shall be amended by adding thereto the following subsection 304.7 to read as follows:

Plans required to be maintained or filed with the City, shall be charged a rate of \$5.00 per sheet of drawing.

EXHIBIT "A-1"

CITY OF SANTA CLARA JUSTIFICATION FOR MODIFICATION AND AMENDMENTS TO: THE UNIFORM ADMINISTRATIVE CODE [1997 Edition]

- (A) **Section 103 -** Building Code definition is revised to reflect the International Building Code to be adopted by the City.
- (B) **Section 204.1** Board of Appeals.

Justification: Changes approved by City Council under Resolution No. 6882. Same as current code.

(C) **Section 304.2** - Permit Fees. Minor fee adjustments are proposed to reflect actual cost. The adjustments include changing the minimum permit fee from \$30.00 to \$50.00; adjusting the hourly rate of plans examiners from \$70.00 to \$100.00 and hourly rate of inspectors from \$50.00 to \$80.00.

Justification:

- 1. Provides the City to set fees for permits to defray actual costs by a separate resolution
- 2. Continues policy of the City of not charging for plan check and inspection fees for buildings owned by the City.
- 3. See Exhibit A to Permit Fee Resolution for estimated amount required to provide service

(D) **Section 304.3** - Plan Review Fees

Justification:

- 1. Simplifies the plan check fee collection process by charging a single fee instead of four separate plan check fees.
- 2. Provides a process for speeding up Plan Review. Process upon request by the applicant.
- 3. Allows for reduction of Plan Review fees where a master plan is on file within the office of the Building Official.
- 4. Provides for additional Plan Review fees for Fast Track projects which require additional plan review since the permit is issued in stages.

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(E) **Section 304.7 -**Plan Retention Fees

Justification:

Section 19852 of the State Health and Safety Code allows the City of Santa Clara to charge for maintaining the official copy of the plans of buildings for which it has issued a building permit. The plan retention fee has not been adjusted for the past nine years. The fee needs to be adjusted to reflect the actual cost.

EXHIBIT "B"

CITY OF SANTA CLARA MODIFICATIONS AND AMENDMENTS TO THE INTERNATIONAL BUILDING CODE [2006 Edition]

The following modifications and amendments are a part of the International Building Code, 2006 Edition. They are to add to, replace, or supersede the respective sections and subsections appearing in said code prior to such modifications.

- (A) Sections 101.2 Exception, 101.4.1, 101.4.2, 101.4.3, 101.4.4, 101.4.5, 101.4.7 and 102.6, inclusive. Administrative. Not adopted.
- (B) Section 1614 Modification To ASCE 7.

1614.1 General. The text of ASCE 7 shall be modified as indicated in this Section.

1614.1.1 ASCE 7, Section 12.8.1.1. Modify ASCE 7 Section 12.8.1.1 by amending Equation 12.8-5 as follows:

Cs = 0.01-0.044 SDS I \ge 0.01 (Eq. 12.8-5)

- (C) Section 1614.1.2 ASCE 7, Section 12.12.3. Replace ASCE 7 Section 12.12.3 as follows:
 - **12.12.3 Minimum Building Separation.** All structures shall be separated from adjoining structures. Separations shall allow for the maximum inelastic response displacement (ΔM). ΔM shall be determined at critical locations with consideration for both translational and torsional displacements of the structure as follows:

$$\Delta_{\rm M} = C_{\rm d} \delta_{\rm max}$$
 (Equation 16-45)

where δ max is the calculated maximum displacement at Level x as define in ASCE 7 Section 12.8.4.3.

Adjacent buildings on the same property shall be separated by at least a distance ΔMT , where

$$\Delta_{\rm MT} = \sqrt{(\Delta_{\rm M1})^2 + (\Delta_{\rm M2})^2}$$
 (Equation 16-46)

and $\Delta_{\rm M1}$ and $\Delta_{\rm M2}$ are the maximum inelastic response displacements of the adjacent buildings.

Where a structure adjoins a property line not common to a public way, the structure shall also be set back from the property line by at least the displacement, Δ_M , of that structure.

Exception: Smaller separations or property line setbacks shall be permitted when justified by rational analyses.

(D) Section 1704.4 -- Concrete construction

Section 1704.4 Exception #1 is amended to read as:

1. Isolated spread concrete footings of buildings three stories or less in height with a concrete strength less than or equal to 2,500 psi, that are fully supported on earth or rock.

(E) Section 1908 – Modifications to ACI 318

1908.1 General. The text of ACI 318 shall be modified as indicated in Sections 1908.1.1 through 1908.1.17.

1908.1.17 ACI 318, Section 14.8. Modify ACI 318 Section 14.8.3 and 14.8.4 replacing equation (14-7), (14-8) and (14-9).

1. Modify equation (14-7) of ACI 318 Section 14.8.3 as follows:

 I_{cr} shall be calculated by Equation (14-7), and Ma shall be obtained by iteration of deflections.

$$I_{cr} = \frac{E_s}{E_c} \left(A_s + \frac{P_u}{f_y} \frac{h}{2d} \right) (d - c)^2 + \frac{l_w c^3}{3}$$
 (14-7)

and the value Es/Ec shall not be taken less than 6.

2. Modify ACI 318 Sec, 14.8.4 as follows:

14.8.4 – Maximum out-of-plane deflection, Δs , due to service loads, including P Δ effects, shall not exceed lc/150.

If M_a , maximum moment at mid-height of wall due to service lateral and eccentric loads, including $P\Delta$ effects, exceed ($^2/_3$) M_{cr} , Δ_s shall be calculated by Equation (14-8):

$$\Delta_{s} = \frac{2}{3} \Delta_{cr} + \frac{M_{a} - \frac{2}{3} M_{cr}}{M_{n} - \frac{2}{3} M_{cr}} \left(\Delta_{n} - \frac{2}{3} \Delta_{cr} \right)$$
 (14-8)

If M_a does not exceed ($^2/_3$) M_{cr} , Δ_s shall be calculated by Equation (14-9):

$$\Delta_s = \left(\frac{M_a}{M_{cr}}\right) \Delta_{cr} \tag{14-9}$$

where:

$$\Delta_{cr} = \frac{5M_{cr}l_c^2}{48E_cI_g}$$

$$\Delta_n = \frac{5M_n l_c^2}{48E_c I_{cr}}$$

(F) **Section 2306.4.5** – not adopted.

Section 2308.9.3 - Bracing is amended to read:

Braced wall lines shall consist of braced wall panels that meet the requirements for location, type and amount of bracing as shown in Figure 2308.9.3, specified in Table 2308.9.3(1) and are in line or offset from each other by not more than 4 feet (1219 mm). Braced wall panels shall start not more than 12.5 feet (3810 mm) from each end of a braced wall line. Braced wall panels shall be clearly indicated on the plans. Construction of braced wall panels shall be by one of the following methods:

- 1. Wood boards of 5/8-inch (15.9 mm) net minimum thickness applied diagonally on studs spaced not over 24 inches (610 mm) on center.
- 2. Wood structural panel sheathing with a thickness not less than 5/16-inch (7.9 mm) for 16-inch (406 mm) stud spacing and not less than 3/8-inch (9.5 mm) for 24-inch (610 mm) stud spacing in accordance with Tables 2308.9.3(2) and 2308.9.3(3).
- 3. Fiberboard sheathing 4-foot by 8-foot (1219 mm by 2438 mm) panels not less than 1/2-inch (12.7 mm) thick applied vertically or horizontally on studs spaced not over 16-inches (406 mm) on center when installed in accordance with Section 2306.4.4 and Table 2306.4.4.
- 4. Particleboard wall sheathing panels where installed in accordance with Table 2308.9.3(4).

5. Hardboard panel siding when installed in accordance with Section 2303.1.6 and Table 2309.9.3(5).

For cripple wall bracing see Section 2308.9.4. 1. For methods1, 2, 3, 4, and 5, each braced wall panel must be at least 48-inches (1219 mm) in length, covering three stud spaces where studs are 16-inches (406 mm) apart and covering two stud spaces where studs are spaced 24-inches (610 mm) apart.

All vertical joints of panel sheathing shall occur over studs and adjacent panel joints shall be nailed to common framing members. Horizontal joints shall occur over blocking or other framing equal in size to the studding except where waived by the installation requirements for the specific sheathing materials.

Braced wall panel sole plates shall be nailed to the floor framing and top plates shall be connected to the framing above in accordance with Section 2308.3.2. Where joists are perpendicular to braced wall lines above, blocking shall be provided under and in line with the braced wall panels.

- (G) Appendix Chapter I Patio Covers. Adopted
- (H) **Appendix Chapter J** Grading. Adopted.

EXHIBIT "B-1"

CITY OF SANTA CLARA JUSTIFICATION FOR MODIFICATIONS AND AMENDMENTS TO: THE INTERNATIONAL BUILDING CODE [2006 Edition]

(A) Sections 101.2 Exceptions, 101.4.1, 101.4.2, 101.4.4, 101.4.5, 101.4.7 and 102.6, inclusive. Administrative. Not adopted.

Justification: Contained in the Administrative Code.

(B) Section 1614, Modification to ASCE 7. Add Section 1614.1.1. Modify ASCE Section 12.8.1.1 by amending equation 12.8-5.

Justification:

The recent research in Pacific Earthquake Engineering Research Center (PEER) and the Applied Technology Council (ATC) 63 project concluded that the reduction of the base shear in the code led to a trend in which tall buildings had decreasing safety with increasing height. To minimize the potential increased fire and life safety associated with such a seismic failure of tall buildings, this modification increases the minimum base shear level to be consistent with the previous building code. The amendment is well supported by the engineering community. Both SEAOSC and other structural engineer organizations are in support of the revised minimum base shear. Santa Clara is situated on alluvial soils between San Francisco Bay and the San Andreas Fault seismic zone. The amendment is necessary due to the geological condition of Santa Clara.

(C) Section 1614.1.2 Modify ASCE 7 Section 12.12.3. Minimum Building Separation.

Justification:

Section 12.12.3 of ASCE 7 omitted to provide requirement for separation distance between adjacent buildings. This amendment fills the gap of this inadvertent oversight in establishing minimum separation distance between adjoining buildings which are not structurally connected. The purpose of seismic separation is to permit adjoining buildings, or parts thereof, to respond to earthquake ground motion independently and thus preclude possible structural and non-structural damage caused by pounding between buildings or other structures. Santa Clara is situated on alluvial soils between San Francisco Bay and the San Andreas Fault seismic zone. The amendment is necessary due to the geological condition of Santa Clara.

(D) Section 1704.4 Concrete Construction. Amend Section 1704.4 Exception 1 to require Special Inspection for isolated spread concrete footings with concrete strength of more than 2500 psi.

Justification

Special inspection of concrete is important for concrete strength more than 2500 psi, regardless whether it is for isolated spread concrete or continuous footings. The footing support is essential to the support of the building. Since the code requires special inspection for continuous footing, it should also be a requirement for isolated spread footing. Santa Clara is situated on alluvial soils between San Francisco Bay and the San Andreas Fault seismic zone. The amendment is necessary due to the geological condition of Santa Clara.

(E) Section 1908. Modifications to ACI 318. Modify ACI 318 Section 14.8.3 and 14.8.4 on slender wall design.

Justification

ACI 318 – 05 provision was found to grossly under-estimate service load deflection. This amendment reduces the differences in serviceability provisions and replaces equations 14-8 and 14-9 with two new equations to reflect the procedure for service load out-of-plane deflection. The revision will be included in the next version of ACI 318-08. Santa Clara is situated on alluvial soils between San Francisco Bay and the San Andreas Fault seismic zone. The amendment is necessary due to the geological condition of Santa Clara.

(F) Sections 2306.4.5 and 2308.9.3. Amend bracing requirement to eliminate the use of gypsum and plaster and 1-inch by 4-inch diagonal braces for shear wall bracing. (Same as present code.)

Justification

Santa Clara's location makes it vulnerable to damage caused by seismic events. Gypsum wallboard, cement plaster and 1-inch by 4-inch diagonal braces have performed poorly during California seismic events. It is necessary due to geological condition of Santa Clara to limit the use of these products for seismic shear walls. Exceptions may be granted by the Building Official on a case-by-case basis.

(G)Appendix Chapter I, Patio Covers. Adopted.

Justification Provides standards for patio covers and patio enclosures.

(H)Appendix Chapter J, Grading. Adopted.

Justification Requires permits for grading operations when required by

Zoning Ordinance and will control isolated excavations where

no building permit is required.

EXHIBIT "C"

CITY OF SANTA CLARA MODIFICATIONS AND AMENDMENTS TO: THE NATIONAL ELECTRIC CODE [2005 Edition]

The following amendment is a part of the National Electric Code, 2005 Edition.

(A) Article 90.4. Enforcement. Not adopted.

EXHIBIT "C-1"

CITY OF SANTA CLARA JUSTIFICATION FOR MODIFICATIONS AND AMENDMENTS TO: THE NATIONAL ELECTRIC CODE [2005 Edition]

(A) **Section 90.4 Enforcement**. Administrative - Not adopted.

Justification: Contained in the Administrative Code.

EXHIBIT "D"

CITY OF SANTA CLARA MODIFICATIONS AND AMENDMENTS TO: THE UNIFORM HOUSING CODE [1997 Edition]

The following amendments are a part of the Uniform Housing Code, 1997 Edition.

(A) <u>Chapters 1, 2, 3, 8, 9, 10, 11, 12, 13, 14, 15 and 16, and Section 701.1 inclusive.</u> Not adopted.

EXHIBIT "D-1"

CITY OF SANTA CLARA JUSTIFICATION FOR MODIFICATIONS AND AMENDMENTS TO: THE UNIFORM HOUSING CODE [1997 Edition]

(A) <u>Chapters 1, 2, 3, 8, 9, 10, 11, 12, 13, 14, 15 and 16, and Section 701.1 inclusive.</u> Not adopted.

Justification: Contained in the Administrative Code. In accordance with the state Department of Housing and Community Development, only chapters 4, 5, 6 and Sections 701.2 and 701.3 are applicable for the enforcement by local enforcement agencies.

EXHIBIT "E"

CITY OF SANTA CLARA MODIFICATIONS AND AMENDMENTS TO: THE UNIFORM MECHANICAL CODE [2006 Edition]

The following amendments are a part of the Uniform Mechanical Code, 2006 edition.

(A) <u>Sections 104 through 117, inclusive.</u> Administrative. Not adopted.

EXHIBIT "E-1"

CITY OF SANTA CLARA JUSTIFICATION FOR MODIFICATIONS AND AMENDMENTS TO: THE UNIFORM MECHANICAL CODE [2006 Edition]

(A) **Sections 104 through 117 inclusive**. Administrative - Not adopted.

Justification: Contained in the Administrative code.

EXHIBIT "F"

CITY OF SANTA CLARA MODIFICATIONS AND AMENDMENTS TO: THE UNIFORM PLUMBING CODE [2006 Edition]

The following modifications and amendments are a part of the Uniform Plumbing Code, 2006Edition. They are to add to, replace, or supersede the respective sections and subsections appearing in said Code prior to such modifications.

- (A) Sections 102 through 103.6 inclusive. Administrative Not adopted.
- (B) Section 412.1, 412.3 through 413.0, inclusive. Fixture count Not adopted.
- (C) Appendix A, Recommended Rules for Sizing Water Supply Systems. Adopted.
- (D) Appendix B, Explanatory Notes on Combination Waste and Vent Systems. Adopted.
- (E) Appendix D, Sizing Storm Water Drainage. Adopted.

EXHIBIT "F-1"

CITY OF SANTA CLARA JUSTIFICATION FOR MODIFICATIONS AND AMENDMENTS TO: THE UNIFORM PLUMBING CODE [2006 Edition]

(A) **Section 102 through 103.6, inclusive**. Administration - Not adopted.

Justification: Contained in the Administrative Code.

(B) Section 412.1, 412.3 through 413.0, inclusive. Fixture count – Not adopted.

Justification: Fixture count is covered in the International Building code.

Eliminates any conflicts between the Building Code and the

Plumbing Code. (Same as present code.)

(C) **Appendix A**, Rules for Sizing Water Systems. Adopted.

Justification: Provides standard for sizing water systems.

(D) **Appendix B**, Combination Waste and Vent Systems. Adopted.

Justification: Provides standards for combination waste and vent systems.

(E) **Appendix D**, Rainwater Systems. Adopted.

Justification: Provides standards for rainwater systems.

EXHIBIT "G"

CITY OF SANTA CLARA MODIFICATION AND AMENDMENTS TO: THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS PER [1997 Edition]

The following amendments are a part of the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition.

(A) SECTION 203 through 205.2, inclusive - Administrative. Not adopted.

EXHIBIT "G-1"

CITY OF SANTA CLARA JUSTIFICATION FOR MODIFICATIONS AND AMENDMENTS TO: THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS [1997 Edition]

(A) Section 203 through 205.2 inclusive. Administrative. Not adopted.

Justification: Contained in the Administrative Code.

EXHIBIT "H"

CITY OF SANTA CLARA MODIFICATION AND AMENDMENTS TO: THE INTERNATIONAL EXISTING BUILDING CODE [2006 Edition]

- (A) Chapter 5, Repairs. Section 503 through 508. Adopted
- **(B) Chapter 9, Change of Occupancy. -** Sections 907, 912.4, and 912.5 through 912.7.4 inclusive. Adopted.

EXHIBIT "H-1"

CITY OF SANTA CLARA JUSTIFICATION FOR MODIFICATIONS AND AMENDMENTS TO: THE INTERNATIONAL EXISTING BUILDING CODE [2006 Edition]

(A) Section 503 through 508 inclusive. Adopted.

Justification: The repairs chapter is equivalent to the Repair Ordinance proposed

by California Building Officials (CALBO) and recommended by Bay Area Government's General Assembly (ABAG). The adoption of this chapter may help citizens to qualify for disaster

assistance from FEMA after a natural disaster event.

(B) Sections 907, 912.4 and 912.5 through 912.7.4. Adopted.

Justification: The provisions for change in occupancy in existing buildings will

help to clarify which sections of the code will need to be brought to be in compliance with the new code when there is a change in

occupancy.