

ORDINANCE NO. 2520

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY REPEALING ARTICLES IV, V, VI, VII, VIII, IX AND X OF CHAPTER 9 (BUILDINGS) OF THE REDWOOD CITY CODE AND ADOPTING NEW ARTICLES IV, V, VI, VII, VIII, IX AND X OF CHAPTER 9 OF THE REDWOOD CITY CODE ADOPTING TITLE 24, PARTS 2 (VOLUMES 1 AND 2), 2.5, 3, 4, 5, 6, 8, 10 AND 11 OF THE CALIFORNIA CODE OF REGULATIONS, NAMELY THE 2022 CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, HISTORICAL BUILDING, EXISTING BUILDING, AND GREEN BUILDING STANDARDS CODES, TOGETHER WITH CERTAIN AMENDMENTS, EXCEPTIONS, MODIFICATIONS AND ADDITIONS THERETO, AND THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

WHEREAS, pursuant to Sections 17922, 17958, 17958.5, 17958.7 and 18941.5 of the California Health and Safety Code, the City may adopt amendments, modifications, changes, and additions to the provisions of the 2022 California Building Standards Codes, which are reasonably necessary to protect the health, welfare and safety of the citizens of Redwood City because of local climatic, geological and topographical conditions; and

WHEREAS, the City Council has adopted a resolution making findings with respect to local climatic, geological, and topographical conditions relating to the amendments, modifications, changes, and additions to the California Building Standards Codes for which such findings are required; and

WHEREAS, this Ordinance was found to be exempt from environmental review, per the provisions of the California Environmental Quality Act of 1970, as amended, 14 California Code of Regulations Section 15061(b)(3); and

WHEREAS, the City Council of the City of Redwood City is the decision-making body for this Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:

SECTION 1. Articles IV, V, VI, VII, VIII, IX and X of Chapter 9 of the Redwood City Code are hereby repealed and deleted in their entirety.

SECTION 2. A new Article IV of Chapter 9 of the Redwood City Code is hereby adopted to read as follows:

ARTICLE IV. – ADOPTION OF 2022 STATE CODES:

Sec. 9.40. – ADOPTION OF 2022 STATE CODES, WITH LOCAL AMENDMENTS:

- A. Title 24, Parts 2, 2.5, 3, 4, 5, 6, 8, 10 and 11 of the California Code of Regulations, namely the 2022 California Building (all chapters, including Chapter 1, Division I and Division II), Residential, Electrical, Mechanical, Plumbing, Energy, Historical Building, Existing Building, and Green Building Standards Codes, as adopted by the California Building Standards Commission, the 2021 International Property Maintenance Code are hereby adopted by reference, with the amendments, additions and modifications set forth hereinafter in this Chapter.
- B. Chapter 1 of the 2022 California Building Code, Chapter 1 of the 2022 California Residential Code, Article 89 of the 2022 California Electrical Code, Chapter 1 of the 2022 California Mechanical Code and Chapter 1 of the 2022 California Plumbing Code are hereby adopted by reference, with the amendments, additions and modifications set forth hereinafter in this Chapter.
- C. All references to the Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical Building, Existing Building, Property Maintenance and Green Building Standards Codes, and/or the Redwood City Code by that name, in the Redwood City Code, any city forms, documents or regulations shall be construed to refer to the Codes adopted herein and as amended hereinafter.
- D. One complete copy of each of these Redwood City Codes including all of the provisions adopted by reference shall be maintained in the office of the Building Official and available for public review.
- E. In the event there are conflicts between the provisions of these Codes and other codes or provisions adopted by the City, the most restrictive provision shall apply.

SECTION 3. A new Article V of Chapter 9 of the Redwood City Code is hereby adopted to read as follows:

ARTICLE V. – AMENDMENTS TO 2022 CALIFORNIA BUILDING AND RESIDENTIAL CODES:

Sec. 9.41. – SECTION 101.4.4 OF THE BUILDING CODE AMENDED:

Section 101.4.4 of the Building Code is amended to read as follows:

[A] 101.4.4 Property maintenance. The provisions of the *International Property Maintenance Code* shall apply to all existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life, and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Decks and balconies on multifamily residential or commercial structures shall comply with Health and Safety Code Section 17973, as may be amended or renumbered from time to time.

Sec. 9.42. – SECTION 104.1.1 OF THE BUILDING CODE ADDED:

Section [A] 104.1.1 of the Building Code is added to read as follows:

[A] 104.1.1 Whenever there are practical difficulties involved in carrying out provisions of the technical codes, the Building Official may grant modifications for individual cases. The Building Official shall first find that a special and unique reason makes the strict letter of the technical code impractical, the modification is in conformity with the intent and purpose of the technical code, and that such modification does not lessen health, life safety and fire safety requirements or any degree of structural integrity. The details of actions granting modifications shall be recorded and entered in the files of the building division.

Sec. 9.43. – SECTION 109.4.1 OF THE BUILDING CODE ADDED:

Section [A] 109.4.1 of the Building Code is added to read as follows:

[A] 109.4.1 Work commenced without a permit is subject to a fine in addition to the required permit fee, in the amount of two times the required permit fee.

Sec. 9.44. – SECTION 110.1.2 OF THE BUILDING CODE ADDED:

Section [A] 110.1.2 of the Building Code is added to read as follows:

[A] 110.1.2 Hours of Construction. Construction shall begin no earlier than 7 AM and be complete by 8 PM of each day Monday through Friday. It is prohibited for contractors to work Saturday, Sunday, or City-observed holidays, unless they submit a request for construction occurring before or after the hours of construction 30 calendar days prior to the commencement of construction and receive written approval from the Building Official or their designee. Resident complaints may result in the denial of requests to work on Saturdays, Sundays, or City-observed holidays. After hours, work may be performed for emergencies. Only residential property owners may work weekends and holidays from 9 AM to 5 PM. All construction noise is subject to the regulations found in Chapter 24, Article II, Division 3 of the Redwood City Code.

Sec. 9.45. - SECTION 115.4.1 OF THE BUILDING CODE ADDED:

Section [A] 115.4.1 of the Building Code is added to read as follows:

[A] 115.4.1 Penalties shall consist of administrative citations, at the discretion of the responding Building Official, Building Inspector, or Code Enforcement officer.

Sec. 9.46. - SECTION 116.1.1 OF THE BUILDING CODE ADDED:

Section [A] 116.1.1 of the Building Code is added to read as follows:

[A] 116.1.1 Structures that are considered unsafe by the Building Official or their designee, including but not limited to unreinforced masonry, tilt up, or soft story, shall be evaluated by a licensed structural engineer. An engineer's evaluation report shall be provided to the Building Division, a permit acquired, and necessary repairs or upgrades performed in a reasonable amount of time, not to exceed one year, to ensure the safety of people during an earthquake.

Sec. 9.47. - SECTION 502 OF THE BUILDING CODE AMENDED:

Section 502 of the Building Code is amended to add Section [A] 502.1.1 to read as follows:

[A] 502.1.1 Address numbers shall be illuminated to be visible from the street during darkness.

Sec. 9.48. - SECTION 903.2 OF THE BUILDING CODE AMENDED:

Section [A] 903.2 of the Building Code is amended to read as follows:

[A] 903.2 Where required. Approved automatic sprinkler systems shall be required as provided by the specific requirements in Article II of Chapter 12 of the Redwood City Code or Sections 903.2.1 through 903.2.12 of the Building Code, whichever is more restrictive.

Sec 9.49. - SECTION R106.2.1 OF THE RESIDENTIAL CODE ADDED:

Section R106.2.1 of the Residential Code is added to read as follows:

R106.2.1 Construction documents submitted for newly constructed detached Accessory Dwelling Units and additions within 4 feet of a property line must be accompanied by a site survey performed by a licensed land surveyor.

Sec. 9.50. - SECTION R108.5.1 OF THE RESIDENTIAL CODE ADDED:

Section R108.5.1 of the Residential Code is added to read as follows:

R108.5.1 Eighty percent (80%) of the permit issuance fees may be refunded to the applicant who made the payment if the permit is cancelled without any work performed. If the scope of a permit is reduced after issuance, a portion of the permit issuance fees proportionate to the reduction in project valuation may be refunded to the applicant who made the payment.

Sec. 9.51 - SECTION R905.1.3 OF THE RESIDENTIAL CODE ADDED:

Section R905.1.3 of the Residential Code is added to read as follows:

R905.1.3 Roof coverings shall be either Class A or Class B roof assemblies.

Sec. 9.52. - ADOPTION OF APPENDICES I AND J:

Appendices I - Patio Covers and J – Grading, as set forth in the 2022 California Building Code, are adopted by reference.

Sec. 9.53. - SECTION J102.1, APPENDIX J OF THE BUILDING CODE AMENDED:

Section J102.1, Appendix J - Grading of the Building Code is amended to add a definition of Engineered Grading:

ENGINEERED GRADING. An excavation greater than two (2) feet in depth; where cut slope is greater than five (5) feet in height; where fill is to be placed on natural grade steeper than 20% (1:5 ratio); where fill is greater than three (3) feet in height; where fill supports a structure; or where more than 50 cubic yards of fill is placed.

Sec. 9.54. - APPENDIX J OF THE BUILDING CODE AMENDED:

Appendix J of the Building Code is amended to replace the words 'Building Official' with the words 'City Engineer' at all locations in this appendix where the words 'Building Official' are found.

Sec. 9.55. - SECTION J103.2 (1), APPENDIX J OF THE BUILDING CODE AMENDED:

Appendix J - Grading, Section J103.2 (1) of the Building Code is amended to read as follows:

J103.2 (1) Exemptions. A grading permit shall not be required for the following:

1. Grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties and the amount of grading is less than 50 cubic yards, unless the grading meets the definition of Engineered Grading.

Sec. 9.56. - SECTION J103.3, APPENDIX J OF THE BUILDING CODE ADDED:

Appendix J - Grading. Section J103.3 of the Building Code is added to read as follows:

J103.3 Grading Fees. At the time of filing for a grading permit, the applicant shall deposit funds to cover the costs of engineering services for plan review and inspection. Engineering services are provided on an actual cost basis. Actual costs are determined by the fully burdened hourly rates by position performing service.

The rates, as established through resolution of the City Council, are on file with the City Clerk. Separate plan review and permit fees shall apply to retaining walls or major drainage structures as required elsewhere in this code.

Secs. 9.57 – 9.76. – RESERVED.

SECTION 4. A new Article VI of Chapter 9 of the Redwood City Code is hereby adopted to read as follows:

ARTICLE VI. - AMENDMENTS TO 2022 CALIFORNIA PLUMBING CODE:

Sec. 9.77. SECTION 604.14 OF THE PLUMBING CODE ADDED:

Section 604.14 of the Plumbing Code is added to read as follows:

604.14 Metallic water piping shall not be used underground in those areas indicated on the map entitled "Where Special Bay Mud Requirements Apply," available through the City website.

Sec. 9.78. SECTION 701.8 OF THE PLUMBING CODE ADDED:

Section 701.8 of the Plumbing Code is added to read as follows:

701.8 Metallic drainage piping shall not be used underground in those areas indicated on the map entitled "Where Special Bay Mud Requirements Apply," available through the City website.

Sec. 9.79. SECTION 715.1 OF THE PLUMBING CODE AMENDED:

Section 715.1 of the Plumbing Code is amended to read as follows:

715.1 The building sewer, beginning two (2) feet (610mm) from any building or structure, shall be of such materials as prescribed in this Code. Notwithstanding anything to the contrary, metallic sewer piping shall not be used underground in those areas on the map entitled "Where Special Bay Mud Requirements Apply," available through the City website.

Sec. 9.80. SECTION 903.1.4 OF THE PLUMBING CODE ADDED:

Section 903.1.4 of the Plumbing Code is added to read as follows:

903.1.4 Metallic vent piping shall not be used underground in those areas indicated on the map entitled "Where Special Bay Mud Requirements Apply," available through the City website.

Sec. 9.81. SECTION 1101.4.7 OF THE PLUMBING CODE ADDED:

Section 1101.4.7 of the Plumbing Code is added to read as follows:

1101.4.7 Metallic storm water piping shall not be used underground in those areas indicated on the map entitled "Where Special Bay Mud Requirements Apply," available through the City website.

Sec. 9.82. SECTION 1208.6.3.4 OF THE PLUMBING CODE ADDED:

Section 1208.6.3.4 of the Plumbing Code is added to read as follows:

1208.6.3.4 Metallic gas piping shall not be used underground in those areas indicated on the map entitled "Where Special Bay Mud Requirements Apply," available through the City website.

SECTION 5. A new Article VII of Chapter 9 of the Redwood City Code is hereby adopted to read as follows:

ARTICLE VII. – RESERVED.

SECTION 6. A new Article VIII of Chapter 9 of the Redwood City Code is hereby adopted to read as follows:

ARTICLE VIII. - AMENDMENTS TO 2022 CALIFORNIA ELECTRICAL CODE:

Sec. 9.83. SECTION 300.6 (A) (4) OF THE ELECTRICAL CODE ADDED:

Section 300.6 (A) (4) of the Electrical Code is added to read as follows:

Section 300.6(A) (4) Metallic conduit shall not be used underground in those areas indicated on the map entitled "Where Special Bay Mud Requirements Apply" available through the City website.

9.84. - 9.149. RESERVED.

SECTION 7. A new Article IX of Chapter 9 of the Redwood City Code is hereby adopted to read as follows:

ARTICLE IX. - SEISMIC REQUIREMENTS:

Sec. 9.150. PROVISIONS CUMULATIVE; ALTERNATE DESIGNS: The provisions of this Article shall be in addition to all other provisions of the Building Code insofar as the same relate to lot grading, soils design, foundation design, construction design, structural design, and other engineering design. Such provisions are not intended to prevent the use of any engineering design not referred to herein provided any such alternate has been approved by the Building Official. The Building Official may approve any such alternate provided the Building Official finds after review of comprehensive design data submitted by the applicant, that the design is for the purpose intended, and at least the equivalent in strength, safety, and effectiveness.

Sec. 9.151. APPLICABILITY OF PROVISIONS: The provisions of this Article shall be applicable to that portion of the City indicated on the map entitled "Where Special Bay Mud Requirements Apply" available through the City website.

Sec. 9.152. STRUCTURAL DESIGN: All structural design shall be in accordance with the California Building Code, 2022 Edition, or the California Residential Code, 2022 edition, including lateral force provisions for wind and earthquake.

Sec. 9.153. FOUNDATION SYSTEMS: Foundation systems shall consist of mat, grill, piles or a similar system with a demonstrated ability to resist differential settlement and for tying the foundation elements together. Foundation design shall be in accordance with the California Building Code, 2022 edition, or the California Residential Code, 2022 edition.

Sec. 9.154. GEOTECHNICAL REPORT: A geotechnical report is required for all new structures, including detached Accessory Dwelling Units, and for any addition greater than or equal to 500 square feet.

Secs. 9.155. – 9.179. – RESERVED.

SECTION 8. A new Article X of Chapter 9 of the Redwood City Code is hereby adopted to read as follows:

ARTICLE X RESERVED.

Secs. 9.180. – 9.189. RESERVED.

SECTION 9. If any section, paragraph, sentence or word of this Ordinance or of the Code hereby adopted should for any reason, be found invalid, it is intended that all other portions of this Ordinance independent of any such portion as may be declared invalid shall be valid.

SECTION 10. This adoption of this Ordinance is exempt from CEQA pursuant to Section 15061(b) (3) because it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment.

SECTION 11. EXEMPTION FOR PENDING APPLICATIONS

- A. The provisions of the 2022 California Codes adopted herein by reference as amended herein, shall not apply to any building or structure for which application for a building permit was made prior to January 1, 2023. Such buildings or structure shall be erected, constructed, enlarged, altered or repaired in accordance with the provisions of the Code in effect at the date of said application.
- B. All other applications shall be processed in accordance with the provisions of the 2022 edition of the California Codes as adopted and amended herein.

SECTION 12. This Ordinance shall take effect thirty days after adoption but not before January 1, 2023.

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ORDINANCE NO. 2520

At a Joint City Council/Successor Agency Board/Public Financing
Authority Meeting thereof held on the 28th day of November 2022 by the following
votes:

AYES, and in favor of the passage and adoption of the foregoing ordinance:

AYES: Aguirre, Espinoza-Garnica, Gee, Hale, Howard, Martinez Saballos
and Reddy

NOES: None

ABSENT: None

ABSTAINED: None

RECUSED: None



Giselle Hale
Mayor of the City of Redwood City

Attest:



Pamela Aguilar, CMC
City Clerk of Redwood City

I hereby approve the foregoing Ordinance
this 30th day of November 2022.



Giselle Hale
Mayor of the City of Redwood City