

ORDINANCE # 2011- 01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON ADOPTING BY REFERENCE THE 2010 EDITIONS OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24 AND RELATED MODEL CODES WITH APPENDICES AND AMENDMENTS AS IDENTIFIED HEREIN THROUGH EXPRESS FINDINGS OF LOCAL NECESSITY; REPEALING CHAPTERS 16.02 THROUGH 16.09 OF THE CITY OF AMERICAN CANYON MUNICIPAL CODE AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH

WHEREAS, the California Building Standards Commission ("Commission") recently adopted the California Codes as part of the California State Building Standards Code; and

WHEREAS, California Health and Safety Code Section 17958.5 authorizes cities and counties to modify the California State Building Standards Code by adopting more restrictive standards if such entities determine that such standards are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City of American Canyon has reviewed each of the referenced California and model Codes and it has been determined that certain local amendments are necessary to protect the health, safety, and welfare of its residents; and

WHEREAS, Government Code section 50022 et seq., empowers the City to adopt by reference various Codes including the CALIFORNIA BUILDING CODE, 2010 Edition; CALIFORNIA ELECTRICAL CODE, 2010 Edition; the CALIFORNIA MECHANICAL CODE, 2010 Edition; the CALIFORNIA PLUMBING CODE, 2010 Edition; the CALIFORNIA ENERGY CODE, 2010 Edition; the CALIFORNIA HISTORICAL CODE, 2010 Edition; and

WHEREAS, pursuant to the Government Code, the City has adopted by reference various provisions of the above referenced California and model Codes, subject to particular additions, amendments and deletions as set forth in the Municipal Code; and

WHEREAS, on December 21, 2010, the City Council conducted a duly noticed public meeting considered all of the written and oral testimony presented at the public meeting in making its decision.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: That Ordinance 2011-__ entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON ADOPTING THE CALIFORNIA BUILDING CODE, 2010 EDITION; THE CALIFORNIA RESIDENTIAL CODE 2010 EDITION; THE CALIFORNIA ELECTRICAL CODE, 2010 EDITION; THE CALIFORNIA MECHANICAL CODE, 2010 EDITION; THE CALIFORNIA PLUMBING CODE, 2010; EDITION; THE CALIFORNIA ENERGY CODE, 2010 EDITION; THE CALIFORNIA HISTORICAL CODE, 2010 EDITION; AND AMENDING THOSE UNIFORM CODES AND CALIFORNIA BUILDING STANDARDS AS IDENTIFIED HEREIN THROUGH EXPRESSED FINDINGS OF LOCAL NECESSITY IS HEREBY ADOPTED; and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 2: The current Chapter 16.02 through 16.09 of the City of American Canyon Municipal Code is hereby repealed.

SECTION 3: A new Chapter 16.02 through 16.09 of the City of American Canyon Municipal Code, to be titled "Building and Construction Codes," adopting the various California and model codes with local amendments, is hereby added to the City of American Canyon Municipal Code to read as set forth in Exhibit A, attached herein and incorporated by reference.

SECTION 4: The City Council of the City of American Canyon finds and declares that the additions, modifications, and changes made to these codes are necessary for the protection of the public health, safety, and welfare due to climatic, geological, or topographical conditions. These amendments are authorized under Health and Safety Code Sections 18941.5 and 17958 and are read as set forth in Exhibit B.

SECTION 5: The adoption of the proposed ordinance is not a project that has the potential for causing a significant effect on the environment and therefore is not subject to review under the California Environmental Quality Act (CEQA). In addition, the proposed ordinance amendment is exempt under the definition of Project in Section 15378 (b)(3) in that it concerns general policy and procedure making.

SECTION 6: The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen days of its adoption cause a summary of it to be published in a newspaper and circulated in the City and thereupon and thereafter this Ordinance shall take effect and be in force according to law.

SECTION 7: This ordinance is enacted pursuant to and in compliance with Health and Safety Code Section 18941.5 and as expressly permitted in Government Code Section 50022.2. For all codes the effective date of this Ordinance shall be February 17, 2011.

SECTION 8: The City Clerk is hereby directed to file a copy of this ordinance with the California Building Standards Commission of the State of California.

SECTION 9: The City Clerk is hereby directed to publish a summary of this ordinance in a newspaper of general circulation within ten days of adoption.

SECTION 10: Severability The City Council hereby declares that if any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 11: Effective Date. This Ordinance is effective following 30 days after the second reading.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council of the City of American Canyon on January 18, 2011, by the following vote:

Mayor Garcia:
Vice Mayor Bennett:
Council Member B. Bennett:
Council Member: Coffey
Council Member Joseph:

yes
yes
yes
yes
yes

Leon Garcia
Leon Garcia, Mayor

ATTEST:
Rebekah Barr
Rebekah Barr, CMC, City Clerk

APPROVED AS TO FORM:
William D. Ross
William D. Ross, City Attorney

Title 16

BUILDING AND CONSTRUCTION CODES

Chapters

- 16.01 General Provisions**
- 16.02 California Building Code**
- 16.03 California Residential Code**
- 16.04 California Electrical Code**
- 16.05 California Mechanical Code**
- 16.06 California Plumbing Code**
- 16.07 California Energy Code**
- 16.08 California Historical Building Code**
- 16.09 International Property Maintenance Code**
- 16.10 Uniform Code for the Abatement of Dangerous Buildings**
- 16.11 Reserved**
- 16.12 Safety Assessment Placards**
- 16.13 Repair and Reconstruction**

Chapter 16.01

GENERAL PROVISIONS

Sections:

- 16.01.010 Title**
- 16.01.020 Purpose**
- 16.01.030 Administration of Chapter**
- 16.01.040 Applicability of Certain Terms**

16.01.010 Title. The Title of Chapter 16 shall be "Building and Construction Codes"

16.01.020 Purpose. Building Codes are adopted as a means of regulating the construction, alteration, and maintenance of buildings. This Building and Construction Code is intended to:

- A. Promote the health, safety, and welfare of the residents of the City of American Canyon and other persons visiting the City; and
- B. Ensure compliance with local, state, and nationally adopted standards and methods of building construction; and
- C. Enable the Chief Building Official to enforce the provisions of this Chapter.

16.01.030 Administration of Title. The provisions of this Title shall be administered by the Chief Building Official, who is the enforcement officer for all

provisions, unless otherwise specified in a particular section, and his authorized representatives. All other officers and employees of the City shall assist and cooperate in the administration of this Chapter.

16.01.040 Applicability of Certain Terms. Whenever in any of the codes adopted in this Chapter the term "Building Official" is used, it shall mean the Chief Building Official or their designee.

Whenever in any of the codes adopted in this Chapter the term "Authority Having Jurisdiction" is used, it shall mean the Chief Building Official or their designee.

Whenever in any of the codes adopted in this Chapter the term "Fire Marshal" is used, it shall mean the Fire Chief of the American Canyon Fire Protection District or their designee.

Whenever in any of the codes adopted in this Chapter the term "Health Officer" is used, it shall mean the authorized representative of the Napa County Environmental Health Department.

Chapter 16.02

CALIFORNIA BUILDING CODE

Sections:

16.02.010	Title
16.02.020	Code Adoption
16.02.030	Appendices
16.02.040	Findings and Determination
16.02.050	Amend Section 101.2 SCOPE Exception
16.02.060	Amend Section 101.4.1 GAS
16.02.070	Amend Section 101.4.2 MECHANICAL
16.02.080	Amend Section 101.4.3 PLUMBING
16.02.090	Amend Section 105.2 Work Exempt from Permit
16.02.100	Amend Section 108.4.2 Fees
16.02.110	Amend Section 109.4 Work Commencing Before Permit Issuance
16.02.120	Amend Section 903.2 Where Required
16.02.130	Amend Section 903.4.2 Alarms
16.02.140	Amend Table 1505.1 Minimum Roof Covering Classification
16.02.150	Amend Section 1510 Reroofing
16.02.160	Amend Section 1510 Solar Photovoltaic Panels/Modules
16.02.170	Amend Section 1704.4 Concrete Construction
16.02.180	Amend Section 1809.8 Plain Concrete Footings
16.02.190	Amend Section 1908.1.8 ACI 318 Section 22.10.1
16.02.200	Amend Table 2305.3.4 Maximum Shear Wall Dimension Aspect Ratios
16.02.210	Delete Section 2306.4.5 Shear walls Sheathed with Other Materials
16.02.220	Delete Table 2306.4.5 Allowable Shear for Wind or Seismic Forces for Shear Walls of Lath and Plaster or Gypsum Board Wood Framed Wall Assemblies
16.02.230	Amend Section 2308.9.3 Bracing

- 16.02.240 Delete Section 2505 Shear Wall Construction**
16.02.250 Amend Section 2308.12.5 Attachment of Sheathing
16.02.260 Amend Appendix H Section H101.2 Signs Exempt from Permits

16.02.010 Title. This chapter shall be cited as the California Building Code of the city and any reference in the city Municipal Code or any chapter thereof to the California Building Code applies to this chapter.

16.02.020 Code Adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Building Code, 2010 Edition," published and copyrighted by the International Code Council. The documents identified in this Section are adopted in their entirety excepting additions, revisions and omissions listed in Section 16.02.030 through 16.02.260 of this Chapter. A copy of the adopted California Building Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

16.02.030 Appendices. The Building Code as adopted by Section 16.02.020 is amended and adopted with the following appendices:

- Appendix Chapter F, Rodent Proofing
- Appendix Chapter G, Flood Resistant Construction
- Appendix Chapter H, Signs
- Appendix Chapter I, Patio Covers
- Appendix Chapter J, Grading

16.02.040 Findings and Determination. As permitted in Health and Safety Code Section 17958.7, the City of American Canyon finds and determines the local amendments to 2010 California Building Code are either administrative in nature or reasonably necessary to protect the health, safety and general welfare of the public due to local climatic, geological or topographical conditions. Those findings are as follows:

Express Finding Number 1: Climatic. The city is located in a climatic zone with precipitation ranging from 15 to 26 inches per year. Ninety-five percent of precipitation falls during the months of November through April, leaving a dry period of approximately six months each year. Relative humidity remains moderate most of the time. High temperatures in the summer average in the mid 80 degrees Fahrenheit and in the winter in the mid 50 degrees Fahrenheit. Prevailing winds in the area are common with gusts up to 35 miles per hour. These climatic conditions, along with our topography, necessitate a greater requirement for fire-sprinklers in residential construction, a minimum Class A roof covering and adequate spark arrestors.

Express Finding Number 2: Geological. The city is located in Seismic Design Category D, which is indicative of high seismic vulnerability. The West Napa fault is documented to be present in our city. The area includes various soil conditions and areas with significant movement potential. Buildings and other structures in Seismic Design Category D can experience major seismic damage. These geological conditions necessitate the prohibition of gypsum as a lateral-resisting building element, and the restriction of Portland cement plaster as a lateral-resisting building element to one story structures of R-3 and U-1 occupancies.

Express Finding Number 3: Topographical. Areas of highly combustible dry grasses, weeds, brush and trees adjacent to structures are common throughout the city. Above ground electrical power transmission lines are suspended through trees and above large areas of dry vegetation. The arrangement of man-made features around many buildings greatly limits any approach to all but one side of a building. The area immediately adjacent to the eastern border of the city has been classified as high and very high fire severity zones under the Fire and Resource Assessment Program of the California Department of Forestry and Fire Protection. These topographical conditions, along with our climate, necessitate a greater requirement for fire-sprinklers in residential construction, a minimum Class A roof covering and adequate spark arrestors.

16.02.050 Amend Section 101.2 SCOPE. Exception. Section 101.2 is deleted and replaced as follows:

Exception: Detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the California Residential Code.

16.02.060 Amend Section 101.4.1 GAS. Section 101.4.1 first sentence is amended to read as follows:

101.4.1 Gas. The provisions of the California Plumbing Code and California Mechanical Codes shall apply in the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code.

The remainder of the paragraph is retained as published.

16.02.070 Amend Section 101.4.2 MECHANICAL. Section 101.4.2 is deleted and replaced to read as follows:

101.4.2 Mechanical. The provisions of the California Mechanical Code shall apply in the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators and other energy-related systems.

16.02.080 Amend Section 101.4.3 PLUMBING. Section 101.4.2 is deleted and replaced to read as follows:

101.4.3 Plumbing. The provisions of the California Plumbing Code shall apply in the installation, alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and/or appurtenances and where connected to a water or sewage system and all all aspects of a medical gas system.

16.02.90 Amend Section 108.4.2 Fees. Section 108.4.2 is deleted and replaced as follows:

Section 108.4.2 Fees. The fees for each permit shall be established by Resolution of the City Council. Where a Technical Code has been adopted by the jurisdiction for which no fee schedule is shown in this Code, the fee required shall be in accordance with the schedule established by Resolution of the City Council.

The Chief Building Official or his or her designee shall collect fees for permits and services specified in this title. Where the Chief Building Official director or his designee finds that the fees prescribed in this title do cover the cost of providing the service which is the subject of the fee, the chief building official or his or her designee may charge a supplemental fee for the unpaid cost of the services provided.

16.02.100 Amend Section 109.4 Work Commencing Before Permit Issuance. Section 109.4 is deleted and replaced as follows:

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee establish by the building official that shall be in addition to the required permit fees. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be at least equal to, but shall not exceed five times the permit fee required by this code. The minimum investigation fee shall be set forth in the fee schedule adopted by this jurisdiction. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

16.02.120 Amend Section 901.2. Fire Protection Systems. Chapter 9, subsection 901.2 is hereby amended by repealing the first two sentences of subsection 901.2 (thus, the provisions of subsection 902.2.1 remain in effect) and replacing it with the following:

901.2 Construction Documents. The Fire Chief shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to the issuance of a building permit.

16.02.130 Amend Section 903.2. Where Required. Section 903.2 of Chapter 9 is deleted based upon Express Findings 1 and 3 in 16.02.040, and replaced with the following section:

Section 903.2: Item 1, An automatic sprinkler system shall be installed throughout any existing commercial or multi-family residential building when the floor area of an addition (including mezzanines) exceeds 50% of the existing floor area of the building or when an additional story is added.

Section 903.2: Item 2, Any change of occupancy when the proposed new occupancy classification is more hazardous based on a fire and life safety evaluation by the Fire Code Official and Building Code Official, including conversion of buildings to single family residences, accessory dwelling units, bed and breakfast, inns, lodging houses or congregate residences for 10 or less persons or other similar uses an automatic fire sprinkler system shall be installed throughout.

903.2 Where required. Approved automatic fire sprinkler systems shall be provided in new and existing buildings in the locations described in this section.

903.2.1 New Construction.

Regardless of any exception listed above or in the remainder of this code or the California Building Code, all buildings, shall be equipped, throughout, with an approved fully automatic fire sprinkler system.

Fire Sprinklers shall not be required if one or more of the following exceptions are met:

1. Must comply with the American Canyon General Building Standards for residential, multi-family residential, commercial and industrial occupancies.
2. When approved by the Fire Code Official spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of no less than 1-hour fire-resistance-rated wall and 2-hour fire-resistance-rate floor/ceiling assemblies.
3. Automatic fire sprinkler protection for fixed guideway transit systems shall be as per Section 903.2.17.
4. Detached Group U private garages and carports accessory to a Group R-3 occupancy and less than 1,000 square feet and with non-habitable space above.
5. Detached pool houses, workshops, barns and similar structures, built in conjunction with existing non-sprinklered single family residences and provided the new structure is less than 1,000 square feet and is not intended for use as a dwelling unit.
6. Detached non-combustible canopies less than 3,000 square feet in roof area used exclusively for vehicle washing facilities or vehicle fuel dispensing stations.
7. Group B or M occupancies less than 600 square feet.
8. Detached, unenclosed gazebos, solar trellises or shade structures less than 1,000 square feet.
9. Detached restroom facilities associated with golf courses, parks and similar uses.

903.2.2 Additions. An automatic sprinkler system shall be installed throughout any existing commercial or multi-family residential building when the floor area of an addition (including mezzanines) within any three year period exceeds 50% of the existing floor area of the building or when an additional story is added.

903.2.3 Change of Occupancy. Any change of occupancy when the proposed new occupancy classification is more hazardous based on a fire and life safety evaluation by the Fire Code Official and Building Code Official, including conversion of buildings to single family residences, accessory dwelling units, bed and breakfast, inns, lodging houses or congregate residences for 10 or less persons or other similar uses an automatic fire sprinkler system shall be installed throughout.

903.2.4 Floor control valves. Approved supervised indicating control valves and flow switches shall be provided at the point of connection to the riser on each floor in buildings two or more stories in height.

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. An automatic sprinkler system designed in accordance with section 903.3.1.3 shall not be utilized in Group R-2.1 or Group R-4 Occupancies.

16.02.140 Amend Section 905.3.1. Height. Item 2 of Section 905.3.1 deleted based upon Express Findings 1 and 3 in 16.02.040, and replaced with the following section:

905.3.1 Height. 2. Class I standpipes shall be installed in buildings three or more stories in height with approved outlets provided at each level including the roof when required by the Fire Code Official.

16.02.150 Amend Table 1505.1 Minimum Roof Covering Classification. Table 1505.1 to be deleted and based upon Express Findings 1 and 3 in 16.02.040, and replaced with the following:

**Table 1505.1
MINIMUM ROOF COVERING CLASSIFICATION
FOR TYPES OF CONSTRUCTION**

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

16.02.160 Amend Section 1510 Reroofing. Section 1510 is amended and based upon Express Findings 1 and 3 in 16.02.040, to add the following section:

1510.7 Spark Arrestor. Whenever a permit has been issued for reroofing a spark arrestor conforming to Section 2802 shall be installed (or the existing replaced if not in conformance with Section 2802) on all fireplace chimneys before final inspection and approval.

16.02.170 Amend Section 1510 Reroofing. Section 1510 is amended and based upon Express Findings 1 and 3 in 16.02.040, to add the following section:

1510.8 Solar Photovoltaic Panels/Modules. Section 1512 is added and based upon Express Findings 1 and 3 in Section 16.02.040, to add the following section:

1511.1 Solar photovoltaic panels/modules. Solar photovoltaic panels/modules installed upon a roof or as an integral part of a roof assembly shall comply with the requirements of this code and the *California Fire Code* as amended by the City of American Canyon.

1511.1.1 Structural fire-resistance. The structural frame and roof construction supporting the load imposed upon the roof by the photovoltaic panels/modules shall comply with the requirements of Table 1604.3.

16.02.180 Amend Section 1704.4 Concrete Construction. Section 1704.4 is amended and based upon Express Findings 1 and 3 in 16.02.040, to read as follows:

1704.4 Concrete Construction. The special inspections and verifications for concrete construction shall be as required by this section and TABLE 1704.4.

Exception: Special inspections shall not be required for isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pound per square inch (psi) (17.2 Mpa).

16.02.190 Amend Section 1809.8 Plain Concrete Footings. Delete Section 1809.8 and replace as follows:

1809.8 Plain concrete footings. The edge thickness of plain concrete footings supporting walls of other than light-frame construction shall not be less than 8 inches (203mm) where placed on soil and in all cases, as a minimum, one ½" (51mm) continuous rebar shall be placed at the top and at the bottom of all grade beams and spread footings.

Exception: For plain concrete footings supporting Groups R-3 and one story Group U occupancies the edge thickness is permitted to be 6 inches (152mm), provided that the footing does not extend beyond a distance greater than the thickness of the footing on either side of the supported wall. In all cases, as a minimum, one ½" (51mm) continuous rebar shall be placed at the top and at the bottom of all grade beams and spread footings.

16.02.200 Amend Section 1910.1 Minimum Slab Provisions. Section 1910.1 General is deleted and based upon Express Findings 1 and 3 in 16.02.040 is amended to read as follows:

1910.1 General. The thickness of concrete floor slabs supported directly on the ground shall not be less than 3 1/2 inches (89 mm). A 6-mil (0.006 inch; 0.15 mm) polyethylene retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab. As a minimum and in all cases where a slab is to be placed inside of a building, the slab shall be reinforced with not less than six inches by six inches ten gauge welded wire mesh or an approved alternate installed at mid height of the slab.

Exception: A vapor retarder is not required:

- 1. For detached structures accessory to occupancies in Group R-3, such as garages, utility buildings or other unheated facilities.*
- 2. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and carports attached to occupancies in Group R-3.*
- 3. For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building.*

4. *For driveways, walks, patios and other flatwork which will not be enclosed at a later date.*
5. *Where approved based on local site conditions.*

In all slabs under habitable spaces, a 4 inch (10 mm) crushed rock capillary water barrier shall be provided under the minimum 6 mil vapor retarder.

16.02.210 Amend Section 1908.1.8 ACI 318, Section 22.10. Section 1909.1.8 is deleted and based upon Express Findings 1 and 3 in 16.02.040 is amended to read as follows:

1908.1.8 ACI 318, section 22.10. Delete ACI 318, section 22.10, and replace with the following:

22.10 - Plain concrete in structures assigned to seismic design category C, D, E or F.

22.10.1- Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

- (a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

Exception: In detached one and two-family dwelling three stories or less in height, the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

- (b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exception: In detached one and two-family dwellings three stories or less in height and constructed with stud bearing walls, plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

16.02.220 Amend Section 1910.1 General. Section 1910.1 is deleted and based upon Express Findings 1 and 3 in 16.02.040 is amended to read as follows:

1910.1 General. The thickness of concrete floor slabs supported directly on the ground shall not be less than 3 1/2 inches (89 mm). A 6-mil (0.006 inch; 0.15 mm) polyethylene retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab. As a minimum and in all cases where a slab is to be placed inside of a building, the slab shall be reinforced with not less than six inches by six inches ten gauge welded wire mesh or an approved alternate installed at mid height of the slab.

Exception: A vapor retarder is not required:

6. For detached structures accessory to occupancies in Group R-3, such as garages, utility buildings or other unheated facilities.
7. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and carports attached to occupancies in Group R-3.

8. For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building.
9. For driveways, walks, patios and other flatwork which will not be enclosed at a later date.
10. Where approved based on local site conditions.

In all slabs under habitable spaces, a 4 inch (10 mm) crushed rock capillary water barrier shall be provided under the minimum 6 mil vapor retarder.

16.02.230 Amend Table 2306.7. Table 2306.7 is deleted and based upon Express Findings 1 and 3 in 16.02.040 is amended to read as follows:

**TABLE 2306.7
LATH AND PLASTER OR GYPSUM BOARD WOOD FRAMED WALL ASSEMBLIES**

TYPE OF MATERIAL	THICKNESS OF MATERIAL	WALL CONSTRUCTION	FASTENER SPACING^a MAXIMUM (inches)	MINIMUM FASTENER SIZE^{b, c, h, i}
1. Expanded metal or woven wire lath and Portland cement plaster	7/8"	Unblocked	6	No. 11 gage 1-1/2" long, 7/16" head No. 16 gage galv. staple, 7/8" legs
2. Gypsum lath, plain or perforated with vertical joints staggered	3/8" lath and 1/2" plaster	Unblocked	5	No. 13 gage galv. 1-1/8" long, 19/64" head, plasterboard nail
3. Gypsum lath, plain or perforated	3/8" lath and 1/2" plaster	Unblocked	5	No. 16 gage galv. staple, 1-1/8" long, 0.120" nail, min. 3/8" head, 1-1/4" long

4. Gypsum board, gypsum veneer base or water-resistant gypsum backing board	1/2"	Unblocked ^d	7	5d cooler (1-5/8" x 0.086") or wallboard 0.120" nail, min. 3/8" head, 1-1/2" long No. 16 gage galv. staple, 1-1/2" long	
		Unblocked ^d	4		
		Unblocked	7		
		Unblocked	4		
		Blocked	7		
		Blocked	4		
		Unblocked	8/12 ^f		No. 6—1-1/4" screws ^g
		Blocked ^e	4/16 ^f		
		Blocked ^{d,e}	4/12 ^f		
		Blocked ^e	8/12 ^f		
	Blocked ^e	6/12 ^f			
	5/8"	Unblocked ^d	7	6d cooler (1-7/8" x 0.092") or Wallboard 0.120" nail, min. 3/8" head, 1-3/4" long No. 16 gage galv. staple, 1-1/2" legs, 1-5/8" long	
			4		
		Blocked ^e	7	No. 16 gage galv. staple, 1-1/2" legs, 1-5/8" long	
			4		
		Blocked ^e Two-ply	Base ply: 9 Face ply: 7	Base ply-6d cooler (1-7/8" x 0.092") or wallboard 1-3/4" x 0.120" nail, min. 3/8" head 1-5/8" 16 gage galv. Staple 1-5/8" 16 gage galv. staple	
				Face ply-8d cooler (2-3/8" x 0.113") or wallboard 0.120" nail, min. 3/8" head, 2-3/8" long No. 15 gage galv. staple, 2-1/4" long	
		Unblocked	8/12 ^h	No. 6—1-1/4" screws ^g	
		Blocked ^e	8/12 ^h		

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per foot = 14.5939 N/m.

a. Applies to fastening at studs, top and bottom plates and blocking.

b. Alternate fasteners are permitted to be used if their dimensions are not less than the specified dimensions. Drywall screws are permitted to substitute for the 5d (1-5/8" x 0.086"), and 6d (1-7/8" x 0.092") (cooler) nails listed above, and No. 6 1-1/4", inch Type S or W screws for 6d (1-7/8" x 0.092") (cooler) nails.

c. For properties of cooler nails, see ASTM C 514.

d. Maximum framing spacing of 24 inches on center.

- e. All edges are blocked, and edge fastening is provided at all supports and all panel edges.
- f. First number denotes fastener spacing at the edges; second number denotes fastener spacing at intermediate framing members.
- g. Screws are Type W or S.
- h. Staples shall have a minimum crown width of 7/16 inch, measured outside the legs, and shall be installed with their crowns parallel to the long dimension of the framing members.
- i. Staples for the attachment of gypsum lath and woven-wire lath shall have a minimum crown width of 3/4 inch, measured outside the legs.

16.02.240 Amend Section 2308.12.4 Braced Wall Line Sheathing. Delete entire Section 2308.12.4 and based upon Express Findings 1 and 3 in 16.02.040 is amended to read as follows:

2308.12.4 Braced wall line sheathing. Braced wall lines shall be braced by one of the types of sheathing prescribed by Table 2308.12.4 as shown in Figure 2308.9.3. The sum of lengths of braced wall panels at each braced wall line shall conform to Table 2308.12.4. Braced wall panels shall be distributed along the length of the braced wall line and start at not more than 8 feet (2438mm) from each end of the braced wall line. Panel sheathing joints shall occur over studs or blocking. Sheathing shall be fastened to studs, top and bottom plates and at panel edges occurring over blocking. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide [1½ inch (38 mm)] or large members.

Braced wall panel construction types shall not be mixed within a braced wall line.

Braced wall panels required by Section 2308.12.4 may be eliminated when all of the following requirements are met:

1. For one story detached garage Group U occupancies not more than 25 feet in depth or length.
2. The roof and three enclosing walls are solid sheathed with ½-inch nominal thickness wood structural panels with 8d common nails placed 3/8 inches from panel edges and spaced not more than 6 inches on center along all panel edges and 12 inches on center along intermediate framing members. Wall openings for doors or windows are permitted provided a minimum 4 foot wide wood structural braced panel with minimum height to length ratio of 2 to 1 is provided at each end of the wall line and that the wall line be sheathed for 50% of its length.

Cripple walls having a stud height exceeding 14 inches (356 mm) shall be considered a story for the purpose of this section and shall be braced as required for braced wall lines in accordance with Table 2308.12.4. Where interior braced wall lines occur without a continuous foundation below, the length of parallel exterior cripple wall bracing shall be one and one-half times the lengths required by Table 2308.12.4. Where the cripple wall sheathing type used is Type S-W and this additional length of bracing cannot be provided, the capacity of Type S-W sheathing shall be increased by reducing the spacing of fasteners along the perimeter of each piece of sheathing to 4 inches (102 mm) o.c.

16.02.250 Amend Section 2308.12.5 Attachment of Sheathing. Delete entire Section 2308.12.5 and based upon Express Findings 1 and 3 in 16.02.040 is amended to read as follows:

2308.12.5 Attachment of sheathing. Fastening of braced wall panel sheathing shall not be less than that prescribed in Table 2308.12.4 or Table 2304.9.1. Wall sheathing shall not be attached to framing members by adhesives.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inch (6096 mm) intervals along the top plate of discontinuous vertical framing.

16.02.260 Amend Appendix H Section H101.2 Signs Exempt from Permits. Appendix Chapter H Section H101.2 is deleted and replaced as follows:

H101.2 Signs exempt from permits. The following signs are exempt from the requirements to obtain a permit before erection:

1. Painted nonilluminated signs *not exceeding 9 square feet (2.74m²)*.
2. Temporary signs announcing the sale or rent of property *not exceeding 9 square feet (2.74m²)*.
3. Signs erected by transportation authorities.
4. Projecting signs not exceeding 2.5 square feet (0.23m²).
5. The changing of moveable parts of an approved sign that is designed for such changes, or the repainting or repositioning of display matter shall not be deemed an alteration.

CHAPTER 16.03
CALIFORNIA RESIDENTIAL CODE

Sections:

16.03.010	Title
16.03.020	Code Adoption
16.03.030	Appendices
16.03.040	Work Exempt From Permit
16.03.050	Reinspection Fee
16.03.060	Violation Penalties
16.03.065	One- and two-family dwellings automatic fire systems
16.03.070	Reinforcement Support
16.03.080	Solar Photovoltaic Panels/Modules

16.03.010 Title. This chapter shall be cited as the California Residential Code of the city and any reference in the city Municipal Code or any chapter thereof to the California Residential Code applies to this chapter.

16.03.020 Code Adoption. The city of American Canyon adopts all those certain documents marked and designated, as "California Residential Code, 2010 Edition," together with Appendices G, H and J published and copyrighted by the International Code Council. The documents identified in this section are adopted in their entirety excepting additions, revisions and omissions listed in Sections 16.03.030 through 16.03.080 of this chapter. A copy of the adopted California Building Code shall be kept on file in the office of the building official for use and examination by members of the public.

16.03.030 Appendices. The Residential Code as adopted by Section 16.03.020 is amended and adopted with the following appendices:

Appendix Chapter G, Flood Resistant Construction
Appendix Chapter H, Patio Covers
Appendix Chapter J, Grading

16.03.040 Section R105.2 Work Exempt From Permits. Exception 1 of Section 2308.12.5 is hereby deleted and amended to read as follow

Building:

1 One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet, (11.15m²). The height of the one story detached accessory building shall not exceed 15 feet (4.75m) at any point or as specified by local zoning ordinance.

16.03.050 Section R108.7 Reinspection Fee. Section R108.7 is hereby added to read as follows:

R108.7 Reinspection Fee. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector. For failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

16.03.060 Section R108.8 Violation Penalties. Section R108.8 is hereby added to read as follows:

108.8 Violation Penalties. Any persons who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law. The investigation fee shall be at least equal to, but shall not exceed five times the permit fee required by this code. The minimum investigation fee shall be set forth in the fee schedule adopted by this jurisdiction. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

16.03.065 Section R313.2 One- and two-family dwellings automatic fire systems. Section R313.2 is hereby amended by adding a second sentence to read as follows:

An automatic sprinkler system shall be installed throughout any existing one- or two-family dwelling when the floor area of the addition (including mezzanines) exceeds 50% of the existing floor area of the building or when an additional story is added.

16.03.070 Amend Section R506.2.4 Reinforcement Support. Section R506.2.4 is deleted and based upon Express Findings 1 and 3 in 16.03.030 is amended to read as follows:

R506.2.4 Reinforcement support. Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement. As a minimum, and in all cases where a slab is to be placed inside of a building, the slab shall be reinforced with not less than six inches by six inches ten gauge welded wire mesh, or an approved alternate.

In all slabs under habitable spaces, a minimum of 4 inches (102 mm) of crushed rock capillary water barrier shall be provided under a minimum 10 mil vapor retarder. The vapor barrier shall be protected by a minimum of 2 inches (51 mm) of sand or equivalent protection.

16.03.080 Add Section R908 Solar Photovoltaic Panels/Modules. Section R906 is hereby added based upon Express Findings 1 and 3 in 16.03.030 to read as follows:

R908 Solar photovoltaic panels/modules. Solar photovoltaic panels/modules installed upon a roof or as an integral part of a roof assembly shall comply with the requirements of this code and the *California Fire Code* as amended by the City of American Canyon.

1511.1.1 Structural fire-resistance. The structural frame and roof construction supporting the load imposed upon the roof by the photovoltaic panels/modules shall comply with the requirements of Table 1603.3.

Chapter 16.04

CALIFORNIA ELECTRICAL CODE

Sections:

16.04.010	Title
16.04.020	Code Adoption
16.04.030	Appendices
16.04.040	Amend Section 89.108.4.2 Fees
16.04.050	Amend Section 89.108.8.1 Appeals Board
16.04.060	Amend Annex G Section 80.19 (E) Fees
16.04.070	Amend Annex G Section 80.19 (G) Revocation of Permits
16.04.080	Amend Annex G Section 80.23 (B) Penalties

16.04.010 Title. This chapter shall be cited as the "CALIFORNIA ELECTRICAL CODE" of the City of American Canyon and any reference in the city Municipal Code or any chapter thereof to the California Electrical Code, CEC, or Electrical Code, refers and applies to this chapter.

16.04.020 Code adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Electrical Code, 2010 Edition," published by BNI Publications, Inc. and copyrighted by the National Fire Protection Association and the California Building Standards Commission. The documents identified in this Section are adopted in their entirety. A copy of the adopted California Electrical Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

Chapter 16.05

CALIFORNIA MECHANICAL CODE

Sections:

16.05.010	Title
16.05.020	Code Adoption
16.05.110	Delete Table 1-1 Mechanical Permit Fees

16.05.010 Title. This chapter shall be cited as the "California Mechanical Code" of the city and any reference in the city Municipal Code or any chapter thereof to the California Mechanical Code, CMC or Mechanical Code refers and applies to this chapter.

16.05.020 Code Adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Mechanical Code, 2010 Edition," published by International Association of Plumbing and Mechanical Officials and copyrighted by International Association of Plumbing and Mechanical Officials and the California Building Standards Commission. The documents identified in this Section are adopted in their entirety excepting additions, revisions and omissions listed in Section 16.07.030 through 16.07.040 of this Chapter. A copy of the adopted California Mechanical Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

Chapter 16.06

CALIFORNIA PLUMBING CODE

Sections:

16.06.010	Title
16.06.020	Code Adoption
16.06.030	Appendices
16.06.040	Adopt Chapter 16, Part II Reclaimed Water Systems

16.06.010 Title. This chapter shall be cited as the "California Plumbing Code" of the city and any reference in the city Municipal Code or any chapter thereof to the Uniform Plumbing Code, CPC or Plumbing Code refers and applies to this chapter.

16.06.020 Code Adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Plumbing Code, 2010 Edition," published by International Association of Plumbing and Mechanical Officials and copyrighted by International Association of Plumbing and Mechanical Officials and the California Building Standards Commission. The documents identified in this Section are adopted in their entirety excepting additions, revisions and omissions listed in Section 16.06.030 through 16.06.040 of this Chapter. A copy of the adopted California Plumbing Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

16.06.030 Appendices. The Plumbing Code as adopted by Section 16.04.020 is amended and adopted with the following appendices sections:

Appendix D Sizing Storm Drain Systems
Appendix I Installation Standards
Appendix L Alternate Plumbing systems

16.06.040 Adopt Chapter 16, Part II Reclaimed Water Systems. Chapter 16, Part II is adopted in its entirety.

Chapter 16.08

CALIFORNIA ENERGY CODE

Sections:

- 16.08.010** **Title**
16.08.020 **Code Adoption**

16.08.010 Title. This chapter shall be cited as the "CALIFORNIA ENERGY CODE" of the City of American Canyon and any reference in the city Municipal Code or any chapter thereof to the California Energy Code, or Energy Code, refers and applies to this chapter.

16.08.020 Code adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Energy Code, 2010 Edition," published by the International Code Council and copyrighted by the California Building Standards Commission. The documents identified in this Section are adopted in their entirety. A copy of the adopted California Energy Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

Chapter 16.09

CALIFORNIA HISTORICAL BUILDING CODE

Sections:

- 16.09.010 Title
- 16.09.020 Code Adoption

16.09.010 Title. This chapter shall be cited as the "CALIFORNIA HISTORICAL CODE" of the City of American Canyon and any reference in the city Municipal Code or any chapter thereof to the California Historical Building Code, or Historical Building Code, refers and applies to this chapter.

16.09.020 Code adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Historical Building Code, 2010 Edition," published by the International Code Council and copyrighted by the California Building Standards Commission. The documents identified in this Section are adopted in their entirety. A copy of the adopted California Historical Building Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

Chapter 16.09

INTERNATIONAL PROPERTY MAINTENANCE CODE

Sections:

16.09.010	Title
16.09.020	Code Adoption
16.09.030	Amend Section 101.1 Title
16.09.040	Amend Section 103.5 Fees
16.09.050	Amend Section 302.4 Weeds
16.09.060	Delete Section 304.14 Insect Screens
16.09.070	Amend Section 602.2 Heat Supply
16.09.080	Amend Section 602.3 Heat Supply
16.09.090	Delete Section 602.4 Occupiable work spaces

16.09.010 Title. This chapter shall be cited as the "INTERNATIONAL PROPERTY MAINTENANCE CODE" of the City of American Canyon and any reference in the city Municipal Code or any chapter thereof to the International Property Maintenance Code, or Property Maintenance Code, refers and applies to this chapter.

16.09.020 Code adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "International Property Maintenance Code, 2010 Edition," published and copyrighted by the International Code Council. The documents identified in this Section are adopted in their entirety excepting additions, revisions and omissions listed in Section 16.09.030 through 16.09.090 of this Chapter. A copy of the adopted International Property Maintenance Code shall be kept on file in the Office of the Building Official for use and examination by members of the public.

16.09.030 Amend Section 101.1 Title. Section 101.1 is deleted and replaced as follows:

101.1 Title. These regulations shall be known as the Property Maintenance Code of *American Canyon*, hereinafter referred to as "this code."

16.09.040 Amend Section 302.4 Weeds. Section 302.4 is deleted and replaced with the following:

302.4 All premises and exterior property shall be maintained free from weeds or plant growth, *as per Section 304.1.4 of the California Fire Code as amended by the American Canyon Fire Protection District.* All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or

contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

16.09.060 Delete Section 304.14 Insect Screens. Delete section 304.14 in its entirety.

16.09.070 Amend Section 602.2 Residential Occupancies. Delete section 602.2 and replace as follows:

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of not less than 70°F (19° C) in all habitable rooms, bathrooms, and toilet rooms. Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

16.09.080 Amend Section 602.3 Heat Supply. Delete section 602.3 and replace as follows:

602.3 Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 70°F (19° C) in all habitable rooms, bathrooms, and toilet rooms.

16.09.090 Delete Section 602.4 Occupiable work spaces. Delete section 602.4 in its entirety.

Chapter 16.10

UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

Sections:

16.10.010	Title
16.10.020	Code Adoption
16.10.030	Amend Section 203 Violations
16.10.040	Amend Section 205 Board of Appeals

16.10.010 Title. This chapter shall be cited as the Uniform Code for the Abatement of Dangerous Buildings of the city and any reference in the city Municipal Code or any chapter thereof to the Uniform Code for the Abatement of Dangerous Buildings or Dangerous Building Code refers and applies to this chapter.

16.10.020 Code Adoption. The City of American Canyon does hereby adopt all those certain documents marked and designated, as "Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition," published and copyrighted by the International Council of Building Officials. The documents identified in this Section are adopted in their entirety excepting additions, revisions and omissions listed in Section 16.10.030 through 16.10.040 of this Chapter. A copy of the adopted Uniform Code for the Abatement of Dangerous Buildings shall be kept on file in the Office of the Building Official for use and examination by members of the public.

16.10.030 Amend Section 203 Violations. Section 203 is amended by adding the following:

It shall be unlawful and a public nuisance for any person, firm or corporation, whether as owner, lessee, sublease or occupy, to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure *in the incorporated territory of the City of American Canyon*, or cause or permit the same to be done, *contrary to or in violation of any of this code.*

Any person, firm or corporation violating any of the provisions of this Article is guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this Article is committed, continued, or permitted, and upon conviction of any such violation such person shall be punished by a fine of not more than One Thousand dollars (\$1000) or by imprisonment for not more than six (6) months, or by both such fine and imprisonment."

16.10.040 Amend Section 205 Board of Appeals. Section 205 is deleted and replaced as follows:

205.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the City Council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

Alternatively, the City may use Five (5) Building Official members of the Napa-Solano Chapter of the International Code Council (NSICC), chosen on a case-by-case basis, to serve as the Board of Appeals for the City of American Canyon. The NSICC, an organization of Building Officials, Building Inspectors, and Construction Industry personnel, was formed in 1978 to help maintain consistent and uniform code enforcement and code interpretation within the jurisdictions of Napa and Solano counties. Building Officials from jurisdictions within Napa and Solano counties and neighboring counties are members of the NSICC. Building Official members of the NSICC are well versed in the technical and administrative provisions of construction codes.

205.2 Limitations of authority. The board shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. Appeals from any findings by the Board of Appeals may be made by the applicant, a member of the City Council or the Building Official upon request in writing to the City Council within ten (10) days from the date of the Board's action.

205.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

Local Amendments to the 2010 California Building Code
Authorized under health and Safety Code Sections 18941.5 and 17958

16.02.040 Findings and Determination. As permitted in Health and Safety Code Section 17958.7, the City of American Canyon finds and determines the local amendments to 2010 California Building Code are either administrative in nature or reasonably necessary to protect the health, safety and general welfare of the public due to local climatic, geological or topographical conditions. Those findings are as follows:

Express Finding Number 1: Climatic. The city is located in a climatic zone with precipitation ranging from 15 to 26 inches per year. Ninety-five percent of precipitation falls during the months of November through April, leaving a dry period of approximately six months each year. Relative humidity remains moderate most of the time. High temperatures in the summer average in the mid 80 degrees Fahrenheit and in the winter in the mid 50 degrees Fahrenheit. Prevailing winds in the area are common with gusts up to 35 miles per hour. These climatic conditions, along with our topography, necessitate a greater requirement for fire-sprinklers in residential construction, a minimum Class A roof covering and adequate spark arrestors.

Express Finding Number 2: Geological. The city is located in Seismic Design Category D, which is indicative of high seismic vulnerability. The West Napa fault is documented to be present in our city. The area includes various soil conditions and areas with significant movement potential. Buildings and other structures in Seismic Design Category D can experience major seismic damage. These geological conditions necessitate the prohibition of gypsum as a lateral-resisting building element, and the restriction of Portland cement plaster as a lateral-resisting building element to one story structures of R-3 and U-1 occupancies.

Express Finding Number 3: Topographical. Areas of highly combustible dry grasses, weeds, brush and trees adjacent to structures are common throughout the city. Above ground electrical power transmission lines are suspended through trees and above large areas of dry vegetation. The arrangement of man-made features around many buildings greatly limits any approach to all but one side of a building. The area immediately adjacent to the eastern border of the city has been classified as high and very high fire severity zones under the Fire and Resource Assessment Program of the California Department of Forestry and Fire Protection. These topographical conditions, along with our climate, necessitate a greater requirement for fire-sprinklers in residential construction, a minimum Class A roof covering and adequate spark arrestors.