

**ORDINANCE NO. 2016-12**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON ADOPTING BY REFERENCE THE 2016 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 16.08 OF THE CITY OF AMERICAN CANYON MUNICIPAL CODE AND ALL OTHER CONFLICTING ORDINANCES AND PARTS OF ORDINANCES**

**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, 2016 Edition; CALIFORNIA RESIDENTIAL CODE, 2016 Edition; CALIFORNIA ELECTRICAL CODE, 2016 Edition; the CALIFORNIA MECHANICAL CODE, 2016 Edition; the CALIFORNIA PLUMBING CODE, 2016 Edition; the CALIFORNIA ENERGY CODE, 2016 Edition; the CALIFORNIA HISTORICAL CODE, 2016 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 November 1, 2016 the City Council conducted a duly noticed public hearing 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**SECTION 1:** The current Chapter 16.02 through 16.08 of the City of American Canyon Municipal Code is hereby repealed.

**SECTION 2:** A new Chapter 16.02 through 16.08 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 3:** 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 A.

**SECTION 4:** 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 5:** 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 6:** 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 January 1, 2017.

**SECTION 7:** The City Clerk is hereby directed to file a copy of this ordinance with the California Building Standards Commission of the State of California.

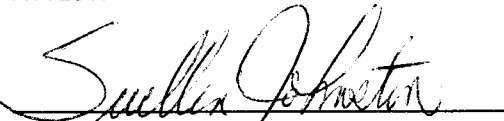
The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 1<sup>st</sup> day of November, 2016, by the following vote:


AYES: Councilmembers Joseph, Leary, Ramos, Vice Mayor Bennett, and Mayor Garcia  
NOES: None  
ABSTAIN: None  
ABSENT: None

The foregoing Ordinance was adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 15<sup>th</sup> day of November, 2016, by the following vote:

AYES: Councilmembers Joseph, Leary, Ramos, Vice Mayor Bennett, and Mayor Garcia  
NOES: None  
ABSTAIN: None  
ABSENT: None

  
Leon Garcia, Mayor

ATTEST:  
  
Suellen Johnston, CMC, Deputy City Clerk

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

# EXHIBIT A

## Title 16

### BUILDING AND CONSTRUCTION CODES

#### Chapters

- 16.01 General Provisions (NO CHANGES)
- 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 Reserved (NO CHANGES)
- 16.10 Uniform Code for the Abatement of Dangerous Buildings (NO CHANGES)
- 16.11 Reserved (NO CHANGES)
- 16.12 Safety Assessment Placards (NO CHANGES)
- 16.13 Repair and Reconstruction (NO CHANGES)
- 16.14 Water Efficient Landscaping (NO CHANGES)
- 16.15 Streamlined Residential Rooftop Solar Energy Permit (NO CHANGES)

## 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	Reserved
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	Reserved
16.02.100	Amend Section 109.2 Schedule of Permit Fees
16.02.110	Amend Section 109.4 Work Commencing Before Permit Issuance
16.02.120	Amend Section 901.2. Fire Protection Systems
16.02.130	Amend Section 903.2. Where Required
16.02.140	Amend Section 905.3.1. Height
16.02.150	Amend Table 1505.1 Minimum Roof Covering Classification
16.02.160	Amend Section 1510 Reroofing
16.02.170	Reserved
16.02.180	Amend Section 1705.3 Concrete Construction
16.02.190	Amend Section 1809.8 Plain Concrete Footings
16.02.200	Reserved
16.02.210	Amend Section 1905.1.8 ACI 318 Section 22.10.1
16.02.220	Amend Section 1907.1 Minimum Slab Provisions
16.02.230	Reserved
16.02.240	Reserved
16.02.250	Reserved
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, 2016 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 2016 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      Reserved

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 101.4.3 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 aspects of a medical gas system.

16.02.090 Reserved

16.02.100 Amend Section 109.2 Schedule of Permit Fees. Section 109.2 is deleted and replaced as follows:

**Section 109.2 Permit Fees.** Each building, structure, structure, electrical, gas, mechanical, and plumbing system or alteration that requires a permit shall include a fee payment in accordance with a schedule established by City Council Resolution.

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 not 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.

16.02.110 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 not exceed five times the permit fee required by this code. The minimum investigation fee set forth in the fee schedule adopted by this jurisdiction or a lesser fee than the fee resolution may be permitted on the merits of each individual case by the Building Official. 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 **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 Section 903.2 of Chapter 9 is deleted in its entirety based upon Express Findings 1 and 3 in 16.02.040, and replaced with the following section:

Section 903.2: Item 1, Approved automatic sprinkler systems shall be installed throughout all 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-sprinkled 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 **California Building Code 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 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 Reserved

16.02.180 Amend Section 1705.3 Concrete Construction. Section 1705.3 is amended and based upon Express Findings 1 and 3 in 16.02.040, to read as follows:

1705.3 Concrete Construction. The special inspections and verifications for concrete construction shall be as required by this section and TABLE 1705.3.

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 Reserved

16.02.210 Amend Section 1905.1.8 ACI 318, Section 22.10. Section 1905.1.8 is deleted and based upon Express Findings 1 and 3 in 16.02.040 is amended to read as follows:

1905.1.8 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 Section 1907.1 General is deleted and based upon Express Findings 1 and 3 in 16.02.040 is amended to read as follows:

1907.1 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 m<sup>2</sup>) 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.

16.02.230 Reserved

16.02.240 Reserved

16.02.250 Reserved

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 building and/or electrical permits. The following signs are exempt from the requirements to obtain a building and/or electrical permit before erection:

1. Painted non-illuminated signs not exceeding 9 square feet (2.74m<sup>2</sup>).
2. Temporary signs announcing the sale or rent of property not exceeding 9 square feet (2.74m<sup>2</sup>).
3. Signs erected by transportation authorities.
4. Projecting signs not exceeding 2.5 square feet (0.23m<sup>2</sup>).
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.

## 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	Re-inspection 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, 2016 Edition," together with Appendix H 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 Residential 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 H, Patio Covers

16.03.040      Section R105.2 Work Exempt From Permits.  
Item 1 of Section R105.2 is hereby deleted and amended to read as follows:

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, (11.15m<sup>2</sup>). 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 Re-inspection Fee. Section R108.7 is hereby added to read as follows:

R108.7 Re-inspection Fee. A re-inspection fee may be assessed for each inspection or re-inspection 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 re-inspection 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 re-inspection.

Re-inspection 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. 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 not exceed five times the permit fee required by this code. The minimum investigation fee set forth in the fee schedule adopted by this jurisdiction or a lesser fee than the fee resolution may be permitted on the merits of each individual case by the Building Official. 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, Exception. Section R313.2, Exception is hereby deleted and replaced by the following sentence:

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

R908.1.6 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.

908.1.7 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 the California Building Code Section 1511 and 1512.

## CALIFORNIA ELECTRICAL CODE

### Sections:

16.04.010	Title
16.04.020	Code Adoption

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, 2016 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.

## CALIFORNIA MECHANICAL CODE

### Sections:

16.05.010	Title
16.05.020	Code Adoption

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, 2016 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. 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.

## CALIFORNIA PLUMBING CODE

### Sections:

16.06.010	Title
16.06.020	Code Adoption
16.06.030	Appendices
16.06.040	Adopt Chapter 16A, Part II Non-potable Water Reuse 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, 2016 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 C Alternate Plumbing systems  
Appendix D Sizing Storm Water Drainage Systems  
Appendix I Installation Standards

16.06.040      Adopt Chapter 16A, Part II Non-potable Water Reuse Systems. Chapter 16A, Part II is adopted in its entirety.

## CALIFORNIA ENERGY CODE

### Sections:

16.07.010	Title
16.07.020	Code Adoption

16.07.010      **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.

16.07.020      **Code adoption:** The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Energy Code, 2016 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.



## **CALIFORNIA HISTORICAL BUILDING CODE**

### Sections:

16.08.010	Title
16.08.020	Code Adoption

16.08.010      **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.

16.08.020      **Code adoption:** The City of American Canyon does hereby adopt all those certain documents marked and designated, as "California Historical Building Code, 2016 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.