# Title 18  BUILDING CODES AND REGULATIONS[[1]](#footnote-1)

## Chapter 18.02 CALIFORNIA ADMINISTRATIVE CODE

18.02.010 Adoption of the California Administrative Code.

The city council adopts the California Administrative Code 2022 edition, California Code of Regulations Title 24 Part 1, to establish administrative standards for the proper enforcement of the California Building Codes.

(Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

## Chapter 18.04 BUILDING CODE

18.04.010 Adoption of the International Building Code.

The city council adopts an International Building Code for the regulation of construction, alteration, renovating and remodeling of buildings and structures, the issuance of permits therefore and enforcement thereof which Building Code is as follows: All of the provisions of the International Building Code of 2021 Volumes 1 and 2 of the International Code Council, as amended in 2022 by the State of California in the State Building Standard Regulations (Title 24), hereinafter termed the "California Building Code," and each and all of the regulations, appendices, provisions, penalties, conditions and terms of such California Building Code (one copy of which code has been filed for use and examination by the public in the office of the building official) are referred to and are adopted and made a part hereof, the same as if fully set forth in this chapter, and are adopted as sections of this chapter bearing the same numerical sections, designations, titles as appear in the California Building Code except as excepted, modified or amended in this chapter.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.04.020 Portions not adopted.

The following chapters, parts or provisions of the California Building Code are not adopted: Appendices A, B, C, D, E, G, H, K, L, and M.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.04.030 Portions modified.

The following sections are either enacted in modification of the California Building Code, adopted by reference or are added in place of those sections, parts and/or provisions of the California Building Code which have not been adopted:

(a) (1) An additional sentence is added to Chapter 1, Division II, Administration Section 114.4, to read: "For penalty clause, see Section 10.50.010 of the Campbell Municipal Code."

(2) An additional sentence is added to Chapter 1, Division II, Administration Section 110.6 to read: "Approvals of the Building Division are granted to allow work to proceed and are not necessarily for code compliance. See Section 104.11."

(b) Chapter 1, ADMINISTRATION, Section 109.6 Refunds. Shall be replaced with the following text:

"The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permit holder not later than 180 days after the date of fee payment."

(c) Section 1905.1.7, ACI 318 Section 14.1.4 shall be replaced with the following:

14.1.4 - Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

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

(a) Left intentionally blank.

(b) 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.

(c) 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.

RATIONALE:

The proposed amendment addresses the problem of poor performance of plain concrete or under-reinforced concrete footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEACSC) and the Los Angeles City Joint Task Force that investigated the poor performance of plain and under-reinforced concrete footing observed in the 1994 Northridge earthquake.

(d) Section 1705.3 Concrete Construction. Shall be modified to read:

**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:

1. 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 specific compressive strength, f''c, no greater than 2,500 pounds per square inch (psi) (17.2 Mpa).

RATIONALE:

Results from studies after the 1994 Northridge earthquake indicated that a lot of the damages were attributed to lack of quality control during construction. The proposed amendment improves quality control during construction and therefore needs to be incorporated into the Code. Revise CBC Section 1705.3 exception No.1 to allow special inspection not to be required for isolated spread footing where the structural design of the footing is based on a specified compressive strength, f''c, no greater than 2,500 psi. This proposed amendment is a continuation of an amendment adopted during a previous code adoption cycle.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.04.035 Construction debris.

Every building permit application shall contain the following notice:

"NOTICE: Pursuant to Chapter 11.32 of the Campbell Municipal Code, any dirt or debris generated at a construction site that is allowed to remain on a public right of way for more than twelve (12) hours may be removed by the City AT THE EXPENSE OF THE APPLICANT FOR THIS BUILDING PERMIT. FAILURE TO PAY THE EXPENSE WILL RESULT IN SUSPENSION OF FURTHER BUILDING INSPECTIONS."

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.04.040 Reserved.

Ord. No. 2251, § 3, adopted Oct. 15, 2019, repealed § 18.04.040, which pertained to camp cars and/or trailers and derived from Ord. No. 2175, § 3(Att. 6), adopted Feb. 18, 2014.

18.04.045 Fee schedule.

Chapter 1 ADMINISTRATION, Section 109 FEES, subsection 109.2 Schedule of permit fees, shall be amended to read: "The City Council shall establish all fees by Resolution."

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.04.046 Exemption from fees.

(a) Owners of single-family dwellings and accessory buildings that conform to the permitted uses in an R-1 zoning district, regardless of the current zoning of the property, which is their principal place of residence, are exempt from building permit fees for reconstruction of a building which was damaged or destroyed by earthquake, fire, flood or other causes over which the owner had no control; provided that compliance with any building code or other ordinance requirement of the city or any other applicable law shall not be deemed a cause over which the owner has not control; and further provided there are no additional square feet of floor area added.

(b) Capital improvement projects involving city owned property requiring building permits and city council approval shall be exempt from building permit fees.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.04.052 Hours of construction—Time and noise limitations.

Construction activity shall be limited to the hours of eight a.m. and five p.m. daily, Monday through Friday. Saturday hours of construction shall be nine a.m. and four p.m. There shall be no construction activity on Sundays or Public holidays, as defined by Title 5 U.S. Code § 6103(a).

No loud environmentally disruptive noise over fifty dbs., such as air compressors without mufflers, continuously running motors or generators, loud playing musical instruments or radios will be allowed during the authorized hours of construction, Monday through Saturday, where such noise may be a nuisance to adjacent residential neighbors. Such nuisances shall be discontinued.

Exception.

(a) Construction activity is permitted for homeowner permits, when the work is being performed by only the owner of the property, provided no construction activity or loud noises are conducted prior to six a.m. or after seven p.m., Monday through Saturday, and prior to eight a.m. or after six p.m. on Sundays or National Holidays.

(b) Where emergency conditions exist, as determined by the building official, construction activity or construction noise may be permitted at any hour or day of the week. Such emergencies shall be completed as rapidly as possible to prevent any disruption to the residential neighborhood.

(c) When the building official determines that construction activity and/or construction noises will not be detrimental to the adjacent neighbors, an exception to the time of work activity may be granted to the general contractor who shall be responsible for controlling the site for loud disruptive noises as described above. Hours of operation shall be determined by the building official on a case-by-case basis.

If the building official determines that construction activity and/or construction noises, as described herein above, allowed by exception, are unreasonably interfering in the reasonable use and enjoyment of adjacent properties, the building official shall notify the general contractor or owner in writing that the exception has been voided and canceled and the construction time and noise conditions as described in Section 18.04.052 shall apply immediately and the general contractor or owner shall be subject to the penalty(ies) as provided for in this code.

(d) (1) Construction activity, under contracts awarded by the city for public improvements, shall be allowed during the working hours specified by the city engineer, as described in the construction project contract documents. Such working hours shall be designed to prevent unnecessary hazard or inconvenience to members of the public. In establishing such working hours, the city engineer may consider:

(A) The impact of the work on vehicular and pedestrian traffic;

(B) The proximity of the work to residential neighborhoods, schools, hospitals and libraries; and

(C) Other factors relating to the public safety, health and welfare.

(2) Deviation from the working hours specified in the contract documents shall be deemed a violation of a mandatory provision of the code.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2255, § 3(Att. 4), 12-3-2019)

18.04.060 Small Residential Rooftop Photo-Voltaic Energy Systems Review Process.

A. The following words and phrases as used in this section are defined as follows:

"Electronic submittal" means the utilization of one or more of the following:

1. MGO (My Government Online) — web based electronic permit software.

"Small residential rooftop solar energy systems" means all of the following:

1. A solar energy system that is no larger than ten kilowatts alternating current nameplate rating or thirty kilowatts thermal.

2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the city and paragraph (iii) of subdivision (c) of Section 714 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

3. A solar energy system that is installed on a single or duplex family dwelling.

4. A solar panel or module array that does not exceed the maximum legal building height as defined by the authority having jurisdiction.

"Solar energy system" has the same meaning set forth in paragraphs (1) and (2) of subdivision (a) of Section 801.5 of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

B. Section 65850.5 of the California Government Code provides that in developing an expedited permitting process for small residential rooftop solar energy systems, the city shall adopt a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review. The building official is hereby authorized and directed to develop and adopt such checklist.

C. The Checklist shall be published on the city's internet website. The applicant may submit the permit application and associated documentation to the city's building, or through electronic submittal into MGO, the electronic signature of the applicant on all forms, applications and other documentation may be used in lieu of a wet signature, unless the city specifies in writing the reasons for its inability to accept electronic signatures.

D. Prior to submitting an application, the applicant shall:

1. Verify to the applicant's reasonable satisfaction through the use of standard engineering evaluation techniques that the support structure for the small residential rooftop solar energy system is stable and adequate to transfer all wined, seismic, and dead and live loads associated with the system to the building foundation; and

2. At the applicant's cost, verify to the applicant's reasonable satisfaction using standard electrical inspection techniques that the existing electrical system including existing line, load, ground and bonding wiring as well as main panel and subpanel sizes are adequately sized, based on the existing electrical system's current use, to carry all new photo-voltaic electrical loads

E. For a small residential rooftop solar energy system eligible for expedited review, only one inspection shall be required, which shall be done in a timely manner by a deputy of the building official. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized; however the subsequent inspection need not conform to the requirements of this subsection.

F. An application that satisfies the information requirements in the checklist, as determined by the building official, shall be deemed complete. Upon receipt of an incomplete application, the building official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

G. Upon confirmation by the building official of the application and supporting documentation being complete and meeting the requirements of the checklist, the building official shall administratively approve the application and issue all required permits or authorizations. Such approval does not authorize an applicant to connect the small residential rooftop energy system to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

(Ord. No. 2193, § 1, 10-20-2015; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

## Chapter 18.05 POST-DISASTER SAFETY ASSESSMENT PLACARD

18.05.010 Intent.

This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy after any natural or man-made disaster. The chapter further authorizes the division of building and safety and the department of public works, as well as authorized representatives of those departments, to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.05.020 Application of provisions.

The provisions of this chapter are applicable, following each natural or man-made disaster, to all buildings and structures of all occupancies regulated by the City of Campbell. The council may extend the provisions as necessary to protect the health, safety or welfare of the community.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.05.030 Definitions.

For the purpose of this chapter: "Safety assessment" means a visual, nondestructive examination of a building or structure for the purpose of determining the condition for continued occupancy following a natural or manmade disaster.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.05.040 Placards.

(a) The following are verbal descriptions of the official jurisdiction placards to be used to designate the condition for continued occupancy of buildings or structures. Copies of actual placards are set out at the end of this section as Exhibit 18.05.040.

(1) "Inspected—Lawful Occupancy Permitted" is to be posted on any building or structure wherein no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure.

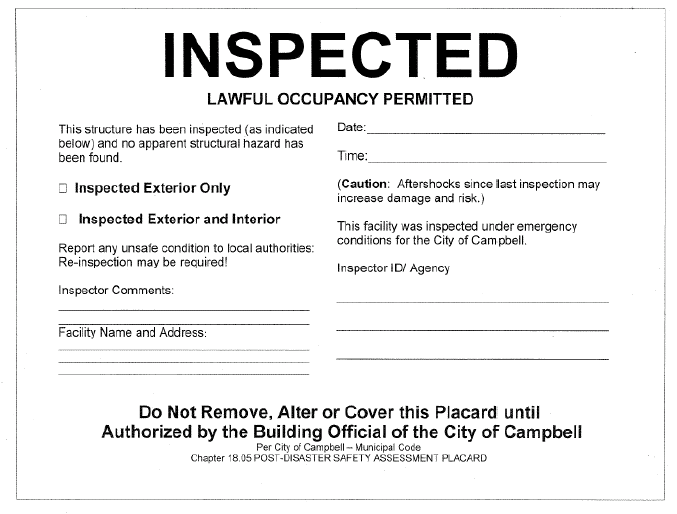
(2) "Restricted Use" is to be posted on each building or structure that has been damaged wherein the damage has resulted in some form of restriction to the continued occupancy. The individual who posts this placard will note in general terms the type of damage encountered and will clearly and concisely note the restrictions on continued occupancy.

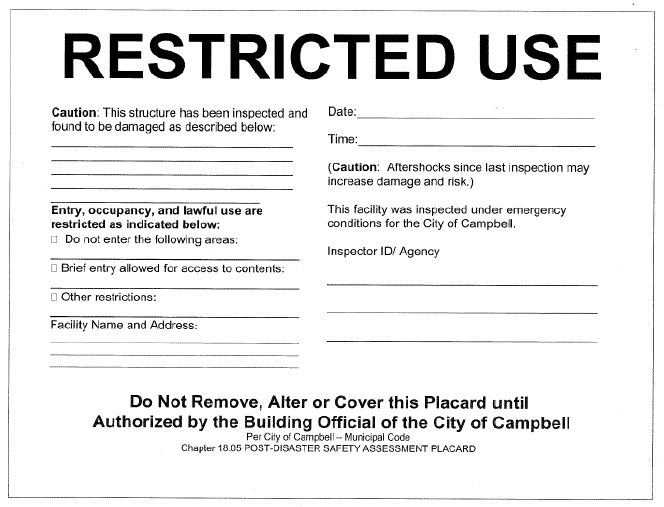
(3) "Unsafe—Do Not Enter or Occupy" is to be posted on each building or structure that has been damaged such that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the department that posted the building, upon establishment of suitable conditions necessary to ensure a reasonable level of safety. Safety assessment teams shall be authorized to enter these buildings at any time. This placard is not to be used or considered as a demolition order. The individual who posts this placard will note in general terms the type of damage encountered.

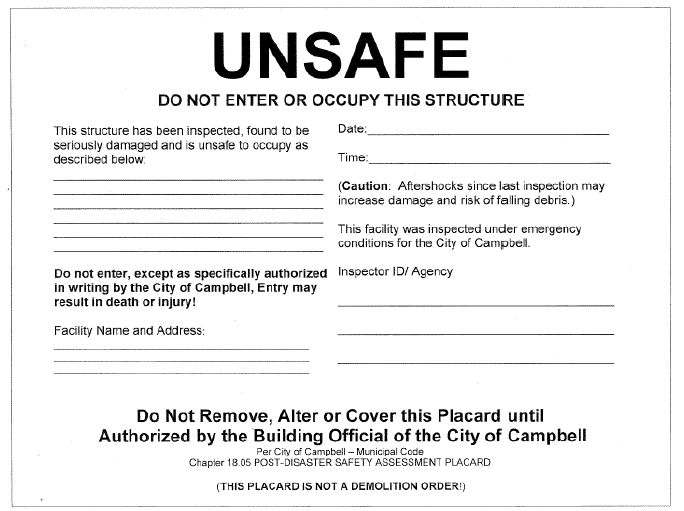
(b) The number of the ordinance codified in this chapter, the name of the department, its address and phone number shall be permanently affixed to each placard.

(c) Once it has been attached to a building or structure, a placard is not to be removed, altered or covered until done so by an authorized representative of the department or upon written notification from the department.

Exhibit 18.05.040







(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

## Chapter 18.06 POST-DISASTER DEMOLITION

18.06.010 Intent.

This chapter established demolition criteria for all buildings and structures damaged, as a result of a disaster for which a local emergency has been declared by the city council, to the degree where demolition is a viable alternative to repair.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.06.020 Application of provisions.

The provisions of this chapter are applicable following each disaster when a local emergency has been declared by the city council to all buildings and structures regulated by the City of Campbell. The council may extend the provisions as necessary to protect the public health, safety or welfare.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.06.030 Definitions.

For purposes of this chapter, the following definitions apply:

"Event" means any natural occurrence which results in the declaration of a disaster and shall include wind storms, earthquakes, floods and other similar incidents.

"Civil engineer" means an individual registered by the State of California to practice civil engineering as defined in the State of California Business and Professions Code.

"Historic building or structure" means any building or structure included on the National Register of Historic Places, or points of interest, or a local register of historic places. Historic buildings and structures shall also include those buildings and structures within a recognized historic district wherein the specific building has historic significance.

"State historic preservation officer (SHPO)" means the individual appointed by the Governor, pursuant to Section 101(b)(1) of the National Historic Preservation Act of 1966, as amended, to administer the State Historic Preservation Program.

18.06.040 Demolition criteria.

(a) Within five days after the event, any building or structure determined by the building official after a field survey by a licensed engineer registered with the State of California that such a structure represents an imminent hazard to public health and safety, or poses an imminent threat to the public right-of-way, shall be condemned and after duly noticed and processed shall be demolished. Notification shall be to the owner and each tenant of the structure. If a liability release can be signed, private property may be recovered prior to demolition. Such a release shall be discussed with the city attorney before entry into such a building may take place. Demolition may take place after the above notice has been mailed. Notice to the owner shall be by the U.S. Postal mail service to the last known address as given in the county assessor's rolls.

(1) Whenever possible, within reasonable limits as determined by the building official, the building or structure shall be braced or shored by the owner in such a manner as to mitigate the hazard to public health and safety or the hazard to the public right-of-way.

(2) Whenever bracing or shoring by the owner is determined not to be reasonable, the building official shall cause the building or structure to be condemned and immediately demolished. Such condemnation and demolition shall be performed in the interest of the public health and safety without a condemnation hearing as otherwise required by this code. Prior to commencing demolition, the building official shall photographically record the entire building or structure.

(b) If, after the specified time frame noted in subsection (a) of this section, any building or structure is determined by the building official to represent a hazard to the health and safety of the public, or to pose a threat to the public right-of-way, the building official shall duly notify the building owners and proceed with a condemnation hearing within ten business days of the notice in accordance with Chapter 6.10.

(c) For any building or structure wherein the owner has decided to demolish rather than repair, the owner, or owner's representative, shall follow the established procedures to secure a demolition permit.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.06.050 Demolition criteria for historic buildings or structures.

(a) If within five days after the event any historic building or structure is determined by the building official to represent an imminent hazard to the health and safety of the public, or to pose an imminent threat to the public right-of-way, the building official, after obtaining a second engineering opinion, shall notify the State Historic Preservation Officer and the local historic preservation officer and the local historic preservation board, that one of the following actions will be taken:

(1) Whenever possible, within reasonable limits as determined by the building official, the building or structure shall be braced or shored in such a manner as to mitigate the hazard to public health and safety or the hazard to the public right-of-way.

(2) Whenever bracing or shoring is determined not to be reasonable, the building official shall cause the building or structure to be condemned and immediately demolished. Such condemnation and demolition shall be performed in the interest of the public health and safety without a condemnation hearing as otherwise required by this code. Prior to commencing demolition, the building official shall photographically record the entire building or structure.

(b) If, after the specified time frame noted in subsection (a) of this section, and less than thirty days after the event, a historic building or structure is determined by the building official to represent a hazard to the health and safety of the public, or to pose a threat to the public right-of-way, the building official shall duly notify the building owner of his/her intent to proceed with a condemnation hearing within ten business days of the notice in accordance with Chapter 6.10. The building official shall notify the Federal Emergency Management Agency (FEMA), in accordance with the National Historic Preservation Act of 1966, as amended in its intent to hold a condemnation hearing.

(c) For any historic building or structure wherein the building official and the owner have agreed to demolish the building or structure within thirty days after the event, the building official shall submit to the Federal Emergency Management Agency, in accordance with the National Historic Preservation Act of 1966, as amended, a request to demolish. Said request shall include all substantiating data.

(d) If after thirty days from the event, the building official and the owner of a historic building or structure agree that the building or structure should be demolished, such action will be subject to the review process established by the National Historic Preservation Act of 1966 and the local historic preservation board, as amended.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.06.060 Board of appeals.

(a) The provisions of this chapter may be appealed to the City of Campbell board of appeals pursuant to Section 113, Chapter 1 of the California Building Code, 2019 edition.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019)

## Chapter 18.07 DISASTER REPAIR AND RECONSTRUCTION

18.07.010 Intent.

This chapter establishes standards and regulations for the expeditious repair and reconstruction of structures damaged as a result of a disaster for which a local emergency has been declared by the city council. This chapter does not allow exemption from the building, fire, electrical, mechanical, plumbing or other codes.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.07.020 Application of provisions.

(a) The provisions of this chapter are applicable following each disaster when a local emergency has been declared by the city council to all buildings and structures of all occupancies regulated by the City of Campbell. The council may extend the provisions as necessary to protect the public health, safety or welfare of the community.

(b) When approved by the building official, the requirements of this chapter may be waived in favor of repair recommendations included in an engineering evaluation as defined in Section 18.07.030.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.07.030 Definitions.

For purposes of this chapter, the following definitions apply:

"Architect" means an individual licensed by the State of California to practice architecture as defined in the State of California Business and Professions Code.

"Civil engineer'' means an individual registered by the State of California to practice civil engineering as defined in the State of California Business and Professions Code.

"Current code" means the edition of the International Building Code, published by the International Code Conference, as adopted by the City of Campbell in accordance with operation of law pursuant to Section 18941.5 of the State of California Health and Safety Code. The edition to be applied shall be that edition in effect at the time of the declaration of a local emergency by the city council.

"Engineering evaluation" means an evaluation of a damaged building or structure, or suspected damaged building or structure, performed under the direction of a structural engineer, civil engineer or architect retained by the owner of the building or structure. Engineering evaluations shall, at a minimum, contain recommendations for repair with appropriate opinion of construction cost for those repairs.

"Essential service facility" means those buildings or structures which have been designated by the city council to house facilities which are necessary for the emergency operations subsequent to a disaster.

"Replacement value" means the dollar value, as determined by the building official, of replacing the damaged structure with a new structure of the same size, construction material and occupancy on the same site.

"Structural engineer" means an individual registered by the State of California to practice civil engineering and to use the title "structural engineer" as defined in the State of California Business and Professions Code.

"Value of repair" means the dollar value, as determined by the building official, of making the necessary repairs to the damaged structure.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.07.040 Repair criteria.

(a) Section 101.1 of the International Building Code 2018 edition as published by the International Code Conference, as amended in 2019 by the State of California in the State Building Standard Regulations (Title 24), hereinafter termed the "California Building Code," one copy of which is on file in the office of the city building official, is adopted.

(b) Buildings and structures of all occupancies which have been damaged as a result of a disaster, except as otherwise noted, shall be repaired in accordance with the following criteria:

(1) When the estimated value of repair does not exceed ten percent of the replacement value of the structure, the damaged portion(s) shall be restored to their pre-disaster condition.

EXCEPTION: When the damaged elements included suspended ceiling systems, the ceiling system shall be repaired and all bracing required by current code shall be installed.

(2) When the estimated value of repair is greater than ten percent but less than fifty percent of the replacement value of the structure, the damaged elements, as well as all critical ties, supported elements and supporting elements associated with the damaged elements, shall be repaired and/or brought into conformance with the structural requirements of the current code.

(3) When the estimated value of repair is fifty percent or more of the replacement value of the structure, the entire structure shall be brought into conformance with the structural requirements of the current code.

(4) In Group R, Division 3 occupancies, the repair value of damaged chimneys shall be excluded from the computation of percentage of replacement value. Damaged chimneys shall be repaired in accordance with Section 18.07.050

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019)

18.07.050 Repair criteria for chimneys.

(a) All damaged chimneys must be repaired or reconstructed to comply with the requirements of Chapter 21 of the current code. Damaged portions of chimneys shall be removed in accordance with the following criteria:

(1) When the damaged portion of the chimney is located between the roof line and the top of the chimney, the damaged portion shall be removed to the roof line, provided the roof and ceiling anchorage are in sound condition. Reconstruction portion of the chimney shall be braced to the roof structure.

(2) For a single-story structure in which the damaged portion of the chimney is below the roof line or the damaged portion extends from above the roof line to below the roof line, the chimney shall be removed to the top of the damper.

(3) For a multistory structure, the damaged portion of the chimney shall be removed from the top to a floor line where sound anchorage is found.

(4) In any structure where the firebox has been damaged, the entire chimney and firebox shall be removed to the foundation. If the foundation is in sound condition, the firebox and chimney may be reconstructed using the existing foundation. If the foundation has been damaged, the foundation shall be removed and replaced.

(b) Where existing conditions preclude the installation of all anchorage required by Chapter 21A of the current code, alternate systems may be used in accordance with the alternate methods and material provision of the current code when approved by the building official. Such alternate systems shall be designed and detailed by a structural engineer, civil engineer or architect.

(c) When the portion of the chimney extending above the roof line exceeds two times the least dimension of the chimney, that portion above the roof line shall be braced to the roof structure.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.07.060 Repair criteria for essential services facilities.

(a) Buildings or structures housing essential service facilities which have been damaged as a result of a disaster shall have an engineering evaluation performed.

(b) Minimum criteria for repair shall be as follows:

(1) When the estimated value of repairs is less than thirty percent of the replacement value of the structure, the damaged elements, as well as all critical ties, supported elements and supporting elements associated with the damaged elements, shall be repaired and/or brought into conformance with the structural requirements of the current code.

(2) When the estimated value of repair is thirty percent or more than the replacement value of the structure, the entire structure shall be brought into conformance with the structural requirements of the current code.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.07.070 Repair criteria for historic buildings or structures.

(a) Buildings or structures which are included on a national, state or local register of historic places or which are qualifying structures within a recognized historic district, which have been damaged as a result of a disaster, shall have an engineering evaluation performed.

(b) The minimum criteria for repair shall be as included in Section 18.07.040, repair criteria with due consideration given to the historical rating and nature of the structures. Additional standards and criteria, as noted in Part 8, Title 24, California Code of Regulations, the State of California Historic Building Code, shall apply.

(c) Where conflicts exist between the standards contained herein and the State of California Historic Building Code, the Historic Building Code shall govern.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.07.080 Repair criteria for un-reinforced masonry buildings and structures.

(a) The 2019 California Existing Building Code, Part 10, Title 24, California Code of Regulations, the State of California Existing Building Code, one copy of which is on file in the office of the city building official, is adopted. As each subsequent edition is adopted, it shall replace the edition referenced above.

(b) All damaged buildings determined to be bearing wall buildings constructed of un-reinforced masonry shall be repaired and strengthened to fully comply with the requirements of the 2019 California Existing Building Code, Part 10, Title 24, California Code of Regulations, the State of California.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019)

18.07.090 Board of appeals.

The provisions of this chapter may be appealed to the City of Campbell board of appeals pursuant to Section 113, Chapter 1 of the California Building Code 2019 edition.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019)

## Chapter 18.08 PLUMBING CODE

18.08.010 Adoption of the Uniform Plumbing Code.

The city council adopts the Uniform Plumbing Code for the regulation of installation of plumbing fixtures and appliances, gas fixtures and appliances and to provide for the issuance of permits thereof and enforcement of the code, which plumbing code is as follows:

All of the provisions of the International Association of Plumbing and Mechanical Officials Uniform Plumbing Code of 2021, as amended in 2022 by the State of California in the State Building Standard Regulations (Title 24), and the following appendixes, A, B, D, G, I, and L, hereinafter termed the "California Plumbing Code," and each and all of the regulations, provisions and terms of such plumbing code (one copy of which code has been filed for use and examination by the public in the office of the city clerk) are referred to and are adopted and made a part of this chapter, the same as if fully set forth in this chapter, and are adopted as sections of this chapter bearing the same numerical sections, designations, titles as appear in the plumbing code except as excepted, modified or amended in this chapter.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.08.020 Portions not adopted.

The following parts, sections and/or provisions of the California Plumbing Code are not adopted:

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.08.040 Fee schedule.

Section 104.5, shall be amended to read:

"The City Council shall establish all fees by Resolution."

Section 104.5.4 shall be added to read:

"**Plan Review Fees.** When a plan or other data is required to be submitted by Section 104.5.4, a plan review fee shall be paid at the time of submitting plans and specifications for review."

"The plan review fees specified in this subsection are separate fees from the permit fees specified in this section and are in addition to the permit fees."

"When plans are incomplete or changed so as to require additional review, a fee shall be charged."

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016)

## Chapter 18.10 CALIFORNIA EXISTING BUILDING CODE

18.10.010 Adoption of the California Existing Building Code.

The city council adopts the California Existing Building Code, 2021 edition, California Existing Building Code, Part 10, Title 24, California Code of Regulations, to establish minimum standards to allow for the effective preservation of existing buildings. All of the provisions of the California Existing Building Code, 2022 edition, hereinafter termed the "California Existing Building Code" and each and all of the regulations, provisions and terms of such conservation code (one copy of which has been filed for use and examination of the public in the office of the building official) are referred to and made a part of this chapter, the same as if fully set forth in this chapter and are adopted as sections of this chapter bearing the same numerical sections, designations, titles as appear in the California Existing Building Code.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

## Chapter 18.11 CALIFORNIA RESIDENTIAL CODE

18.11.010 Adoption of the California Residential Code.

The city council adopts the California Residential Code, 2022 edition, California Residential Code, Part 2.5, Title 24, California Code of Regulations for the improvement of public health, safety and general welfare of residential buildings by enhancing the design and construction and use of building design. Each and all of the regulations, appendices, provisions, penalties, conditions and terms of such Code (one copy of which code has been filed for use and examination by the public in the office of the Building Official) are referred to and are adopted and made a part hereof, the same as if fully set forth in this chapter, and are adopted as sections of this chapter bearing the same numerical sections, designations, titles as appear in the California Building Code except as excepted, modified or amended in this chapter.

(a) Table R301.2 Climate and Geographic Design Criteria, Exclusive to the City of Campbell shall be as follows:

1. Ground Snow Load: 0;

2. Wind Design Speed: 95 MPH;

3. Wind Design Topographic Effects: None;

4. Wind Design Special Wind Region: None;

5. Wind Design Windborne Debris Zone: None;

6. Seismic Design Category: E;

7. Subject To Damage From - Weathering: Negligible;

8. Subject To Damage From - Frost Line Depth: 12";

9. Subject To Damage From - Termite: Heavy;

10. Winter Design Temperature: 59/40 degrees F;

11. Summer Design Temperatures: 80/59 degrees F;

12. Ice Barrier Underlayment Required: None;

13. Flood Hazards: Negligible, (Los Gatos/Vasona Creeks);

14. Air Freezing Index: No;

15. Mean annual temperature: 59.2 degrees F;

16. Average Rain: 18 inches/year;

17. Elevation: 200';

18. Presumptive Soil Loading: 1500 psf.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.11.020 Portions not adopted.

The following chapters, parts or provisions of the California Residential Code are adopted: Appendices AH, AO, AV, AX, AZ.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.11.030 Modifications.

The following sections are either enacted in modification of the California Residential Code, adopted by reference or are added in place of those sections, parts and/or provisions of the California Residential Code which have not been adopted:

(a) Chapter 1, Division II, Section R108.5 Refunds, shall be replaced with the following text:

"The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittees not later than 180 days after the date of fee payment."

(b) An additional sentence is added to Chapter 1, Division II, Section R106.3.1 to read: "Approvals of the Building Division are granted to allow work to proceed and are not necessarily for code compliance."

(c) An additional sentence is added to Chapter 1, Division II, Section R113.4, to read: "For penalty clause, see Section 10.50.010 of the Campbell Municipal Code."

(d) Section R313.1 is amended to read:

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in all new townhouses and in existing townhouses when additions are made that increase the building area to more than 3,600 square feet.

Exception: A one-time addition to an existing building that does not total more than 1,000 square feet of building area.

(e) Section R313.2 is amended to read:

R313.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in all new one- and two-family dwellings as follows:

In all new one- and two-family dwellings and existing one- and two-family dwellings when additions are made that increase the fire area to more than 3,600 square feet.

1. Exceptions:

1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.

1.2. The existing primary residence does not have automatic fire sprinklers.

1.3. The accessory dwelling unit does not exceed 1,200 square feet in size.

1.4. The unit is on the same lot as the primary residence.

1.5. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

2. When additions are made to existing structures, causing the fire area to exceed 3,600 square feet, and all of the following are met:

2.1. Building addition does not exceed 500 square feet.

2.2. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

3. In all new basements and in existing basements that are expanded.

Exception: Existing basements that are expanded by not more than 50%.

(g) Section R506.1 General, shall be amended to add the following sentence:

"The slab shall be reinforced with not less than 6" x 6", 10 gauge wire mesh or an approved alternate installed at mid-height of the slab." Following the first sentence of the section.

(h) Table R602.10.3(3), Add new footnote *f* to the end of Table R602.10.3(3), to read:

*f* in Seismic Design Categories D 0 , D 1 and D 2 , Methods GB, LIB, DWB, PCP are not permitted.

(i) Reserved.

(j) Section R602.10.4(5) is added to Section R602.10.4 (Construction methods for braced wall panels) of CRC Chapter 6 (Wall Construction), to read:

**R602.10.4.4 Limits on methods GP, LIB, DWB, and PCP.** In Seismic Design Categories D0, D1, and D2, Methods GB, LIB, DWB, PCP are not permitted, but gypsum board is permitted to be placed on the opposite side of the studs of other types of braced wall panel sheathing. Campbell is in Seismic Design Category E.

RATIONALE:

The proposed amendment addresses the problem of poor performance of gypsum wallboard and Portland cement plaster as wall bracing materials in high seismic areas. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEACSC) and the Los Angeles City Joint Task Force that investigated the poor performance of these bracing materials that were observed in the 1994 Northridge earthquake.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

## Chapter 18.12 MECHANICAL CODE

18.12.010 Adoption of Uniform Mechanical Code.

The city council adopts the Uniform Mechanical Code for the regulation and installation of any heating, ventilating, comfort cooling, refrigeration systems, providing for the issuance of permits therefore and administration thereof which Uniform Mechanical Code is as follows:

All of the provisions of the Uniform Mechanical Code of 2021 as published by the International Association of Plumbing and Mechanical Officials, and amended in 2022 by the State of California in the State Building Standard Regulations (Title 24), and the following appendix, B, thereinafter termed the "California Mechanical Code," and each and all of the regulations, provisions, penalties, conditions and terms of such mechanical code (one copy of which code has been filed for use and examination by the public in the office of the city clerk) are referred to and are adopted and made a part of this chapter, the same as if fully set forth in this chapter, and are adopted as sections, designations, titles as appear in the mechanical code, except as excepted, modified or amended in this chapter.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.12.20 Portions not adopted.

The following parts, sections and/or provisions of the Uniform Mechanical code are not adopted: Section 104.5.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019)

18.12.030 Modifications.

Sections 104.5 is amended to read:

"**General.** The City Council shall establish all fees by Resolution."

Section 104.5.4 is added to read:

"**Plan Review Fees.** When a plan or other data is required to be submitted by Section 104.4, a plan review fee shall be paid at the time of submitting plans and specifications for review."

"The plan review fees specified in this subsection are separate fees from the permit fees specified in this section and are in addition to the permit fees."

"When plans are incomplete or changed so as to require additional review, a fee shall be charged."

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016)

## Chapter 18.16 ELECTRICAL CODE

18.16.010 Adoption of National Electrical Code.

The city council adopts the National Electrical Code for the regulation of electrical installations, facilities and appliances, the issuance of permits therefore, and enforcement thereof, which electrical code is as follows:

All of the provisions of the National Fire Protection Association's National Electrical Code of 2021 edition, as amended in 2022 by the State of California in the State Building Standard Regulations (Title 24), hereinafter termed the "California Electrical Code" and each and all of the regulations, provisions, penalties, conditions and terms, including the modifications, exceptions and additions hereinafter set forth (one copy of which code has been filed for use and examination by the public in the office of the city clerk) are referred to and are adopted and made a part hereof, the same as if fully set forth in this chapter, and are adopted as sections of the chapter (bearing the same numerical sections, designations and titles as appear in the National Electrical Code), except insofar as the terms and provisions of the code are modified, altered, amplified and extended by the provisions of this chapter.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

## Chapter 18.18 CALIFORNIA ENERGY CODE

18.18.010 Adoption of California Energy Code.

The city council adopts the 2022 California Energy Code for the design of buildings and the issuance of permits therefore, and enforcement thereof.

(Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.18.020 New Residential Living Units.

All newly constructed residential living units shall be prohibited from using natural gas or any other carbon-based gas for the purpose of water heating and warm air heating systems in the living unit. This section does not prohibit the use of natural gas for other purposes in the living unit.

(Ord. No. 2260, § 1, 2-18-2020)

## Chapter 18.20 PROPERTY MAINTENANCE CODE

18.20.010 Adoption of International Property Maintenance Code.

The city council adopts a property maintenance code for the regulation of various types of housing accommodations, and providing for the administration and enforcement thereof, which International Property Maintenance Code is as follows:

All of the provisions of the International Code Conference's International Property Maintenance Code of 2022, hereafter called "housing code," and each and all of the regulation's provisions, penalties, conditions and terms thereof (one copy of which has been filed for use and examination by the public in the office of the building official), are referred to and are adopted and made a part thereof, the same as if fully set forth in this chapter, and are adopted as sections of this chapter, bearing the same numerical sections designations and titles as appear in the International Property Maintenance Code except as excepted, modified or amended in this chapter.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.20.020 Modifications.

Section 303 Swimming Pools, Spas and Hot Tubs, Subsection 303.2 Enclosures, is amended to read: "Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 60 inches (1524 mm) in height above the finished ground level measured on the side of the barrier away from the pool."

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.20.030 Reserved.

Ord. No. 2286, § 18, adopted Aug. 16, 2022, repealed § 18.20.030, which pertained to utility meters and derived from Ord. No. 2175, § 3(Att. 6), adopted 2-18-2014; Ord. No. 2183, § 1(Att.), adopted 10-21-2014; Ord. No. 2215, § 3(Att. 5), adopted 12-6-2016; Ord. No. 2216, § 7, adopted 12-12-2016; Ord. No. 2255, § 3(Att. 4), adopted 12-3-2019.

## Chapter 18.21 STATE HISTORICAL CODE

18.21.010 Adoption of the State Historical Code.

The city council adopts the 2022 California Historical Building Code, Title 24, Part 8, California Code of Regulations, for the regulation of rehabilitation, preservation, restoration (including related reconstruction), or relocating of buildings or structures designated as historic buildings. Such alternative building standards and building regulations are intended to facilitate the restoration or change of occupancy so as to preserve their original or restored architectural elements and features. All of the provisions of the State of California State Historical Building Code hereinafter termed Historical Code, and each and all of the regulations, provisions, penalties, conditions and additions hereinafter set forth (one copy of which has been filed for use and examination by the public in the office of the building official) are referred to and are adopted and made a part hereof, the same as if fully set forth in this chapter, and are adopted as sections of the chapter (bearing the same numerical sections, designations and titles as appear in the State Historical Building Code), except insofar as the terms and provisions of the code are modified, altered, amplified and extended by the provisions of this chapter.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

## Chapter 18.24 SWIMMING POOLS

18.24.010 Definitions.

(a) "Private swimming pool" includes all artificially constructed pools which are used in connection with and appurtenant to a single-family residence and available only to the family of the householder or his private guests.

(b) "Public pool" includes all artificially constructed pools which are available to the general public either free or by paying a fee.

(c) "Semipublic pool" includes all artificially constructed pools which are used in connection with multiple family or cooperative groups (such as apartments, hotels, motels, private clubs, subdivisions, etc.) and available only to such groups and their private guests but not available to the general public.

(d) "Swimming pool" means an artificial pool of water including all appurtenances to its use and used for swimming or recreational bathing.

(1) "Permanently installed spa, swimming or wading pool" means one that is constructed in the ground, on the ground, or in a building in such a manner that the pool cannot be readily disassembled for storage.

(2) "Storable swimming or wading pool" means one that is so constructed that it may be readily disassembled for storage and reassembled to its original integrity.

(e) "Wading pool" means either a storable or permanent water container for recreational wading purposes which at its deepest point is not over sixteen inches.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.24.020 Building permit.

The city council adopts the 2021 International Swimming Pool and Spa Code, for the construction and maintenance (including related construction) of swimming pools and spas (one copy of which has been filed for use and examination by the public in the office of the building official), are referred to, and are adopted and made a part hereof, the same as if fully set forth in this chapter, and are adopted as sections of the chapter (bearing the same numerical sections, designations and titles as appear in the ISPSC), except insofar as the terms and provisions of the code are modified, altered, amplified and extended by the provisions of this chapter.

(a) Application for permits for public and/or semipublic pools shall be accompanied by a certificate of acceptance by the county department of health, plans, calculations and specifications, in duplicate, and shall be in sufficient detail to show the following:

(1) Plot plan, including all easements and overhead utilities adjacent to pool area or over the property;

(2) Pool dimensions, depths, and volume in gallons;

(3) Type and size of filter system, filtration and backwash capacities;

(4) Pool piping layout with all pipe sizes shown and type of material;

(5) Pool pump capacity;

(6) Waste disposal system;

(7) Other pertinent data as may be required by the building official.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.24.030 General construction requirements for permanently installed pools.

(a) Water Treating Devices. Where devices for chemically treating the water to be used in the pool are installed, they shall meet the requirements of the county department of environmental health.

(b) Filter and Re-circulation System. All pools shall be equipped with an efficient and dependable circulation and purification system, consisting of circulation pumps and piping arranged for optimum circulation in the pool, and a filter with the usual and necessary appurtenances as approved by the building official. Such system shall be operated at all times when the pool is in use. There shall be provided a complete turnover of the pool water in twenty-four hours or less for private pools, and eight hours or less for semipublic or public pools.

(c) Underwater Lighting. Each public and semipublic pool shall have installed at least one underwater lighting fixture.

(d) Steps and Stairways. Steps and stairways for entering and leaving the pool shall be of such construction as to minimize danger. Convex, semicircular or triangular steps shall have rounded corners. Public and semipublic pools shall meet all disability requirements of California State Title 24.

There shall be at least one stairway or ladder for exiting or entering the pool, located in the shallow end. There may be at least one ladder or shelf for entering or exiting the pool at the deep end. Treads of ladders and/or steps shall be of non-slip construction.

(e) Runways or Decks. Runways, at least thirty inches wide for private pools and four feet wide for public pools, shall be placed adjacent to the pool. Runways shall be sloped one-fourth inch to the foot away from the pool, and should be of a material approved by the building official, which shall be of non-slip texture and easily cleaned. Grading around the pool area shall be such that the surface runoff shall be diverted from the pool.

(f) Scum Gutters and Skimmers. Scum gutters and skimmers shall conform to the requirements of the state Department of Health. Inlets for fresh or re-purified water shall be located to produce a reasonably uniform circulation of water throughout the entire pool without the existence of "dead" spots.

(g) Clearances. No private pool shall have its water line closer than five feet from any property or building line, except pools may be no closer than thirty inches to the building if satisfactory evidence is submitted to show that no damage to the building will occur or any other hazardous or unsafe condition will be created. No semipublic or public pool shall have its water line closer than five feet from any property line or four feet from any building line. All related pool equipment shall be located in the rear yard and shall be located no closer than five feet from any property line, except when enclosed by a sound barrier, for which drawings have been approved by the building department, in which case the setback may be six inches. Overhead electrical power lines and service conductors shall maintain clearance between wire and water surface compliant to Article 680 California Electrical code.

(h) Walls and Floors. The walls and floors shall be of an approved, engineered design and constructed to be structurally sound under the conditions of the site. The pool walls and floor shall be constructed of smooth, nonabsorbent materials, free from cracks, light in color and so constructed as to be properly drained through one or more metal-grated openings. A tight, leak-proof pool with easily cleaned surfaces shall be provided. The inner surface of the pool must be coved, rounded or bull- nosed at all joints, corners, angles of bases, walls, floors or curbs. No sharp corners or projections will be permitted. Floor drains shall be flush with the finished surface. The materials used in wall and floor construction shall conform to the provisions of the building code of the city.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.24.040 General construction requirements for storable pools.

Subsections (a), (b), (c), (d), (e), (f) and (g) of Section 18.24.030 shall apply to the construction of storable pools. Storable pools shall be installed as per manufacturer's instructions.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.24.050 Indoor swimming pools.

In addition to the remainder of the requirements in this chapter, indoor swimming pools shall have windows or a skylight equal to at least one-half of the surface area of the pool; provided, that artificial light may be used in lieu thereof if approved by the building official.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.24.060 Inspection.

All portions of the construction of the pool shall be inspected by the building official or his representative to insure compliance with the required codes of the city. A final inspection to allow occupancy cannot be made until the pool is completed, filled with water and the filter system is in operation and that all phases function correctly.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

Note(s)—Prior history: Ords. 1470, 1407 and prior code §§ 8105.3, 8105.6 and 8105.7 (Back)

## Chapter 18.26 GREEN BUILDING STANDARDS CODE

18.26.010 Adoption of the State Green Building Code.

The city council adopts the California Green Building Standards Code, Title 24, Part 11, 2022 Ed. California Code of Regulations, for the improvement of public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Hereinafter termed "Cal Green," and each and all of the regulations, appendices, provisions, penalties, conditions and terms of such Code (one copy of which code has been filed for use and examination by the public in the office of the Building Official) are referred to and are adopted and made a part hereof, the same as if fully set forth in this chapter, and are adopted as sections of this chapter bearing the same numerical sections, designations, titles as appear in the California Building Code except as excepted, modified or amended in this chapter.

(Ord. No. 2255, § 3(Att. 4), 12-3-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.26.020 Modifications.

Section 102.3 Verification. Shall be modified to read:

Prior to final building inspection and occupancy for projects included in this chapter, documentation of conformance for applicable green building measures shall be uploaded into CalCerts or Cheers as CF3R forms. Alternate methods of documentation shall be acceptable when the enforcing agency finds that the proposed alternate documentation is satisfactory to demonstrate substantial conformance with the intent of the proposed green building measure. When required by the Building Official, a qualified independent green building professional shall provide evidence of adequate green building compliance or documentation to the Building Official to satisfy the requirements of compliance for residential and non-residential projects covered under this chapter. The Building Official shall make the final determination whether a project meets the requirements of this chapter.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.26.030 Definitions.

"All electric building" means a building that contains no combustion equipment or plumbing for combustion equipment serving space heating (including fireplaces), water heating (including pools and spas), cooking appliances (including barbeques), and clothes drying, within the building or building property lines, and instead uses electric heating appliances for service.

"Alteration or alter" means any construction or renovation to an existing structure other than repair for the purpose of maintenance or addition.

"Combustion equipment" means any equipment or appliance used for space heating, water heating, cooking, clothes drying and/or lighting that uses fuel gas.

"Electric heating appliance" means a device that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors, or dissimilar material junctions, as defined in the California Mechanical Code.

"Electric vehicle charging station (EVCS)" means one or more electric vehicle charging spaces served by electric vehicle chargers that allow for the charging of electric vehicles.

"EV capable" means having the electric panel sized to accommodate future EV charging and having in-place the conduit raceway and junction boxes necessary for rapid installation of the breaker and wiring to provide EVCS.

"EV ready" means having EV charging ready for use.

"Fuel gas" means a gas that is natural, manufactured, liquefied petroleum, or a mixture of these.

"Newly constructed building" shall be defined as a building that has never before been used or occupied for any purpose, and for the purposes of this chapter shall include a construction project where an alteration includes replacement or addition of over seventy-five percent of the wood frame construction (New, Using Portions of the Existing).

(Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.26.040 Storm water management.

Cal Green Section 4.106.2 and in support of Bay Area Storm Water Management Agencies Association (BASMAA). All residential homes, ADU's, condominiums, and townhouses that undergo additional roof area for habitation or non-habitation shall include in the design, a storm water management system utilizing roof gutters, down spouts, leaders, drain pipes, drain swales, seepage pits, retention basins, and/or French drains to retain storm waters on-site and not to flow to the public storm system in the street or to a neighboring property. These actions will reduce the volume of landscape watering required and offer protection from bay pollutants caused by contaminated run off.

(Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.26.050 Electric vehicle charging.

Cal Green Section 4.106.4 Electric Vehicle (EV) Charging for New Construction (Single Family Homes) (EV Ready). All residential new homes, ADU's, condominiums, and townhouses are required to provide one completed and ready to use (Level 1) 110 volt, 20-ampere, NEMA 1-20, 2 pole, 3 wire receptacle and a (Level 2) 208/240 volt, 40-ampere, NEMA 14-40, 3 pole, 4 wire receptacle, dedicated and labeled as EV Charging in the garage, or outside of the garage or near a parkway in a weatherproof cover (NEMA 3R) in the proximity of a vehicle parking area. If the living unit does not have a designated off-street parking area, the Building Official shall make the determination as to a reasonable and safe EV charging system placement or an exemption to the ordinance.

Cal Green Sections 4.106.4.2.1, 4.106.4.2.2, 4.106.4.2.3, 4.106.4.2.3 Multifamily Development Projects Electric Vehicle (EVCS) - All multifamily new construction shall make operational, the increased EV ready requirements of Cal Green as follows:

a. Multifamily with private garages: One (Level 1) 110 volt, 20-ampere, NEMA 1-20, 2 pole, 3 wire, and one (Level 2) 208/240 volt, 40-ampere, NEMA 14-40, 3 pole, 4 wire receptacle, dedicated and labeled as EV Charging;

b. Multifamily with shared Parking: 60% of all parking stalls or spaces to have a (Level 1) 110 volt, 20-ampere, NEMA 1-20, 2 pole, 3 wire, and 40% of all stalls or spaces to have (Level 2) 208/240 volt, 40-ampere, NEMA 14-40, 3 pole, 4 wire receptacle, dedicated and labeled as EV Charging.

Cal Green Sections 5.1006.5.3.1, 5.1006.5.3.2, 5.1006.5.3.3, 5.1006.5.3.4, 5.1006.5.3.5 Nonresidential Development Projects Electric Vehicle (EVCS) - All commercial new construction shall make operational, the increased EV ready requirements of Cal Green as follows:

a. Offices: 20% of all parking stalls or spaces to have a (Level 1) 110 volt, 20-ampere, NEMA 1-20, 2 pole, 3 wire dedicated and labeled as EV Charging. And 30% of all stalls or spaces to be EV capable that would included electric panel sizing, conduit and infrastructure to support (Level 2) 208/240 volt, 40-amp;

b. Other non-residential: 10% of all parking stalls or spaces to have a (Level 1) 110 volt, 20-ampere, NEMA 1-20, 2 pole, 3 wire dedicated and labeled as EV Charging. And 10% of all stalls or spaces to be EV capable that would included electric panel sizing, conduit and infrastructure to support (Level 2) 208/240 volt, 40-amp.

Electric vehicle charging locations and equipment and placement and accessible routes shall be compliant to California Accessibility (CBC 11B-228.3 and 11B-812).

Automatic Load Management System (ALMS). A control system designed to manage load across one or more electric vehicle supply equipment (EVSE), circuits, panels and to share electrical capacity and/or automatically manage power at each connection point. ALMS systems shall be designed to deliver no less than 3.3 kVa (208/240 volt, 16-ampere) to each EV Capable, EV Ready or EVCS space served by the ALMS, and meet the requirements of California Electrical Code Article 625. The connected amperage to the building site for the EV charging infrastructure shall not be lower than the required connected amperage per California Green Building Standards Code, Title 24 Part 11.

Alterations of Existing Parking Areas - The mandatory provisions of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings.

The mandatory provisions of Section 5.106.5.3 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing nonresidential buildings.

Note(s)—Repairs including, but not limited to, resurfacing, restriping, and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

(Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.26.060 Electrification.

All newly constructed residential living units and new dwellings using portions of the existing structure shall be prohibited from using natural gas in the living unit.

Exception 1: This section does not prohibit the use of propane gas for outdoor barbeque, grilling, woking, or warming fires.

All newly constructed multi family and commercial buildings shall be prohibited from using natural gas in the building.

Exception 1: This section does not prohibit the use of propane gas for outdoor barbeque, grilling, woking, or warming fires.

Exception 2: In the event that propane or natural gas is essential for the process or service, specific to the business of use or event, a permit application shall be made under "Building Official Determination" whereas the Building Official shall make reasonable determination for the allowance of such use.

(Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.26.070 Limited exemptions from electrification standards.

(a) Purpose. The city recognizes certain services and/or operations rely on gas service or would be rendered infeasible if required to use electric service in their processes. In such circumstances, a limited exemption from the City's Electrification Standards (CMC 18.26.060) may be warranted. The purpose and intent of this section is to outline the regulations for a limited exemption from the standards.

(b) Exemption Process. The city shall not approve any request for a limited exemption from electrification standards except upon a complete and duly filed application on the then-current form prepared by the city.

(c) Review Criteria. The applicant always bears the burden to demonstrate why a limited exemption should be granted. The following criteria shall be used by the Building Official to determine if there is an operational necessity for natural gas service that warrants a limited exemption from the electrification standards.

(1) Gas dependent processes. Industrial and certain commercial uses, which require the use of natural gas for specific operational processes, shall be allowed use of natural gas for that need. Examples include, but shall not be limited to, metallurgy, glass blowing, pottery, research and development uses, and certain medical processes.

(2) Commercial cooking. Commercial restaurants and similar commercial food preparatory facilities shall be permitted natural gas service for food preparation. Examples include, but shall not be limited to, restaurants, bakeries, grocery stores, and commercial kitchens.

(3) Cost prohibitive. Gas service shall be permitted when it can be demonstrated that the ten-year life-cycle cost analysis of installing and using all-electric equipment will be fifty percent or greater than that that of using natural gas and/or would render the project financially infeasible. When estimating the life-cycle cost, all calculations will assume the purchase and use of all new equipment.

(4) Emergency services. Natural gas may be permitted for facilities providing emergency services. Examples include backup generators for wireless cell towers and public heating centers.

(5) Reconstruction after damage or destruction. A nonconforming structure which is involuntarily damaged or partially destroyed to the extent that the cost of restoration does not exceed seventy-five percent of the cost of construction of a comparable new structure (as determined by the Building Official) may be restored or reconstructed; provided, the restoration is started within twelve months thereafter.

(d) Electric Service Wiring Required. In the event a limited exemption is granted, electric service will still be required to any location where a primary gas connection is made.

(e) Decision. The Building Official shall notify the applicant of the decision rendered electronically through the city's online permitted system, by email, or by first class mail.

(f) Revocation. The Building Official may revoke a limited exemption, and require that gas service be disconnected and capped, if upon receipt of a business license application and/or building permit application, the criteria used to grant the limited exemption may no longer be made.

(g) Appeals from Building Official Decision. The applicant or any interested person or entity may file an appeal to the Community Development Department of any decision made by the Building Official in compliance with this chapter. The appeal shall be filed within ten days of the Building Official's decision, with the city clerk in writing and accompanied by a filing fee in compliance with the city's schedule of fees and charges. The Community Development Director, or Community Development Director's designee, in his or her discretion, shall determine whether to affirm, set side, or modify the Building Official's decision appealed therefrom based on a review of the same criteria used by the Building Official. Thereafter, the appellant shall be notified of the Community Development Director's decision.

(h) Appeals from Community Development Director Decision. The applicant or any interested person or entity may file an appeal to the Building Board of Appeals of any decision made by the Community Development Director in compliance with this chapter. The appeal shall be filed within ten days of the Community Development Director's decision, with the city clerk in writing and accompanied by a filing fee in compliance with the city's schedule of fees and charges. The Building Board of Appeals, in their discretion, shall determine whether to affirm, set side, or modify the Community Development Director's decision appealed therefrom based on a review of the same criteria used by the Community Development Director. Thereafter, the appellant shall be notified of the decision.

(Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

## Chapter 18.28 HOUSE MOVING AND OVERSIZE OBJECT MOVING

18.28.010 Definitions.

For the purpose of this chapter, certain words and phrases shall be construed as set forth in this section, unless it is apparent from the context that a different meaning is intended.

(1) "Building" or "structure" as used in this chapter is defined as a roofed enclosure of not less than one hundred square feet of floor space which can be used or occupied by persons, animals or property;

(2) "Person" includes individuals, firms, partnerships, associations, corporations, companies and organizations.

(3) "Oversize object" includes any item or building or structure which exceeds the height, width or length maximums as specified in Sections 35109, 35251, 35401c of the California Vehicle Code.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.28.020 Relocation permit required.

No person shall move any building or structure or oversize object over, along or across any highway, street or alley in the city without first obtaining a permit in writing from the police department. Refer to Section 18.28.090.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.28.030 Inspection application.

A person seeking issuance of a permit under this chapter shall file an application for such permit with the building inspector.

(1) Form. The application shall be made in writing upon forms provided by the building inspector and shall be filed in the office of the building inspector, who shall transmit one copy to the planning division.

(2) Contents. The application for a house relocation inspection to move a building from outside the city into the city, or for moving a building from one location within the city to another location within the city, shall include:

(A) An application fee of forty-five dollars to cover the cost of the survey and mileage to the site;

(B) Copies of all building permits for the building from the jurisdiction in which it was constructed;

(C) The building shall not be moved more than twenty miles distance from its proposed new location within the city;

(D) The location by street address of the structure's present location;

(E) The location by street address and assessor's parcel number of the lot to which the proposed building is to be moved inside the city.

(3) Procedures.

(A) The building division and the planning division shall by appointment with the applicant inspect the present building and the site of its future location.

(B) The community development director and the building official shall make a determination in accordance with the zoning regulations and building codes permitting or disallowing the applicant to proceed any further, and notify the applicant in writing.

(C) If the applicant disagrees with the decision of the building official and the community development director, the applicant may within ten days following the written decision file an appeal to the city council. The appeal must be filed in writing with the city clerk and must contain the name and address of the applicant and a general statement of the grounds of the appeal. The city clerk shall set the appeal for the next regular meeting of the city council and the appellant shall be notified in writing of the date, place, and time of the hearing.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.28.040 Architectural approval.

In addition to the House Relocation Inspection application required by this Chapter, the applicant shall apply to the planning division for either a Zone Clearance, Administrative Site and Architectural Review Permit or Sit and architectural Review Permit pursuant to the requirements set forth in CMC Section 21.42.020.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016)

18.28.050 Unused.

18.28.060 Posting of moving notice.

Upon filing of an application to move an old or previously occupied building from one location to another location inside the city, the building division shall cause a notice to be posted on the front and rear of the proposed location, and on the front of the building proposed to be moved. Such notice shall be posted at least five days prior to the consideration of the application by the planning commission.

Such notice shall have a title in letters not less than one inch in height, "MOVING NOTICE" shall give the location of the house by street number and the name and address of the applicant desiring a permit to move such building, shall set forth the date of the posting, and shall state that protests may be filed with the planning commission of the city within five days after the date of posting of such notice, excluding Saturdays, Sundays and holidays.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.28.070 Moves into or within the city.

An applicant desiring to move a building to a location in the city shall make application on a form provided by the building division "House Moving Application."

(1) The house moving fee of two hundred ninety-one dollars;

(2) Application for building permit on the standard form provided by the building division;

(3) All building division fees shall be as per Section 18.02.042;

(4) A city business license.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019)

18.28.080 Moves outside the city.

An applicant desiring to move a building within the city to an outside location shall make application on the form provided by the building division entitled "House Moving Application." With the application, applicant shall include:

(1) A two hundred ninety-one-dollar moving permit fee;

(2) A city business license;

(3) Location of sanitary sewer from Sanitation District No. 4;

(4) Confirmation of worker's compensation insurance coverage;

(5) Proof of public liability insurance in the amount of not less than one million dollars;

(6) The applicant shall deposit with the building division the minimum sum of five hundred dollars by check, by moving bond, or any form of legal tender acceptable to the building inspector. This money shall be returned, after inspection by the building division showing the sewer is capped and the building site is returned to its original condition.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019)

18.28.090 Oversize objects.

An applicant desiring to move an oversize object through the city shall make application on a form provided by the police department. In granting a permit, the police department may require, but is not restricted to, any or all of the following conditions:

(1) Specified hours of operation;

(2) Specified route of travel;

(3) Specified type of escort service or traffic control;

(4) Proof of public liability insurance in the amount of not less than one million dollars.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

## Chapter 18.30 DELAYED ENFORCEMENT

18.30.010 Adoption.

(a) In enforcing building standards pursuant to Article 1 (commencing with Section 17960) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code for an accessory dwelling unit described in paragraph (1) or (2) below, the Building Official, upon request of an owner of an accessory dwelling unit for a delay in enforcement, shall delay enforcement of a building standard for five years, subject to compliance with Section 17980.12 of the Health and Safety Code if:

(1) The accessory dwelling unit was built before January 1, 2020.

(2) The accessory dwelling unit was built on or after January 1, 2020, if the City of Campbell, at the time the accessory dwelling unit was built, had a noncompliant accessory dwelling unit ordinance (as determined by the Department of Housing and Community Development), but the ordinance is compliant at the time the request is made.

(b) The Building Official shall deny the application for delay if the Building Official determines that correcting the violation is necessary to protect health and safety.

(Ord. No. 2252, § 22, 11-19-2019)

18.30.020 Notice.

If a property owner exercises the delay in enforcement provided for by this Chapter, the Building Official shall record a "Notice of Delayed Enforcement" on the title of the subject property with the County Clerk-Recorder that shall identify the deficiencies of the accessory dwelling unit and the termination date of the enforcement delay.

(Ord. No. 2252, § 22, 11-19-2019)

18.30.030 Termination.

The Building Official shall not approve any applications pursuant to this Chapter on or after January 1, 2030. However, any delay that was approved by the Building Official before January 1, 2030, shall be valid for the full term of the delay that was approved at the time of the initial approval of the application.

(Ord. No. 2252, § 22, 11-19-2019)

## Chapter 18.32 DETERMINATION OF SCOPE OF WORK

18.32.010 Definition of "Scope of Work."

A project submitted as a "remodel" or "remodel and addition," or a "remodel of an accessory structure to create an accessory dwelling unit" (or similar scope of work) shall instead be considered and defined as a "new dwelling using portions of the original structure" when at least three of the following criteria are satisfied:

(1) The valuation of the proposed work exceeds one hundred eighty-five thousand dollars (valuation calculated using established valuations from the most current RS means - square foot and estimating software and book series and modified by the Building Division);

(2) Seventy-five percent or more of the existing roof framing (area) is proposed to be removed. Existing roof covered by a new roof shall be considered as removed for the purposes of this calculation;

(3) Seventy-five percent or more of the existing exterior walls (lineal footage of wall length) are removed, altered, filled in, or rebuilt. In no event shall new exterior walls exceed more than seventy-five percent of the length of the existing exterior walls as determined by the building official. Nonconforming exterior walls shall not be included in the twenty-five percent remaining calculation (this subsection shall not apply to a proposed conversion of an accessory structure to an accessory dwelling unit);

(4) Seventy-five percent or more of the existing interior walls (lineal footage of wall length) are removed, altered, filled in, or rebuilt. In no event shall new interior walls exceed more than seventy-five percent of the length of the existing interior walls as determined by the building official.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2223, § 3(Exh. A), 5-16-2017, eff. 6-15-2017; Ord. No. 2252, § 14, 11-19-2019; Ord. No. 2290, § 4(Exh. A-4), 11-15-2022)

18.32.020 Process of appeal.

In the event that an applicant disagrees with the findings above, an appeal can be made to the Building Board of Appeal.

The results of all appeals shall be final.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

## Chapter 18.36 HOUSE NUMBERING

18.36.010 Adoption of house numbering master plan.

There is adopted a certain master plan for the city, County of Santa Clara, State of California, which plan is entitled "House Numbering and Building Numbering Plan," the plan consisting of a uniform system of house and building numbers for the city as shown upon the map attached to Ordinance No. 94 which is on file with the city clerk.

Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and be no smaller than four inches in height.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.36.020 Authority of building inspectors.

The city building inspector is authorized to receive applications for, and to assign house and building numbers in accordance with this plan and to enforce the provisions of the plan adopted in Section 18.36.010; provided, however, that when there are existing house and building numbers, the requirement for renumbering in accordance with the plan adopted in Section 18.36.010 shall not become effective until the expiration of sixty days from the effective date of the ordinance codified in this chapter.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.36.030 City council—Enabling provision.

The city council may by resolution prescribe such rules, standards and regulations for the carrying into effect of the plan adopted in Section 18.36.010, as are consistent therewith.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

## Chapter 18.50 PENALTIES

18.50.010 Penalty clauses.

(a) It is unlawful for any person, firm or corporation to violate any provision, or fail to comply with any of the requirements of this title. Except as otherwise provided in subsection (b) of this section, any person, firm or corporation violating any provision, or failing to comply with any requirement of this title is guilty of an infraction and upon conviction shall be punished by a fine of not more than one hundred dollars.

(b) Notwithstanding any provision to the contrary, any person, firm or corporation committing any act made unlawful pursuant to subsection (a) of this section, shall be guilty of a misdemeanor, and upon conviction punished by a fine of not more than one thousand dollars and/or imprisonment of not more than six months, if any of the following circumstances exists:

(1) The violation was committed willfully or with knowledge of its illegality;

(2) The violator does not cease or abate the violation after receiving notice of such violation; or

(3) The violator has violated the same provision of this title within two years of the violation charged.

(c) Each person, firm or corporation violating any provision, or failing to comply with the requirements of this title shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of any provision of this title is committed, continued, or permitted by such person, firm or corporation, and shall be punishable as provided in this section.

(d) Upon notification to the violator by the building official or his or her authorized representative, a recording of the violation shall be completed by the building official with the county recorder's office by parcel number.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

## Chapter 18.60 IDENTIFICATION AND MITIGATION OF POTENTIALLY HAZARDOUS BUILDINGS

18.60.010 Adoption of California Existing Building Code.

The city council adopts the 2019 California Existing Building Code, including appendices, for the regulation of buildings, identified as un-reinforced masonry buildings as defined by Section 8875 et seq. of the California Government Code and listed by the City of Campbell as "un-reinforced masonry buildings." Such list will be maintained by the building official who may add or delete buildings based on his inspection and/or engineering analysis. This code shall pertain to altering, renovating and remodeling of buildings and structures, the issuance of permits therefore and enforcement thereof, which building code is as follows:

All of the provisions of the California Existing Building Code 2019 edition of the International Code Conference, hereinafter termed the: "existing building code," and each and all of the regulations, appendices, provisions, penalties, conditions and terms of such building code (one copy of which code has been filed for use and examination by the public in the office of the city clerk) are referred to and are adopted and made a part hereof, the same as if fully set forth in this chapter, and are adopted as sections of this chapter bearing the same numerical sections, designations, titles as appear in the Existing Building Code.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014; Ord. No. 2215, § 3(Att. 5), 12-6-2016; Ord. No. 2255, § 3(Att. 4), 12-3-2019)

18.60.020 Compliance with Future Codes.

Structural standards for the repair and strengthening of URM buildings shall be evaluated and updated to conform to the triennial adoption of California State Building Codes. Should State Building Codes become more restrictive than local adopted standards, State Building Codes shall be followed.

18.60.030 Mitigating measures.

Mitigating measures for un-reinforced masonry buildings (URM) for structural upgrading are as follows:

A notice was sent by the Building Official to owners of all known URM buildings that their structures have been identified as URM structures. Said notices were sent by first class mail before January 15, 1990. At any time after receiving notice, the owners may voluntarily modify and strengthen their buildings to the approved standard set forth in the Conservation Code Mandatory Structural Strengthening and Abatement of URM buildings according to the requirements of the California Existing Building Code is required prior to occupancy under the following conditions:

1. If the established occupant load of any URM building is proposed to increased by more than ten percent as a result of permitted tenant improvement or permitted changes in use of the building. When an increase of ten percent results in one person or less, a maximum increase of two persons will be allowed. This condition is based upon the condition and occupant load existing on July 1, 2007. All future changes shall be considered cumulative. The Building Official shall maintain the official list of occupant loads for all URM buildings in the City of Campbell.

2. If any URM building is proposed to be remodeled or modified in the course of tenant improvements to the space, strengthening shall be required if the valuation of the permitted work is determined to be in excess of the valuation threshold referenced in Section 1134B.2.1, Exception 1 of the 2001 edition of the California Building Code. As referenced by the California Division of the State Architect ($116,837.68 for Year 2007). Valuation shall be adjusted and revised in accordance with the Division of the State Architect each January.

3. In all cases, all un-reinforced masonry buildings in the City of Campbell shall be strengthened in accordance with analysis, plans and specifications prepared by a licensed civil or structural engineer in compliance with provisions of the California Existing Building Code by no later than January 1, 2018. URM buildings not in compliance by January 1, 2018 shall be vacated and posted for limited occupancy until such time that compliance is made.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.60.040 Fee waiver.

Owners submitting applications for strengthening their URM buildings in compliance with the requirements of this chapter shall be allowed a fifty-percent waiver of Building Permit and Plan Review fees typically charged by the City of Campbell Building Inspection Division. Fee waiver does not apply to work not related to URM structural abatement

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.60.050 Building identification.

The Building Official shall maintain a list of properties that have been identified as Un-reinforced Masonry Buildings (URM) and as such are assigned occupant loads per Chapter 10 of the California Building Code 2001 edition. Properties completing strengthening according to the requirements of this chapter shall be removed from this list. Properties not currently on this list and found to be Un-reinforced Masonry Buildings shall be added to this list and owners formally notified upon discovery. Occupant loads are established based upon Table 10-A of the California Building Code 2001 edition.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.60.060 Notification and recordation.

The Building Official shall make official recordation of Un-reinforced Masonry Building status with the Santa Clara County Recorder's Office on all properties with existing URM buildings. Owners of all identified URM buildings shall also be notified by first class mail of the status of their building and current City of Campbell Municipal Code dealing with the mitigation of URM buildings on a regular three year basis beginning January 1, 2008. Upon said buildings being retrofitted, strengthened and/or demolished, recordation shall be removed.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

## Chapter 18.70 WOODBURNING APPLIANCES

18.70.010 Purpose.

The purpose of this chapter is to reduce wood smoke pollution in order to improve and maintain air quality conditions in the city and protect and enhance the health and quality of life of its citizens, as well as contribute to improvements in regional air quality by reducing air pollutant emissions from wood-burning fireplaces.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.70.020 Definitions.

(a) "Bay area air quality management district" means the air quality agency for the San Francisco Bay Area pursuant to California Health and Safety Code Section 40200.

(b) "EPA" means United States Environmental Protection Agency.

(c) "EPA certified wood heater" means any wood heater that meets the standards in Title 40, Part 60, Subpart AAA, Code of Federal Regulations in effect at the time of installation and is certified and labeled pursuant to those regulations.

(d) "Fireplace" means any permanently installed masonry or factory-built wood-burning appliance, except a pellet-fueled wood heater, designed to be used with an air-to-fuel ratio greater than or equal to thirty-five to one. Excluded from this definition are devices intended to be solely used for preparation of food (e.g., wood-burning ovens, outdoor barbeques).

(e) "Garbage" means all solid, semisolid and liquid wastes generated from residential, commercial and industrial sources, including trash, refuse, rubbish, industrial wastes, asphalt based products, manure, vegetable or animal solids and semisolid wastes, and other discarded solid and semisolid wastes.

(f) "Gas fireplace" means any device designated to burn natural gas in a manner that simulates the appearance of a wood-burning fireplace.

(g) "Masonry fireplace" means a fire chamber of solid masonry units such as bricks, stones, or masonry units constructed on a foundation and provided with a suitable chimney.

(h) "Pellet-fueled wood heater" means any wood heater that operates on wood pellets.

(i) "Wood-burning appliance" means fireplace, wood heater, or pellet-fired wood heater or any similar device burning any solid fuel used for aesthetic or space-heating purposes.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.70.030 Residential installations.

All wood-burning appliances installed in new residential units or wood-burning appliances being added to or replacing wood-burning appliances in existing residential units shall comply with this chapter.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.70.040 Commercial installations.

All wood-burning appliances installed in new commercial buildings or wood-burning appliances being added to or replacing wood-burning appliances in existing commercial buildings shall comply with this chapter. Commercial buildings shall include, but not be limited to, hotels and restaurants.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.70.050 Gas fireplaces.

Gas fireplaces shall be exempt from this chapter. However, the conversion of a gas fireplace to burn wood shall constitute the installation of a wood-burning appliance and shall be subject to the requirements of the chapter.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.70.060 Unauthorized appliances prohibited.

No person shall install a wood-burning appliance that is not one of the following:

(1) A pellet-fueled wood heater;

(2) An EPA certified wood heater; or,

(3) A fireplace certified by the EPA, should the EPA develop a fireplace certification program.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

16.70.070 Additions, alterations or repairs.

A wood-burning appliance shall comply with this chapter, if:

(1) The appliance is reconstructed; and,

(2) Any of the following type of work is done, the cost of which exceeds five thousand dollars:

(A) Additions, alterations, or repairs to the appliance; or,

(B) Remodel or renovation work which requires opening up walls within twelve inches of the appliance.

(3) The amount set forth in subsection (2) shall be adjusted by the building official on an annual basis according to the increase in consumer price index in increments no less than one hundred dollars.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.70.080 Certification.

Any person who plans to install a wood-burning appliance must submit documentation to the building official demonstrating that the appliance is a pellet-fueled wood heater, or an EPA certified wood heater.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

18.70.090 Burning of specific materials prohibited.

It is unlawful to burn garbage, plastics, rubber, paints, solvents, oil, treated wood products, particle board, glossy or treated paper, coal, or any other material that produces noxious or toxic emissions when burned in a wood-burning fireplace.

(Ord. No. 2175, § 3(Att. 6), 2-18-2014)

1. Editor's note(s)—Ord. No. 2175, § 3(Att. 6), adopted Feb. 18, 2014, amended title 18 in its entirety to read as set out herein. Former title 18 pertained to similar subject matter. See Code Comparative Table for detailed inclusion of amended provisions. [↑](#footnote-ref-1)