

Article 9: Residential Building Regulations
(“Residential Building Regulations” added 7-31-2012 by O-20187 N.S.)

**Division 9: Additions and Modifications to Chapter 9
of the California Residential Code**

*(“Additions and Modifications to Chapter 9 of the
California Residential Code” added 7-31-2012 by O-20187 N.S.)*

§149.0901 Local Modifications and Additions to Chapter 9 “Roof Assemblies” of the California Residential Code

- (a) Chapter 9 of the California Residential Code is adopted by reference with additions and modifications pursuant to Sections 149.0103, 149.0105 and 149.0106 of the Land Development Code.
- (b) Sections R901.1, R902.2 through R905.6, and R905.9 through R906 are adopted by reference without change pursuant to Section 149.0103 of the Land Development Code.
- (c) Sections R902, R905.1, R905.7, R905.8, R907, and R908 are adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.

(“Local Modifications and Additions to Chapter 9 “Roof Assemblies” of the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)

(Amended 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)

§149.0902 Local Additions and Modifications to Section R902.1 “Roof Classification” of the California Residential Code

- (a) Section R902.1 is adopted by reference and modified by adding Section R902.1.4 as follows:
 - (1) R902.1.4 Roof Covering Materials. All newly constructed roofs shall be covered with a fire-retardant roof covering that is at least Class “A” and the roof classification shall be demonstrated based on the requirements in the California Residential Code.
 - (2) R902.1.4.1 The entire roof shall be covered with a fire-retardant roof covering that is at least Class “A” where a building addition is more than twenty-five percent of the original floor area of the building.

- (b) Section R902.2 is adopted by reference and modified by adding Sections R902.2.1 and R902.2.2 as follows:
 - (1) R902.2.1 Wood Shingles. Wood shingles are not permitted, except as provided in the California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0908.
 - (2) R902.2.2 Wood Shakes. Wood shakes are not permitted, except as provided in the California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0908.
- (c) Section R902.3 is adopted by reference and modified as follows: R902.3 Building integrated solar photovoltaic systems, Integrated solar photovoltaic systems that serve as the roof covering shall be listed and labeled for fire classification in accordance with UL 7103 for the fire classification determined in accordance with Section 149.0902(a) of the Land Development Code.
- (d) Section R902.4 is adopted by reference and modified as follows: R902.4 Rooftop mounted solar photovoltaic panels and modules. Rooftop mounted photovoltaic panels and modules installed on or above the roof covering shall be tested, listed and identified with a fire classification in accordance with UL 2703. Class A, B or C photovoltaic panel systems and modules shall be installed in areas designated by Section R902 of the California Residential Code, in jurisdictions designated by law as requiring their use or where the edge of the roof is less than 3 feet (914 mm) from a lot line. When located in the Very High Fire Hazard Severity Zone Map – Local Responsibility Areas adopted pursuant to Section 511.0301(a) of the San Diego Municipal Code, roof-top mounted photovoltaic panels and modules shall have a minimum fire classification rating of Class A.

(“Local Additions and Modifications to Section R902.1 “Roof Classification” of the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)

(Amended 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)

(Amended 4-9-2020 by O-21181 N.S.; effective 5-9-2020.)

(Amended 5-8-2023 by O-21642 N.S.; effective 6-7-2023.)

§149.0905 Local Additions and Modifications to Section R905 “Requirements for Roof Coverings” of the California Residential Code

Section R905 is adopted by reference and modified by adding Section R905.1.3 as follows: R905.1.3, Roof coverings shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

(“Local Additions and Modifications to Section R905 “Requirements for Roof Coverings” of the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Amended 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)

§149.0907 Local Additions and Modifications to Section R907 “Rooftop-Mounted Photovoltaic Panel Systems” of the California Residential Code

Section R907 is adopted by reference and modified as follows: R907.2 Fire Classification. Rooftop-mounted photovoltaic panel systems shall have the fire classification as required by Section 149.0902(a).

(“Local Additions and Modifications to Section R907 “Rooftop-Mounted Photovoltaic Panel Systems” of the California Residential Code” added 5-8-2023 by O-21642 N.S.; effective 6-7-2023.)

§149.0908 Local Additions and Modifications to Section R908 “Reroofing” of the California Residential Code

- (a) Section R908 is modified as follows: R908.1, General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 9 of the California Residential Code as adopted and amended by the City of San Diego.
- (b) Sections R908.1.1 through R908.1.2 are added as follows:
 - (1) R908.1.1, All replacements, alterations, or repairs shall be with a fire-retardant roof covering that is at least Class “A.”
 - (2) R908.1.2, The entire roof shall be a Class “A” roof assembly where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.
- (c) Sections R908.1.3 through R908.1.5 are added as follows:

- (1) R908.1.3, Wood shakes and shingles are prohibited throughout the roof where more than twenty-five percent of the total roof area is replaced, altered or repaired within any twelve month period.
- (2) R908.1.4, Wood shakes and shingles are not permitted, except as provided in California Historical Building Code Section 8-408 and San Diego Municipal Code Section 149.0908.
- (3) R908.1.5, No roof covering shall be applied over any existing wood shakes or wood shingles.

(“Local Additions and Modifications to Section R907 “Reroofing” of the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Renumbered from former Section 149.0907, retitled to “Local Additions and Modifications to Section R908 ‘Reroofing’ of the California Residential Code” and amended 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)