

Article 5: Building Regulations
(Added 12-9-1997 by O-18451 N.S.)

Division 1: Adoption and Applicability of the Building Regulations
(Added 12-9-1997 by O-18451 N.S.)

§145.0101 Purpose of the Building Regulations

- (a) The purpose of the Building Regulations is to establish minimum standards to safeguard health and safety, property, and public welfare, and to satisfy the purpose of the 2022 California Building Code as provided in Section 1.1.2 of the 2022 California Building Code.
- (b) The purpose of this section is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this section.

(Amended 9-24-2002 by O-19102 N.S.)

(Amended 4-8-2008 by O-19726 N.S.; effective 5-8-2008.)

(Amended 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.)

§145.0102 When the Building Regulations Apply

- (a) This article shall be known as the Building Regulations of the City of San Diego and regulates the construction, alteration, replacement, repair, maintenance, moving, removal, demolition, occupancy, and use of any privately owned building or structure or any appurtenances connected or attached to such buildings or structures within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the Building Code, and hydraulic flood control structures. The Building Regulations shall also apply to City-owned buildings.
- (b) Where in any specific case, different sections of the Building Regulations specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.

- (c) Wherever in the Building Regulations reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted as shown in Section 145.0107.
- (d) Administration and enforcement of the Building Regulations of The City of San Diego are regulated by the applicable provisions of Chapters 11 and 12 of the Land Development Code.

(Added 12-9-1997 by O-18451 N.S.; amended 12-6-1999 by O-18728 N.S.; effective 1-1-2000.)

(Amended 4-8-2008 by O-19726 N.S; effective 5-8-2008.)

§145.0103 Adoption of the California Building Code

- (a) The 2022 California Building Code, published by the California Building Standards Commission (BSC), and as amended by the State Department of Housing and Community Development (HCD 1, HCD 1/AC); the Division of the State Architect/Access and Compliance (DSA/AC); the California Department of Health Care Access and Information (OSHPD3); and the State Fire Marshal (SFM), is adopted by reference, except as otherwise provided in Chapter 14, Article 5 of the Land Development Code, Divisions 2 through 38. A copy of the 2022 California Building Code is on file in the office of the City Clerk as Document No. OO-21181-1.
- (b) When reference is made to the California Building Code, it shall be the 2022 California Building Code, California Code of Regulations Title 24, Part 2, as published by the California Building Standards Commission.
- (c) Each of the regulations, provisions, conditions, and terms of the 2022 California Building Code is made a part of Chapter 14, Article 5 as if fully set forth in this Article, except as otherwise provided in Divisions 2 through 38.
- (d) Numbering of Sections in Divisions 2 through 38 of this Article is cross referenced to Sections in the 2022 California Building Code.
- (e) The adoption of the 2022 California Building Code shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.
- (f) The Building Official is authorized to enforce only those amendments made by the following state agencies:

- (1) The Department of Housing and Community Development for accessibility in privately funded housing and all housing (HCD 1 and HCD 1/AC).
- (2) Division of the State Architect, Access Compliance for accessibility in commercial buildings and publicly funded housing (DSA/AC).
- (3) Office of the State Fire Marshal (SFM).
- (4) Office of Statewide Health, Planning and Development requirements for licensed clinics and any freestanding building under a hospital license where outpatient clinical services are provided (OSHPD3).
- (5) California Energy Commission energy efficiency standards (CEC).

(Retitled from "Adoption of the 1998 California Building Code" and amended 9-24-2002 by O-19102 N.S.)

(Retitled to "Adoption of the 2007 California Building Code" and amended 4-8-2008 by O-19726 N.S; effective 5-8-2008.)

(Retitled to "Adoption of the 2010 California Building Code" and amended 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Retitled to "Adoption of the California Building Code" and 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.)

145.0104 Portions of the California Building Code Not Adopted by the City of San Diego

The following portions of the 2022 California Building Code are not adopted by the City of San Diego:

- (a) Chapter 1, Division II "Scope and Administration," all portions with the exception of Section 104.11.
- (b) Chapter 15, Roof Assemblies and Rooftop Structures, Sections 1505.3, Class B Roof Assemblies, and 1505.4, Class C Roof Assemblies.
- (c) Chapter 29, Plumbing Systems.

(Retitled from "Portions of the 1998 California Building Code Not Adopted by the City of San Diego" and amended 9-24-2002 by O-19102 N.S.)

(Retitled to "Portions of the 2007 California Building Code Not Adopted by the City of San Diego" and amended 4-8-2008 by O-19726 N.S; effective 5-8-2008.)

(Retitled to “Portions of the 2010 California Building Code Not Adopted by the City of San Diego” and amended 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Retitled to “Portions of the California Building Code Not Adopted by the City of San Diego” and 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 7-20-2018 by O-20958 N.S.; effective 8-19-2018.)

(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.)

§145.0105 Modifications to the California Building Code Adopted by the City of San Diego

The following Sections or Subsections of the 2022 California Building Code are modified by the City of San Diego:

- (a) Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, Section 705A.4, Roof Gutters.
- (b) Chapter 12, Interior Environment, Section 1206, Sound Transmission, Section 1208.4, Efficiency Dwelling Units.
- (c) Chapter 15, Roof Assemblies and Rooftop Structures, Section 1505.1, General, Section 1505, Fire Classification, Section 1505.8, Building-integrated photovoltaic products, Section 1505.9, Rooftop mounted photovoltaic panel systems, Section 1510.7.1, Fire classification, Section 1507.8, Wood Shingles, Section 1507.9, Wood Shakes, and Section 1512.1, General.
- (d) Chapter 16, Structural Design, Section 1607.7.2, Fire Truck and Emergency Vehicles; Section 1612.3, Establishment of Flood Hazard Areas.
- (e) Chapter 18, Soils and Foundations, Section 1803.2, 1803.5 and 1803.6.
- (f) Appendix J, Grading, Sections J101.2 and Section J104.4.
- (g) Appendix P, Emergency Housing Section P103.2.1 Exception 1, P103.6 Lighting, Ventilation, and Heating, P106.1 General, Section P106.1.1 Tents, and Section P106.1.2 Membrane Structures.

(Retitled from “Modifications to the 1998 California Building Code Adopted by the City of San Diego” and amended 9-24-2002 by O-19102 N.S.)

(Retitled to “Modifications to the 2007 California Building Code Adopted by the City of San Diego” and amended 4-8-2008 by O-19726 N.S; effective 5-8-2008.)

(Amended 7-28-2009 by O-19885 N.S; effective 8-27-2009.)

(Retitled to “Modifications to the 2010 California Building Code Adopted by the City of San Diego” and amended 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)
(Retitled to “Modifications to the California Building Code Adopted by the City of San Diego” and 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 3-19-2019 by Emergency Ordinance O-21060 N.S.; effective 3-19-2019.)
(Amended 4-15-2019 by O-21064 N.S.; effective 5-15-2019.)
(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.)

§145.0106 Additions to the California Building Code Adopted by the City of San Diego

The following Sections and Subsections are added to the 2022 California Building Code by the City of San Diego:

- (a) Chapter 4, Motor Vehicle Occupancies, Section 406.2.1.1.
- (b) Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, Section 702A, Definitions, Section 703A.6.1, Alternative Materials, Designs or Methods, Section 703A.6.2, Modifications, Section 705A.4, Roof Gutters, Section 705A4.1, Drip Edge Flashing, Section 708A.2.1.1, Vinyl Window Reinforcing, and Section 711A.1, Spark Arrestors.
- (c) Chapter 12, Sound Transmission, Section 1206.6.
- (d) Chapter 15, Roof Assemblies and Rooftop Structures, Subsections 1505.1.5 and 1505.1.6, Section 1507.1.3 and Subsections 1512.1.1 through 1512.1.5.
- (e) Chapter 16, Structural Design, Section 1607.8.2, Fire Trucks and Emergency Vehicle Live Load and 1612.3, Flood Loads.
- (f) Chapter 17, Structural Tests and Special Inspections, Section 1704.3.1 item 6.
- (g) Chapter 18, Soils and Foundations, Section 1803 Geotechnical Investigations, Subsection 1803.2 exceptions 2 through 4; Sections 1803.2.1, 1803.2.2, 1803.2.3, 1803.5.11.1, 1803.5.11.2, 1803.5.13, 1803.5.13.1, 1803.5.13.2 and Table 145.1803.
- (h) Chapter 32, Encroachments into the Public Right-of-Way, Section 3203 Entrance Canopies, Subsections 3203.1 through 3203.6.

- (i) Chapter 33, Safeguards During Construction, Section 3315, Demolition and Removal Regulations.
- (j) Appendix P, Emergency Housing, Subsection P103.2.1 Exception 2, Subsections P106.2 through P106.7, Section P111 Emergency Housing Lighting and Ventilation Requirements, Subsections P111.1 and P111.2, Section P112 Emergency Housing Fire and Life Safety Requirements, Subsections P112.1 through P112.13, and Section P113 Emergency Housing Alternatives and Modifications, Subsection P113.1.

(Retitled from “Additions to the 1998 California Building Code Adopted by the City of San Diego” and amended 9-24-2002 by O-19102 N.S.)

(Retitled to “Additions to the 2007 California Building Code Adopted by the City of San Diego” and amended 4-8-2008 by O-19726 N.S; effective 5-8-2008.)

(Amended 7-28-2009 by O-19885 N.S; effective 8-27-2009.)

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(Retitled to “Additions to the California Building Code Adopted by the City of San Diego” and 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 3-19-2019 by Emergency Ordinance O-21060 N.S.; effective 3-19-2019.)

(Amended 4-15-2019 by O-21064 N.S.; effective 5-15-2019.)

(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.)

§145.0107

Adoption of Appendices to the California Building Code

The following Appendix Chapters of the 2022 California Building Code are adopted by the City of San Diego:

- (a) Appendix chapters specifically amended by a State agency listed in Section 145.0103 and identified in the adoption matrices of the 2022 California Building Code.
- (b) Appendix Chapter C, Group “U” Agricultural Buildings.
- (c) Appendix Chapter I, Patio Covers.
- (d) Appendix Chapter J, Grading.
- (e) Appendix L, Earthquake Recording Instrumentation excluding amendments by OSHPD.

(f) Appendix P, Emergency Housing.

(Retitled from "Adoption of Appendices to 1998 California Building Code" and amended 9-24-2002 by O-19102 N.S.)

(Retitled to "Adoption of Appendices to the 2007 California Building Code" and amended 4-8-2008 by O-19726 N.S; effective 5-8-2008.)

(Retitled to "Adoption of Appendices to the 2010 California Building Code" and amended 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Retitled to "Adoption of Appendices to the California Building Code" and amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)

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(Amended 3-19-2019 by Emergency Ordinance O-21060 N.S.; effective 3-19-2019.)

(Amended 4-15-2019 by O-21064 N.S.; effective 5-15-2019.)

(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.)