

Article 9: Residential Building Regulations

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

**Division 3: Additions and Modifications to Chapter 3
of the California Residential Code**

*(“Additions and Modifications to Chapter 3 of the
California Residential Code” added 7-31-2012 by O-20187 N.S.)*

§149.0301 Local Additions to Chapter 3 “Building Planning” of the California Residential Code

- (a) Chapter 3 of the California Residential Code is adopted by reference with additions pursuant to Sections 149.0103 and 149.0106 of the Land Development Code.
- (b) Sections R302 through R308, R310 through R318, R321, R323, R325 through R336, R338 and R340 are adopted by reference without change pursuant to Section 149.0103 of the Land Development Code.

(“Local Additions to Chapter 3 “Building Planning” 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.)

§149.0302 Local Modifications and Additions to Section R301.2 “Climatic and Geographic Design Criteria”

- (a) Section R301.2 of the California Residential Code is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.
- (b) Section R301.2 is adopted with modifications as follows. Buildings shall be constructed in accordance with the provisions of the California Residential Code as limited by the provisions of Section R301. Additional criteria are outlined in Table 149.0302 of the Land Development Code.
- (c) Table R301.2(1) “Climate and Geographic Design Criteria” of the California Residential Code is not adopted pursuant to Section 149.0104 of the Land Development Code.

Table 149.0302				
Wind Design		Seismic Design Category	Termite	Flood Hazards
Speed (Mph)	Topographic Effects			
95	B	D ₂	Severe per Fig R301.2(3)	Section §143.0145

*(“Local Modifications and Additions to Section R301.2 “Climatic and Geographic Design Criteria” added 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)
(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.)*

§149.0309 Local Additions to Section R309 “Garages and Carports”

- (a) Section R309.3 Flood Hazard areas is adopted with additions and modifications pursuant to Section 149.0105 and Section 149.0106 of the Land Development Code. Section R309.3 is amended as follows: R309.3 Flood Hazard Areas. Garages and carports located in flood hazard areas established by Table 149.0302 shall be constructed in accordance with Section 143.0145.
- (b) Section R309.4 is adopted with additions and modifications pursuant to Sections 149.0105 and 149.0106 of the Land Development Code. Section R309.4.1 is added as follows: R309.4.1, Backup power for automatic garage door openers. Where residential garages are equipped with automatic garage door openers, the residential automatic garage door opener shall include a battery backup function that is designed to operate in a manner so that the automatic garage door opener is operational without interruption during an electrical outage.

*(“Local Additions to Section R309 “Garages and Carports” added 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.)*

§149.0319 Local Modifications to Section R319.1 “Address Identification” of the California Residential Code

Section R319.1 of the California Residential Code is adopted as amended in San Diego Municipal Code Section 95.0209 for building addressing requirements for the City of San Diego.

*(“Local Modifications to Section R319.1 “Address numbers” of the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)
(Retitled to “Local Modifications to Section R319.1 ‘Address Identification’ of the California Residential Code” and amended 4-9-2020 by O-21181 N.S.; effective 5-9-2020.)*

§149.0320 Local Additions to Section R320 “Accessibility” of the California Residential Code

Section R320 of the California Residential Code is adopted with additions pursuant to Section 149.0106 of the San Diego Municipal Code. Section R320.2 is added as follows: R320.2 Projects seeking incentives under the Voluntary Accessibility Program shall comply with the building standards in Chapter 14 Article 5 Division 40 of the San Diego Municipal Code as applicable.

(“Local Additions to Section R320 “Accessibility” of the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

§149.0322 Local Modifications and Additions to Section R322 “Flood Resistant Construction” of the California Residential Code

Section R322.1 is modified as follows pursuant to Section 149.0105 of the Land Development Code: R322.1 General. Structures constructed in whole or in part in flood hazard areas (including A or V Zones) as established in Table Section 149.0302 shall be designed and constructed in accordance with the provisions contained in this section. Structures located in whole or in part in identified floodways shall be designed and constructed in accordance with ASCE24. For additional regulations for construction in special flood hazard areas see Sections 143.0145 and 143.0146 of the Land Development Code.

(“Local Modifications and Additions to Section R322 ‘Flood Resistant Construction’ of the California Residential Code” added 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)

§149.0324 Local Modifications and Additions to Section R324 “Solar Energy Systems” of the California Residential Code

- (a) Section R324.4.2 is modified as follows pursuant to Section 149.0105 of the Land Development Code: R324.4.2, Fire classification. Rooftop-mounted photovoltaic panel systems shall have the same fire classification required in Section 149.0902(a).
- (b) Section R324.5.2 is modified as follows pursuant to Section 149.0105 of the Land Development Code: R324.5.2, Fire classification. Building-integrated photovoltaic systems shall have the same fire classification required in Section 149.0902(a).

(“Local Modifications and Additions to Section R324 ‘Solar Energy Systems’ of the California Residential Code” added 4-9-2020 by O-21181 N.S.; effective 5-9-2020.)

§149.0331 Local Addition of Section R331 “Structural Tests and Special Inspections” to the California Residential Code

Section R331 is added to the California Residential Code Building Code pursuant to Section 149.0106 of the San Diego Municipal Code as follows: R331 Structural Tests and Special Inspections. When structural tests and special inspections are required due to the methods of construction, the tests and inspections shall be performed and documented as is required in Chapter 17 of the California Building Code.

(“Local Addition of Section R329 “Structural Tests and Special Inspections” to the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Renumbered from former Section 149.0329 to Section 149.0331, retitled from “Local Addition of Section R329 “Structural Tests and Special Inspections” to the California Residential Code” to “Local Addition of Section R331 “Structural Tests and Special Inspections” to the California Residential Code” and amended 5-8-2023 by O-21642 N.S.; effective 6-7-2023.)

§149.0332 Local Addition of Section R332 “Encroachments Into The Public Right-Of-Way” to the California Residential Code

Section R332 is added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code as follows: R332 Encroachments into the Public Right-Of-Way. Encroachments into the Public Right-of-Way shall comply with the standards in Chapter 32 of the California Building Code as adopted and amended Section 145.3203 of the Land Development Code. The City Engineer may require a Right-Of-Way Permit for the construction of an encroachment in accordance with the authority granted in Section 129.0702 of the Land Development Code.

(“Local Addition of Section R331 ‘Encroachments Into The Public Right-Of-Way’ to the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Renumbered from former Section 149.0331, retitled from “Local Addition of Section R331 ‘Encroachments Into The Public Right-Of-Way’ to the California Residential Code” to “Local Addition of Section R332 ‘Encroachments Into The Public Right-Of-Way’ to the California Residential Code,” and amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)

§149.0333 Local Addition of Section R333 “Safeguards During Construction” to the California Residential Code

Section R333 is added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code as follows: R333 Safeguards During Construction. Provisions for safety during construction and the protection of adjacent public and private properties shall be governed by the requirements of Chapter 33 of the California Building Code as adopted and amended by the City of San Diego in Land Development Code Section 145.3303.

(“Local Addition of Section R332 ‘Safeguards During Construction’ to the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Renumbered from former Section 149.0332, retitled from “Local Addition of Section R332 ‘Safeguards During Construction’ to the California Residential Code” to “Local Addition of Section R333 ‘Safeguards During Construction’ to the California Residential Code,” and amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)

§149.0337 Local Additions and Modifications to Section R337 “Materials and Methods for Exterior Wildfire Exposure” of the California Residential Code

- (a) Section R337 of the California Residential Code is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code.
- (b) Section R337.2 is adopted by reference with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code as follows: High Fire Hazard Severity Zones shall mean the Very High Fire Hazard Severity Zones as designated on a map titled “City of San Diego Fire Hazard Severity Zone Map” adopted pursuant to Section 511.4904 (a) of the San Diego Municipal Code.
- (c) Section R337.3.6 is adopted with additions pursuant to Section 149.0106 of the Land Development Code. Sections R337.6.1 and R337.3.6.2 are added as follows:
 - (1) R337.3.6.1, Alternative Materials, Designs or Methods of Construction. The Building Official may approve the use of alternative materials, designs or methods of construction pursuant to Section 129.0109 of the Land Development Code.
 - (2) R337.3.6.2, Modifications. The Building Official may modify the provisions of Section R337 of the California Residential Code for site specific conditions in accordance with Section 129.0104(a)(5) of the Land Development Code. When required by the Building Official, a fire protection plan shall be submitted in accordance with the California Fire Code, Chapter 49.
- (d) Section R337.5 is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code:
 - (1) Section R337.5.4 is modified as follows: R337.5.4, Roof Gutters and Downspouts. Roof gutters shall be constructed to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of noncombustible materials.
 - (2) Section R337.5.5 is added as follows: R337.5.5, Drip Edge Flashing. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.

- (e) Section R337.8 is adopted with modifications and additions pursuant to Sections 149.0105 and 149.0106 of the Land Development Code. Section R337.8.2.1.1 is added as follows: R337.8.2.1.1, Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/ NWWDA 101/I.S.2 structural requirements.
- (f) Section R337.11 is added pursuant to Section 149.0106 of the Land Development Code as follows: R337.11, Spark Arrester. All structures having any chimney, flue, or stovepipe shall be equipped with an approved spark arrester if the chimney, flue, or stovepipe is attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment or device.

(“Local Additions and Modifications to Section R327 “Definitions” of the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Retitled from “Local Additions and Modifications to Section R327 “Definitions” of the California Residential Code” to “Local Additions and Modifications to Section R327 ‘Materials and Methods for Exterior Wildfire Exposure’ of the California Residential Code” and amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)

(Renumbered from former Section 149.0327, retitled to “Local Additions and Modifications to Section R337 ‘Materials and Methods for Exterior Wildfire Exposure’ of the California Residential Code” and 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.)

(Amended 7-31-2025 by O-21992 N.S.; effective 8-30-2025.)

§149.0341 Local Addition of Section R341 “Sound Transmission Control” to the California Residential Code

Section R341 is added to the California Residential Code pursuant to Section 149.0106 of the Land Development Code as follows: R341 Sound Transmission Control. Wall and floor-ceiling assemblies separating dwelling units from each other and from public or service areas such as interior corridors, garages, and mechanical spaces shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies, in compliance with Section 1206 of the California Building Code. For additional noise regulations limiting the intrusion of exterior noise into buildings based on land use standards, see Chapter 13, Article 2, Division 15 of the Land Development Code.

(“Local Addition of Section R333 ‘Sound Transmission Control’ to the California Residential Code” added 7-31-2012 by O-20187 N.S.; effective 8-30-2012.)

(Renumbered from former Section 149.0333, retitled from “Local Addition of Section R333 ‘Sound Transmission Control’ to the California Residential Code” to “Local Addition of Section R334 ‘Sound Transmission Control’ to the California Residential Code and amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)

(Renumbered from former Section 149.0334, retitled to “Local Addition of Section R341 ‘Sound Transmission Control’ to the California Residential Code and amended 1-18-2018 by O-20897 N.S.; effective 2-17-2018.)

(Amended 8-5-2024 by O-21859 N.S.; effective 9-4-2024.)