Building Regulations

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Planning and Building Department

County of San Mateo • California

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

BUILDING REGULATIONS

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DIVISION VII. BUILDING REGULATIONS

CHAPTER 1. GENERAL PROVISIONS APPLICABLE TO DIVISION

SECTIONS:

SECTION 9000. NON-LIABILITY OF COUNTY, OFFICER, OR EMPLOYEE
SECTION 9001. NO AUTHORITY TO VIOLATE PROVISIONS OF THIS DIVISION
SECTION 9002. VIOLATION – A PUBLIC NUISANCE
SECTION 9003. BUILDING PERMITS – IMPROVEMENTS OF STREETS
SECTION 9004. BUILDING PERMITS – PARKING AND STORAGE LOTS

SECTION 9000. NON-LIABILITY OF COUNTY, OFFICER, OR EMPLOYEE. The provisions of this Division relating to the issuance of permits and certificates of inspection as hereinafter provided for shall not impose any liability or responsibility for personal injuries, loss of life, or property damage upon the County, its officers, or employees, by reason of the issuance of any such permit or certificate of inspection, by reason of the manner in which the work authorized by any such permit is performed, or by reason of the type of materials used in performing such work.

SECTION 9001. NO AUTHORITY TO VIOLATE PROVISIONS OF THIS DIVISION. The issuance or granting of any permit hereinafter provided for in this Division shall not be deemed or construed to be a permit for, or approval of any violation of the provisions of this Division. No permit purporting to give authority to violate, or cancel the provisions of this Division shall be valid.

SECTION 9002. VIOLATION – A PUBLIC NUISANCE. Any improvement or installation made in violation of the terms and provisions of Chapters 2, 3, 4, or 5 of this Division is hereby determined to be and shall constitute a public nuisance and the maintenance and operation of such improvement or installation may be abated in a civil action instituted by the County Counsel. Violations under Chapter 6 of this Division are provided for in Article 7 of that Chapter.

SECTION 9003. BUILDING PERMITS – IMPROVEMENTS OF STREETS.

1. Definitions

    a. New Dwelling. For the purposes of this section, “new dwelling” shall mean:

        (1) Any residence moved onto or constructed on a parcel of land not otherwise developed with a dwelling which has been permitted in accordance with County building regulations.

        (2) Any conversion from a non-residential use to a residential use.

(3) Any additions, alterations, or repairs within any 12-month period which exceeds 50 percent (50%) of the value of the existing building or structure.

b. Publicly Maintained Road. Any road maintained by a public entity, such as the County of San Mateo or CalTrans regardless of the type of road. A publicly maintained road may include, but is not limited to, a dirt road or a gravel road.

c. Non-Publicly Maintained Road. Any private road, or any road not maintained by a public entity, such as the County of San Mateo or CalTrans, regardless of ownership which is shown on a recorded map. A public entity may have an ownership interest in a road that is not publicly maintained.

2. Road Improvements in Urban Areas

The following requirements shall apply when a building permit is sought for any new dwelling, or commercial or industrial structure, to be constructed on lands designated for urban land use on the Urban Land Use Maps, at pages 8.1M through 8.5M of the San Mateo County General Plan, or on lands designated within a rural service center on the Rural Service Centers Map, at page 9.3M of the San Mateo County General Plan.

Prior to the issuance of a building permit, the Director of Public Works shall determine whether the property fronts and is served by a publicly maintained road or a non-publicly maintained road.

a. Non-Publicly Maintained Roads

If the property to be developed fronts and is to be served by a non-publicly maintained road, the permittee shall, as a condition to the issuance of the building permit, design and construct adequate paved access including adequate storm drainage facilities as approved by the Department of Public Works, in accordance with the policy of the Board of Supervisors, fronting permittee's property to the nearest publicly maintained road and dedicate necessary street rights-of-way.

b. Publicly Maintained Roads

Prior to the issuance of a building permit, owner shall dedicate necessary rights-of-way and construct County Standard Road Improvements adjacent to owner's property.

3. Road Improvements in Rural Areas (except the Skyline Area)

The following requirements shall apply when a building permit is sought for any new dwelling, or commercial or industrial structure, to be constructed on lands designated for rural land uses on the Rural Land Use Map, at page 9.2M of the San Mateo County General Plan, with the exception of the Skyline Area.

Prior to the issuance of a building permit, the Director of Public Works shall determine whether the property fronts and is served by a publicly maintained or a non-publicly maintained road.

a. Non-Publicly Maintained Roads

If the property fronts and is to be served by a non-publicly maintained road, the permittee shall, as a condition of issuance of a building permit, design and construct safe and adequate access, including adequate storm drainage facilities, as approved by the Department of Public Works in accordance with the policy of the Board of Supervisors, fronting permittee's property and from permittee's property to the nearest publicly maintained road. For purposes of this subsection, "safe and adequate access" shall mean a minimum of a sixteen-foot (16') travel surface of Class II aggregate (minimum 6" base), with one-foot (1') shoulders and provision for surface drainage. Such improvements may be modified, as deemed appropriate by the Director of Public Works, in accordance with the County's Creative Road Design Guide.

b. Publicly Maintained Roads

There shall be no requirement to improve a publicly maintained road as a condition of a building permit. Dedication of road right-of-way may be required.

4. Skyline Area

Prior to the issuance of a building permit for the construction of a new residence in all zoning districts within the Skyline Area, as defined in Section 6102.71.7, Chapter 1, Part One, Division VI, San Mateo County Ordinance Code, the Director of Public Works shall certify that the proposed site is adjacent to and served by roads which are adequate to serve the residence, and shall require road improvements in accordance with Part Five of Division VI of the Ordinance Code.

5. Right of Appeal

In cases where there are extraordinary conditions affecting the property, the Planning Commission shall have the right to modify the strict application of this section. In such cases, the applicant shall request a public hearing before the Planning Commission, and if, after such public hearing, the Commission finds that

by following the strict application an extraordinary hardship or damage will be imposed upon the applicant, then the provisions hereof may be modified, in harmony with the general purpose and objectives hereof and in a manner that will protect the public health, safety, and welfare of the people of the County of San Mateo.

The decision of the Planning Commission may be appealed to the Board of Supervisors by any person adversely affected by such decision by filing a notice of said appeal with the Planning Commission within ten days after the action by the Commission is taken. The Board shall proceed to hear and determine the matter de novo as if no other hearing has been held.

SECTION 9004. BUILDING PERMITS – PARKING AND STORAGE LOTS.

1. A building permit will be required to develop a parcel or portion of a parcel for the purpose of parking or storing automobiles, trucks, trailers, recreational vehicles, boats, tractors, buses, motorcycles, containerized freight storage boxes, wooden pallets, fish/crab traps and associated gear, and other similar equipment.

2. Plans shall be submitted for such developed areas and shall include the design of the developed area drawn to 1/8-inch per foot scale. Such plans shall also include, but not necessarily be limited to, the location of parking areas, maneuvering areas, curb cuts, landscaping, retaining walls, drainage, fences, gates, lighting, and other improvements. The building permit shall not be issued until such parking plans have been approved by the Community Development Director, the Fire Authority and/or other appropriate departments and agencies. No final approval of the building permit shall occur until all applicable departments and agencies have provided their written approval.

CHAPTER 2. UNIFORM CONSTRUCTION ADMINISTRATION CODE

ARTICLE 1. TITLE, PURPOSE, SCOPE, AND GENERAL PROVISIONS

SECTIONS:

SECTION 9010. TITLE
SECTION 9011. PURPOSE
SECTION 9012. SCOPE
SECTION 9013. CONFLICTING PROVISIONS
SECTION 9014. SEVERABILITY
SECTION 9015. VIOLATIONS AND PENALTIES
SECTION 9016. ALTERNATIVE MATERIALS, METHODS, AND STANDARDS
SECTION 9017. TESTS
SECTION 9018. DEFINITIONS

SECTION 9010. TITLE. This Chapter shall be known as the "Uniform Construction Administration Code of San Mateo County" for the administration and enforcement of the California Building Code, the California Residential Code, the California Building Code for Abatement of Dangerous Buildings, Uniform Building Security Code, Uniform Sign Code, California Plumbing Code, Uniform Swimming Pool-Spa and Hot Tub Code, Uniform Solar Energy Code, California Mechanical Code, and California Electrical Code, commonly known as the "Construction Codes." This code will be referred to hereafter as "this code."

SECTION 9011. PURPOSE. The purpose of this code is to provide uniform administration and enforcement of the California Building Code, California Residential Code, Uniform Dwelling Construction Code, California Building Code for Abatement of Dangerous Buildings, Uniform Building Security Code, Uniform Sign Code, California Plumbing Code, Uniform Swimming Pool-Spa and Hot Tub Code, California Electrical Code, and supplements and appendices thereto, hereinafter referred to jointly as the "Construction Codes," and shall be applicable in the unincorporated areas of San Mateo County.

SECTION 9012. SCOPE. The provisions of this code and of the construction codes referred to herein shall apply to the construction, alteration, moving, demolition, repair, and use of any building, structure, manufactured home, mobile home or trailer and the equipment therein, in the unincorporated areas of San Mateo County. Said provisions do not apply to buildings or structures located primarily in a public way, public utility towers and poles, hydraulic flood control and drainage structures and similar works and equipment nor to structures exempted from local zoning and building regulations pursuant to Sections 53090 and 53091 of the California Government Code.

SECTION 9013. CONFLICTING PROVISIONS. Where a conflict exists between provisions of this code, the construction codes, or other applicable laws, rules, or

regulations, that provision shall govern which is more restrictive, imposing the higher standard of safety.

SECTION 9014. SEVERABILITY. If any provision of this Chapter or the application of such provision to any person or circumstances shall be held invalid, the remainder of this Chapter, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby.

SECTION 9015. VIOLATIONS AND PENALTIES.

1. It shall be unlawful for any person, firm, or corporation to erect, install, construct, enlarge, alter, repair, move, improve, remove, replace, convert, equip, use, occupy, maintain or demolish any building, structure or equipment therein regulated by this code or the construction codes, or cause the same to be done, contrary to or in conflict with or in violation of any of the provisions of said code or codes.

2. Any person, firm, or corporation violating any of the provisions of this code or the construction codes shall be deemed guilty of a misdemeanor as provided in Title 1, Chapter 1.08, Section 1.08.010 of the San Mateo County Ordinance Code. A Stop Work Notice will be posted at the address of the violation(s), and a $500.00 per day fine will be applied to the owner(s) and/or the address in violation. The Community Development Director and/or the Building Official may reduce this fine to zero if the owner(s) in violation apply(ies) for their permit(s) within ten (10) business days after the Stop Work Notice has been posted.

SECTION 9016. ALTERNATIVE MATERIALS, METHODS, AND STANDARDS. The provisions of this code and the construction codes are not intended to prevent the use of alternative materials, methods, or standards not specifically mentioned therein so long as such alternative material, method, or standard has been approved by the County Building Official or the Board of Building Permit Appeals.

The County Building Official or the Board of Building Permit Appeals may approve such proposed alternative provided he finds that the material, method, standard, design, or work proposed is, for the purpose intended, at least the equivalent of that prescribed in this code and the construction codes in quality, strength, effectiveness, fire resistance, durability and safety.

The Building Official or the Board of Building Permit Appeals shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the proposed alternative material, method, or standard.

SECTION 9017. TESTS. Whenever there is insufficient evidence of compliance with this code or the construction codes, or evidence that any material or construction does not conform with their requirements, the Building Official may require tests as proof of

compliance to be made at the expense of the owner, supplier, or manufacturer, or their agents.

Test methods shall be as specified by this code or the construction codes or by nationally recognized test standards. If there are no recognized and accepted test methods for the proposed alternative material, method, or standard, the Building Official shall determine the test procedures.

All tests shall be made by an approved agency as determined by the Building Official. Reports of such tests shall be retained for a period of not less than two years.

SECTION 9018. DEFINITIONS. Whenever any of the following names or terms occurs is used in the California Building Code, or San Mateo County Ordinance Code, such name or term shall have the following meaning:

"Accessory Building": A detached subordinate building, the use of which is appropriate, and customarily incidental to that of the main building or to the main use of the land, and which is located on the same lot with the main building or use.

"Approved Testing Laboratory": Laboratories that have been approved by the Environmental Protection Agency (EPA) or other recognized agencies for the testing of wood burning appliances.

"Bedroom": A bedroom, or room designed for sleeping purposes shall be a minimum of seventy (70) square feet and shall be not less than seven (7) feet in any direction. A study, sewing room, sitting room, office, den, or similar room shall be considered a bedroom or room designed for sleeping purposes if it contains a closet, alcove, indentation, or wing wall which creates an area greater than twelve (12) inches in depth.

"Catalytic": A wood burning appliance equipped with a device coated with platinum, palladium, or other rare metal located in the combustion chamber of a wood burning appliance designed to cause relatively complete combustion at lower than normal temperatures.

"City of _____": Shall mean the County of San Mateo or the unincorporated territory of the County of San Mateo, as the text may require.

"City Council": Shall mean the Board of Supervisors of the County of San Mateo.

"EPA": United States Environmental Protection Agency.

"EPA Certified Wood Heater": 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 and includes EPA certified wood heater inserts.

"EPA Phase II Limits": 7.5 grams particulate per hour for non-catalytic wood burning appliances or 4.1 grams particulate per hour for catalytic wood burning appliances.

"Fireplace": 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 ration greater than or equal to 35 to 1.

"Gas Fireplace": Any devices designed to burn natural gas or propane having the appearance of a wooden log and used and vented inside a fireplace.

"Kitchen": Any room used, or intended, or designed to be used for cooking and preparing of food. Rooms which contain appliances or equipment such as microwave ovens, gas or electric cook tops or ovens, toaster ovens and similar appliances shall constitute a room or area, intended or designed as a kitchen.

"Masonry Fireplace": Shall be defined as a fire chamber of solid masonry units such as bricks, stones, or masonry units constructed on a foundation and provided with a suitable chimney.

"New Construction": Construction of new structures and new additions to existing structures.

"Pellet-Fueled Wood Heater": Any wood heater that operates on wood pellets.

CHAPTER 2. UNIFORM CONSTRUCTION ADMINISTRATION CODE

ARTICLE 2. ORGANIZATION AND ENFORCEMENT

SECTIONS:

SECTION 9020. BUILDING OFFICIAL
SECTION 9021. POWERS AND DUTIES OF THE BUILDING OFFICIAL
SECTION 9022. EXISTING BUILDINGS

SECTION 9020. BUILDING OFFICIAL. The term "Building Official" shall refer to the Director of Planning and Building Department who may delegate the administration and the responsibilities of the Building Inspection Section to the Building Inspection Manager and other inspectors and technicians as determined necessary. Wherever this code or the construction codes use the terms "Administrative Authority," "Authority Having Jurisdiction," "Responsible Official," "Chief Inspector," "Floodplain Administrator," they shall be construed to mean "Building Official" as defined herein.

SECTION 9021. POWERS AND DUTIES OF THE BUILDING OFFICIAL. The responsibilities of the Building Official are as follows:

1. The Building Official is hereby authorized and directed to enforce all the provisions of this code and the construction codes within the unincorporated areas of San Mateo County.

2. Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the Building Official or authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition which makes such building or premises unsafe, dangerous, or hazardous, the Building Official or authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Building Official; provided that if such building or premises be occupied, proper credentials shall first be presented and entry demanded; and if such building or premises be unoccupied, shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and demand entry. If such entry is refused, the Building Official or authorized representative shall have recourse to every remedy provided by law to secure entry.

   No owner or occupant or any other person having charge, care, or control of any building or premises shall fail or neglect, after proper demand is made as herein provided, promptly to permit entry therein by the Building Official or authorized representative for the purpose of inspection and examination pursuant to this code. Any person violating this subsection shall be guilty of a misdemeanor.

3. Whenever any building work or installation work is being done contrary to the provisions of this code and the construction codes, the Building Official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such to be done, and any such persons shall forthwith stop such work until authorized by the Building Official to proceed therewith.

   If the person or occupant or any other person having charge, care, or control of any building or premises to whom the Stop Work Order is directed fails to comply therewith, the Building Official may:

   a. Request that the Board of Supervisors direct the County Counsel to seek appropriate civil remedies to ensure compliance.

   b. Request that the District Attorney prosecute said person for a misdemeanor for violation of this code or the construction codes.

4. Whenever any building or structure or equipment therein regulated by this code is being used contrary to the provisions thereof, the Building Official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person responsible for such use. Such person shall discontinue the use within ten (10) days after receipt of such notice or cause the structure, or portion thereof, to comply with the requirements of said codes.

5. The Building Official or authorized representative shall have the authority to disconnect or order discontinuance of any utility service or energy supply to buildings, structures, electrical power poles, or equipment therein regulated by this code in cases of emergency, unauthorized use, or where necessary for safety to life and property. Such utility service shall be discontinued until the equipment, appliances, devices, piping, or wiring found to be defective or defectively installed are removed or restored to a safe condition.

6. Neither the County of San Mateo Building Official nor authorized representative shall be liable for any damages or injuries accruing to persons or property including death, as a result of any act or omission by the Building Official or authorized representative, whether or not negligent in the discharge of duties under this code.

7. The Building Official may request, and shall receive so far as may be necessary in the discharge of duties, the assistance and cooperation of other officials and officers of public and private utilities.

8. The Building Official shall keep a permanent, accurate account of all fees and other monies collected and received under this code, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.

SECTION 9022. EXISTING BUILDINGS. The following provisions shall govern additions, alterations, repairs, and changes of use or occupancy in existing buildings:

1. For the purpose of this section, the term "building or structure" shall include any heating, cooling, ventilating, or similar mechanical equipment or system, any electrical equipment or system, plumbing equipment or system, swimming pools, spas, decks, mobile homes, recreational vehicles, trailers, agricultural buildings, or accessory structures governed by this code.

2. Any addition, alteration, or repair to, of change of use of, or change of occupancy in a building or structure shall comply with the provisions for new buildings and structures set out in the code, except as may otherwise be provided in this section and in the California Building Standards Code, latest adopted edition. There shall be no additional permit required to meet the specifications and requirements set forth in the Individual Wastewater Treatment and Disposal System Ordinance contained in Division VII, Chapter 4, Section 9300 unless the additions, alterations, repairs, or change of use of the property (1) involve the adding of one or more bedrooms to a structure that is connected to an on-site wastewater treatment and disposal system, or (2) the additions, alterations, or repairs change the existing on-site wastewater treatment and disposal system, or the additions, alterations, or repairs within any 12-month period from the date of completion of any permit exceeding fifty percent (50%) of the value of an existing building or structure as determined by the Building Official (see also Section 9114).

3. When additions, alterations, or repairs within any 12-month period from the date of completion of any permit exceed fifty percent (50%) of the value of an existing building or structure, as determined by the Building Official, such building or structure shall be made in its entirety to conform with the requirements for new buildings or structures, including any requirements of the fire department or district (see also Section 9114).

4. Additions, alterations and repairs exceeding 25 percent (25%) but not exceeding 50 percent of the value of the existing building or structure and complying with the requirements for new buildings or structures may be made to such building or structure within a 12-month period without making the entire building or structure comply. The new construction shall conform with the requirements of the construction codes for a new building of like area, height, use and occupancy.

5. Structural additions, alterations, and repairs to any portion of an existing building or structure shall comply with all requirements for new buildings or structures; except that such structural additions, alterations, or repairs, when determined by the Building Official to be minor, may be made with the same material of which the building or structure is constructed. This section shall not apply to the installation or replacement of glass in hazardous locations.

6. Alterations or repairs, not exceeding 25 percent (25%) of the value of an existing building or structure, which are non-structural and do not affect any member or part of the building or structure and which meet fire resistance standards, may be made with the same materials of which the building or structure is constructed. This section shall not apply to the installation or replacement of glass in hazardous locations.

7. Not more than 25 percent (25%) of the roof covering of any building or structure shall be replaced in any 12-month period unless the new roof covering is made to conform with the requirements for new buildings.

   EXCEPTION 1: Roof covering on existing buildings or structures shall not be required to comply with Section 9113 when determined by the Building Official to create a hardship due to structural restraints.

8. Buildings or structures in existence at the time of the passage of this code may continue in their existing occupancy, if such use or occupancy was legal at the time of passage, provided such continued use is not dangerous to life or property.

9. No change in the character of occupancy or use of a building or structure shall be made without a Certificate of Occupancy. The Building Official may issue a Certificate of Occupancy without certifying that the building complies with all the provisions of these codes so long as he or she finds to do so will not endanger life.

10. All buildings or structures, both existing and new, and all parts thereof shall be maintained in a safe and sanitary condition. All devices or safeguards, which are required by the construction codes in a building or structure when erected, altered, or repaired, shall be maintained in a good working order. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures.

11. Any building or structure, including mobile homes, and factory built homes moved into or relocated on existing parcels or to a new parcel within those areas of San Mateo County within the jurisdiction of the Building Official shall meet standards required by this code for new buildings or structures. Permits for manufactured homes may be denied if more than ten (10) years has elapsed between the date of manufacture and the date of application for a permit to install the manufactured home.

NOTE: Nothing in this section shall be considered to exempt a structure from any zoning requirements specified in any other sections of the County Ordinance Codes.

CHAPTER 2. UNIFORM CONSTRUCTION ADMINISTRATION CODE

ARTICLE 3. PERMITS

SECTIONS:

SECTION 9025. PERMIT REQUIREMENT
SECTION 9026. WORK EXEMPTED FROM PERMITS
SECTION 9027. APPLICATION PROCEDURE
SECTION 9028. APPLICATION EXPIRATIONS
SECTION 9029. PLANS AND OTHER DATA
SECTION 9030. MECHANICAL, ELECTRICAL AND PLUMBING PERMITS
SECTION 9031. EFFECT OF ISSUANCE – VALIDITY
SECTION 9032. EXPIRATION
SECTION 9033. TERM OF PERMITS
SECTION 9034. SUSPENSION AND REVOCATION

SECTION 9025. PERMIT REQUIREMENT.

1. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, keep, maintain, or demolish a building, structure, accessory structure, wine cave, freight container, manufactured home, mobile home, trailer, recreational vehicle, or make any installation, alteration, or improvement to the electrical, plumbing, or mechanical system in a building or on a parcel, or cause the same to be done, without first obtaining the prescribed permits for each such building or structure from the Building Official.

2. No person, firm, or corporation shall install or construct in any new or existing residential structure, mobile home, manufactured home, accessory building, garage, barn, stable, hotel, motel, bed and breakfast, commercial or industrial building or additions to the foregoing, any wood burning fireplace, stove or appliance.

   Exceptions:
   a. A pellet-fueled wood heater.
   b. An EPA certified wood appliance.
   c. A fireplace certified by EPA, should EPA develop a fireplace certification program.
   d. A masonry fireplace.
   e. Repair, reconstruction, or replacement of existing wood burning fireplaces, heaters or appliances.
   f. Appliances which are specifically designed for food preparation.

3. A permit shall be required for all temporary storage units, storage containers, and/or a POD (Portable on Demand) storage unit greater than 60 square feet.

These temporary storage units shall comply with all local building and zoning regulations.

SECTION 9026. WORK EXEMPTED FROM PERMITS. A building permit shall not be required for the following:

1. A one-story detached accessory building not exceeding eight (8) feet in height used as tool and storage sheds, playhouses and similar uses, provided that the projected roof area does not exceed 120 square feet and is in compliance with any zoning regulations pertaining to setbacks, lot coverage and use. This exemption is limited to a maximum of one (1) structure per parcel.

2. Exterior decks or walkways which do not exceed 120 square feet and are not greater than eighteen (18) inches in height from the deck walking surface to natural grade, provided all zoning, including design review, requirements have been met.

3. Confined animal structures, including stables or stalls, providing that:

    a. The structure does not exceed ten (10) feet in height, and 150 sq. ft. projected roof area, and

    b. The project does not involve installation of any of the following:

        (1) Heating, ventilating or cooling equipment that requires a mechanical permit.

        (2) Electrical wiring or equipment that connects to an electricity supply and requires an electrical permit.

4. Wood or chain-link fences not exceeding six (6) feet in height, provided all zoning, including design review, requirements have been met.

5. Retaining walls not exceeding three (3) feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.

6. Painting, papering and similar finish work.

7. Prefabricated swimming pools accessory to a Group R, Division 3 occupancy in which the pool walls are entirely above the adjacent grade and the capacity does not exceed 5,000 gallons and further provided that no pumps, filters or similar devices are attached.

8. Oil derricks.

NOTE: Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violations of the provisions of the code or any other laws or ordinances of this jurisdiction.

SECTION 9027. APPLICATION PROCEDURE. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done, by lot, block, tract, house and street address, or similar description that will readily identify and designate with reasonable certainty the proposed building or work.

3. Indicate the use or occupancy for which the proposed work is intended.

4. Be signed by the permittee, or the owner's authorized agent, together with evidence as required to indicate such authority.

5. Be accompanied by plans, diagrams, computations, specifications, geotechnical reports, drainage plans, energy compliance forms, and other data as required.

6. Show all existing and proposed improvements, including, but not limited to, accessory structures, retaining walls, swimming pools, decks, bridges, and other manmade improvements.

7. Show all easements, both private and public, on the plot plan.

8. Show all sensitive habitats, wetlands or other specialized areas on the plot plan. The Building Official may require more information as needed.

SECTION 9028. APPLICATION EXPIRATIONS. Applications for permits shall be considered expired as follows:

1. Any applications for which no permit is issued, due to the applicant's failure to do something, within 180 days following the date of application shall expire at the end of such period, and plans submitted for checking may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding an additional 180 days upon written request by the applicant, prior to the date of expiration, showing that circumstances beyond the control of the applicant have prevented earlier action.

2. Applications which have been approved for issuance, but for which no permit has been issued within 180 days of the date which said permit has been approved for

issuance shall expire and plans submitted for checking may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding an additional 180 days upon written request by the applicant, prior to the date of expiration, showing that circumstances beyond the control of the applicant have prevented earlier action.

3. In order to renew an action on an application after expiration, the applicant may be required to resubmit plans and pay new fees. Renewed applications must comply with all applicable codes, ordinances, laws and regulations in effect at the time of the renewal.

4. Plan checking, microfilming, filing fees, geotechnical plan checking and other accessory fees associated with canceled applications are not refundable.

SECTION 9029. PLANS AND OTHER DATA. Plans and other data may be required by the Building Official in accordance with the following provisions:

1. For enforcement of any provisions of this code or construction codes, plans, diagrams, calculations and other data shall be submitted in three sets with each application for a permit. The Building Official may require additional sets to be submitted on a case-by-case basis.

2. The Building Official may require the plans and other data to be prepared and designed by an engineer or architect licensed by the State to practice as such.

3. Plans and other data shall be drawn to scale upon substantial paper, in blue print form or other approved copying method, and shall be of sufficient clarity to indicate the nature and extent of the work proposed and shall show in detail that the building, structure, or system will conform to the provisions of this code and the construction codes and all relevant laws, ordinances, rules and regulations. The first sheet of each set of building plans shall give the street address of the work and the name and address of the owner or lessee and person who prepared them. Building plans shall also include a plot plan showing the location of the proposed building or improvement and of all existing and proposed improvements, including, but not limited to, accessory structures, retaining walls, swimming pools, decks, bridges, public and private easements, and other manmade improvements.

4. A survey or boundary survey may be required to verify compliance with zoning and building code setbacks.

5. A drainage plan may be required which can demonstrate how roof drainage and surface runoff will be directed to an approved location. On sites which present a difficult, sensitive or unusual situation, the Building Official may require that such plan be prepared by a licensed civil engineer.

6. A sediment and erosion control plan may be required which will demonstrate how measures will be installed and maintained during the course of a project to ensure compliance with County and Regional Water Quality Board regulations. The Building Official may require that a licensed civil engineer prepare such plan.

7. Plans or specifications for the installation of environmental heating or cooling systems, absorption systems, ventilation systems and hoods shall show the following:

    a. Layout for each floor with dimensions of all working spaces and a legend of all symbols used.

    b. Location, size and materials of all piping.

    c. Location, size, and materials of all air ducts, air inlets, and air outlets.

    d. Location of all fans, warm-air furnaces, boilers, absorption units, refrigerant compressors, and condensers and the weight of all pieces of such equipment weighing 200 pounds or more.

    e. Rated capacity or horsepower of all boilers, warm-air furnaces, heat exchangers, blower fans, refrigerant compressors, and absorption units.

    f. Location, size, and material of all combustion product's vents, and chimneys.

    g. Location and area of all ventilation and combustion air openings and ducts.

    h. Location of all air dampers and fire shutters.

8. Computations, stress diagrams, geotechnical and other data sufficient to show the correctness of the plans shall be submitted when required by the Building Official. Plans for buildings more than two stories in height, or other than conventional construction, shall indicate how required structural integrity and fire resistance will be maintained where a penetration will be made for electrical, mechanical, plumbing, and communication conduits, pipes and similar systems.

9. One set of approved plans, computations, and data shall be retained by the Building Official for a period of not less than 90 days from the date of completion of the work covered therein; and one set of approved plans and data shall be returned to the applicant, which shall be kept on such building or work site at all times during which the work authorized thereby is in progress.

10. When authorized by the Building Official, plans or other data need not be submitted for the following:

a. One-story buildings of conventional wood stud construction with an area not exceeding 600 square feet.

b. Work, which in the determination of the Building Official, is small and unimportant.

11. The Building Official need not accept plans or other data, which are not legible and complete, or do not conform with the provisions of this section.

SECTION 9030. MECHANICAL, ELECTRICAL AND PLUMBING PERMITS. The Building Official shall issue mechanical, electrical, and plumbing permits in accordance with the following procedure:

1. The application and any required plan and data filed by an applicant for a mechanical, electrical, or plumbing permit shall be checked by the Building Official or authorized representative. If the Building Official or authorized representative is satisfied that the work described and the application conform to the requirements of the construction codes and the supplements and appendices thereto, and other pertinent laws and ordinances, and that the fee specified in Section 9040 of this code have been paid, a permit shall therefor be issued to the applicant.

2. The Building Official may issue a working, maintenance, or interim permit to a qualified applicant where satisfied that the full scope of the proposed work is unknown at the time of application and further that adequate information and statements have been filed indicating compliance with the requirements of this code. All such interim permits issued shall be supplemented by a regular permit as the scope of the work in progress becomes known.

SECTION 9031. EFFECT OF ISSUANCE – VALIDITY. The issuance or granting of any permit or approval of plans or other data shall not be construed to be a permit for, nor an approval of, any violation of any of the provisions of this code or the construction codes.

The issuance of a permit based upon plans and other data shall not prevent the Building Official from thereafter requiring the correction of errors in said plans and data or from preventing building operations being carried on thereunder when said plans or data are in violation of this code, of the construction codes, or of any other applicable statute, ordinance, rule or regulation.

The Building Official may authorize the issuance of partial permits such as foundation only permits when determined to be feasible and all other issues related to zoning, fire and geotechnical matters have been satisfied.

SECTION 9032. EXPIRATION.

1. Every building, plumbing, mechanical, or electrical permit issued by the Building Official under the provisions of this code shall expire and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of issuance of such permit, or if the work authorized by such permit is suspended or abandoned for a period of 180 calendar days at any time after the issuance of the permit. Evidence of continuation of work consists of one progress inspection by the Building Inspection Section within 180 calendar days, which can demonstrate substantial progress in one or more of the major trades. Before such work can be recommenced, reinstatement of the permit will be required. The fee for reinstatement shall be one-half of the amount of the original permit fees, provided that no changes have been made or will be made in the original plans or scope of such work; and provided, further, that such suspension or abandonment has not exceeded one year. Expiration of permits that exceed one year requires that full permit fees be paid.

2. The Building Official may have the discretion to provide an extension of this time to a permit holder who submits a valid written request for an extension of time prior to the expiration of the permit.

3. The Building Official may also have the discretion to waive the operation of this section where the delay in commencing work or the suspension of work has been caused by acts of God, economic hardship, or personal illness.

SECTION 9033. TERM OF PERMITS.

1. Residential, Garages and Agricultural Structures: Permits for new residences, additions to residences, garages, and agricultural buildings shall be valid for one year from the date of issuance. The Building Official may have the discretion to extend this period for a second year when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.

2. Hotels, Motels, Condominiums, Townhouses and Apartment Buildings: Permits for the construction or alteration of these occupancies or structures shall be valid for two years from the date of issuance. The Building Official may have the discretion to extend this period for a third year when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.

3. Commercial and Industrial Structures: Permits for the construction or alteration of non-residential structures shall be valid for two years from the date of issuance. The Building Official may have the discretion to extend this period for a third year when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.

4. Miscellaneous Permits: Permits for miscellaneous items including, but not necessarily limited to, re-roofing, wooden decks, hot tub/spas, water heaters, furnaces, air conditioners, electrical services, temporary power poles, factory-built wood stoves, storage sheds, window replacements, and similar items shall be valid for 180 days from the date of issuance of the permit. The Building Official may have the discretion to extend this period, not to exceed an additional 180 days, when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.

5. Permits, which expire due to time limitation, shall be reinstated before work can continue. Reinstatement shall require the payment of new fees and the project must comply with all applicable codes, ordinances, laws and regulations in effect at the time of reinstatement. Reinstatement fees shall be one-half of the amount of the original building, plumbing, mechanical and electrical fees, provided that such expiration has not exceeded one year. Reinstatement fees for permits which have been expired in excess of one year shall be equal to the full building, plumbing, mechanical and electrical fees of the original permit.

6. Term limits for reinstated permits shall be set by the Building Official on a case-by-case basis and may include term limits, which were substantially less than stated in subsections 1 through 4 of this section. Applicants may be required to submit written time lines for inspections and completion of permits before such permit will be reinstated. Such time lines and schedules must be substantially followed or revocation of the reinstated permit will occur.

7. A permit issued as a result of a Stop Work Notice will be limited to 90 days, with one extension of 90 days, as approved by the Building Official and/or the Community Development Director. The applicant shall provide substantial improvement within the first 90-day period, and provide documentation of an economic and/or a personal hardship to the Building Official and/or the Community Development Director to be considered for the “one” time extension of 90 days.

8. All permits issued for a temporary storage unit, as defined in Section 9025, shall have a term of not more than 90 days. The Building Official may extend this permit if the applicant can show cause of an economic and/or physical hardship (only one 90-day extension shall be allowed).

SECTION 9034. SUSPENSION AND REVOCATION. The Building Official may, in writing, suspend or revoke a permit issued under provisions of this code or the construction codes whenever the permit is issued in error or on the basis of incorrect information supplied, or is in violation of any ordinance or regulation or any of the provisions of said codes.

CHAPTER 2. UNIFORM CONSTRUCTION ADMINISTRATION CODE

ARTICLE 4. FEES

SECTIONS:

SECTION 9040. ESTABLISHMENT OF FEES
SECTION 9041. INVESTIGATION FEES
SECTION 9042. REFUND OF PERMIT FEES

SECTION 9040. ESTABLISHMENT OF FEES. The Board of Supervisors of the County of San Mateo shall be responsible for establishing all fees related to building, housing, electrical, mechanical, and plumbing inspection activities by resolution.

SECTION 9041. INVESTIGATION FEES. The following provisions shall govern investigation fees.

1. The Board of Supervisors hereby finds that there is a substantial cost to the County in identifying and investigating construction or work commenced without first obtaining the prescribed permits therefor, or done in violation of prescribed permits, and in assuring compliance with permit requirements and other pertinent County code provisions when such violations are determined to exist. The Board of Supervisors further finds that a reasonable measure of the cost to the County in identifying, investigating and obtaining compliance for such violations is ten times the value of the applicable permit, and that this cost should be borne by the violator in the form of an investigation fee to be assessed as set forth in Subsection 2, of this section.

2. Whenever any construction or work for which permit is required by this code or by any other code incorporated by reference and made a part of this code, is started or commenced without the prescribed permit having first been obtained, an investigation fee in the amount of ten times the prescribed permit fee shall be added to the permit fee, and shall be collected at time of application for the permit. Such investigation fee shall be collected for each separate and distinct permit required for a specific project. Where a permit has been previously obtained, but construction or work is commenced which goes beyond the scope of the permit, or is in violation of the terms of the permit, the above described investigation fee shall be assessed for such portion of the construction or work done beyond the scope of, or in violation of, the permit. This investigation fee shall be required and collected whether or not a permit is then or subsequently issued. The maximum investigation fee which may be assessed and collected as to any individual permit shall be three thousand dollars ($3,000.00). Nothing in this section shall relieve any person(s) from fully complying with the requirements of this code, or with any codes incorporated by reference and made a part of this code, in the execution of the work, or from any other penalties prescribed by law.

3. Whenever any Farm Labor Housing, temporary or permanent, has been found to have been installed, constructed, altered or created or moved without first obtaining the required permits, an investigation fee shall be assessed whether or not the prescribed permits are then or subsequently issued. Such investigation fees shall be based on an hourly cost to compensate staff time spent on processing the violation.

4. Whenever Low Income or Affordable Housing, temporary or permanent, has been found to have been installed, constructed, altered, or created or moved without first obtaining the required permits, an investigation fee shall be assessed whether or not the prescribed permits are then or subsequently issued. Such investigation fee shall be based on an hourly cost to compensate for staff time spent on processing the violation.

5. The Building Official shall have the authority to adjust investigation fees for minor and major violations, as listed below, provided such violation is a first offense, and/or extenuating circumstances determined by the Building Official. In no case shall the investigation fee be reduced to less than two times the permit fee, plus the permit fee. Such reduction in investigation fees shall not relieve the applicant from full compliance with all applicable codes and zoning regulations. Such reduced investigation fee shall be based on an hourly cost to compensate for staff time spent on processing the violation.

    a. Water heater installations or replacements
    b. Furnace/heater installations or replacements
    c. Recreational decks for single-family dwellings
    d. Re-roofing of a single-family dwelling
    e. Electrical service changes to a single-family dwelling
    f. Non-habitable accessory structures not exceeding 200 square feet
    g. Water or sewer line replacements for single-family dwellings
    h. Fences
    i. Kitchen or bathroom remodels of single-family dwellings

6. The Building Official or authorized representative shall have the authority to issue an Information Notice in lieu of a Stop Work Notice for minor violations listed above or in the event that work has just begun on other violations. The issuance of an Information Notice shall waive the requirement for investigation fees provided that the work stops immediately and the violator has contacted the Planning and Building Department to initiate the permit process within ten (10) working days of the issuance of the Information Notice. Failure to comply with these two requirements will result in the issuance of a Stop Work Notice and shall also result in the disqualification of the reduction of investigation fees as allowed in Item #5 of this section.

SECTION 9042. REFUND OF PERMIT FEES. During the period for which a permit continues in force, the applicant may surrender such permit to the Building Official; and if no work has been performed thereunder and the permit has not expired or been canceled, the Building Official may authorize a refund to such applicant of 75 percent of the permit fee therefore paid for such permit. The refund of such fees shall not include plan check, filing, energy compliance, microfilming, geotechnical, or other accessory fees.

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CHAPTER 2. UNIFORM CONSTRUCTION ADMINISTRATION CODE

ARTICLE 5. INSPECTIONS

SECTIONS:

SECTION 9050. INSPECTION REQUIREMENT
SECTION 9051. TYPES OF INSPECTION
SECTION 9052. TIME OF OCCURRENCE FOR CERTAIN INSPECTIONS
SECTION 9053. LIABILITY FOR CERTAIN EXPENSES INCIDENT TO INSPECTION
SECTION 9054. CONNECTION TO POWER SUPPLY
SECTION 9055. INSPECTION REQUESTS
SECTION 9056. INSPECTION RECORD CARD
SECTION 9057. APPROVAL TO PROCEED WITH CONSTRUCTION
SECTION 9058. FINAL INSPECTION AND ADDRESSING
SECTION 9059. OTHER INSPECTIONS
SECTION 9060. RE-INSPECTIONS
SECTION 9061. SPECIAL INSPECTIONS

SECTION 9050. INSPECTION REQUIREMENT. All construction, work, and equipment for which a permit is required by this code or the construction codes shall be subject to inspections by the Building Official, and certain types of construction shall have continuous inspection by special inspectors, as specified herein.

SECTION 9051. TYPES OF INSPECTION. The principal types of inspections required by this code and the construction codes include but are not limited to the following:

1. Foundation inspection
2. Frame inspection
3. Electrical inspection
4. Plumbing inspection
5. Mechanical inspection
6. Insulation inspection
7. Lath or wallboard inspection
8. Final inspection

SECTION 9052. TIME OF OCCURRENCE FOR CERTAIN INSPECTIONS. Inspections shall be made as follows:

1. Inspections other than those listed in Subsection 2, of this section, shall be made in accordance with the following principles:

    a. That portion of any construction, work, and equipment intended to be concealed by any permanent portion of the building shall not be concealed until inspected and approved.

b. When any construction, work, or equipment is complete, a second or final inspection shall be made.

2. The inspections listed hereinbelow shall be made at the times described:

   a. A foundation inspection shall be made after trenches are excavated, forms erected, reinforcement steel in place and when all materials for the foundation are delivered on the job. Where concrete from a central mixing plant (commonly termed "transit mixed") is to be used, materials need not be on the job.

   b. A frame inspection shall be made after the roof, all framing, fire-blocking, and bracing are in place and all pipes, electrical, mechanical, chimneys, and vents are complete.

   c. A lath and/or wallboard inspection shall be made after all lathing and/or wallboard interior and exterior is in place, but before any plastering is applied or before wallboard joints and fasteners are taped and finished.

   d. A final inspection shall be made after all other applicable departments or agencies have approved the project and the building is completed and ready for occupancy.

SECTION 9053. LIABILITY FOR CERTAIN EXPENSES INCIDENT TO INSPECTION. The Building Official shall not be liable for any expense entailed in the removal or replacement of any material required to allow an inspection.

SECTION 9054. CONNECTION TO POWER SUPPLY. No construction, work, and equipment regulated by these codes shall be connected to any energy, fuel, or power supply until authorized by the Building Official.

SECTION 9055. INSPECTION REQUESTS.

1. The Building Official, upon notification from the permit holder or designated agent, shall make appropriate inspections and either shall approve that portion of the construction, work, or equipment as complete or shall notify the permit holder or designated agent that the same fails to comply with the Uniform Construction Administration Code or the construction codes.

2. The Building Official may require that every request for inspection be filed at least one day before such inspection is desired. Such request may be in writing or by telephone at the option of the Building Official.

3. It shall be the duty of the person requesting any inspection to provide access to and means for proper inspection of all work.

SECTION 9056. INSPECTION RECORD CARD. Work requiring a building permit shall not be commenced until the permit holder or designated agent shall have posted an inspection record card in a conspicuous place on the front of the premises and in such position as to allow the Building Official conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained in such position by the permit holder until the building or structure is completed and ready for occupancy.

SECTION 9057. APPROVAL TO PROCEED WITH CONSTRUCTION. No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. Such written approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required herein.

SECTION 9058. FINAL INSPECTION AND ADDRESSING.

1. There shall be a final inspection and approval on all buildings or structures when completed and ready for occupancy. A final inspection approval may, upon notice, be revoked by the Building Official if it is found that construction, work, or equipment fails in any respect to comply with the requirement of these codes, or that the installation is unsafe, dangerous, or a hazard to life or property.

2. The address of the structure must be posted on all buildings in a position such that it is plainly visible and legible from the street or road fronting the property. Buildings with multiple units or tenants must have each unit or suite identified by a separate address or unit number/letter. Where structures are remote to the public or is a private road, additional directional signage may be required at each driveway or roadway intersecting the access to the building or structure. Nothing in this subsection shall prevent any fire authority having jurisdiction from adopting and enforcing regulations imposing more stringent requirements for addressing requirements.

3. The Community Development Director or the Building Official has the authority to change a property address if it is found to be inconsistent or out of sequence with surrounding addresses.

SECTION 9059. OTHER INSPECTIONS. The Building Official may require such other inspections as described hereinbelow.

1. A survey of any lot may be required by the Building Official to verify compliance with approved plans.

2. In addition to the inspections specified above, the Building Official may make or require any other inspections of any construction work to ascertain compliance with the provisions of this code, the construction codes, and other applicable laws enforced by Building Inspection. Such other inspections include, but are not

limited to, geotechnical investigation of construction sites, geotechnical observations and inspections of work performed, welding, and bolting.

SECTION 9060. RE-INSPECTIONS. The Building Official shall make re-inspections as provided hereinbelow and may charge such fees therefor as are hereinafter authorized.

1. Where an inspection has found any work or construction to be incomplete or not to conform with this code and the construction codes, a re-inspection is required.

2. A re-inspection fee may be assessed by the Building Official where the re-inspection is made necessary by:

    a. A failure to post the permit card properly on the work site.

    b. The unavailability to the inspector of the approved plans.

    c. A failure to provide access to the inspector on the date for which inspection is requested.

    d. Unauthorized deviation from plans.

    e. Request for inspection made prior to the time the work to be inspected is complete.

    f. A failure to make the corrections called for on previous inspections.

    g. A failure to post the property address in a conspicuous place where it is plainly visible in both directions from the street or road.

3. Where re-inspection fees have been assessed, no additional inspection of the work will be scheduled or performed until the required fees have been paid.

SECTION 9061. SPECIAL INSPECTIONS. Notwithstanding the procedure set out in Section 9055 hereinabove, the Building Official may authorize special inspections in accordance with the following provisions:

1. The Building Official may require the owner to employ a special inspector in connection with the following work:

    a. During the taking of concrete test specimens and placing of all reinforced concrete and pneumatically placed concrete. Exempt here from are the following:

        (1) Concrete for foundations conforming to minimum requirements of Table 29-A of the California Building Code, latest adopted edition, and for

Group R, Division 3 and Group U occupancies, provided the Building Official finds no special hazards exist.

(2) Concrete for foundations, when the structural design is based on an f'c no greater than 2,500 pounds per square inch.

(3) Non-structural slabs on grade, including prestressed slabs on grade when effective prestress in concrete is less than 150 pounds per square inch.

(4) Site work concrete fully supported on earth and concrete where no special hazard exists.

b. Ductile moment-resisting concrete frames as required by the California Building Code, latest adopted edition.

c. During the stressing and grouting of prestressed concrete and during the placing of reinforcing steel, placing of tendons and prestressing steel for all concrete subject to special inspections under Paragraph 1 hereof. The inspection of steel placement can be by periodic inspection as defined in Paragraph 4 of this section.

d. All structural welding, including welding of reinforcing steel. Ductile moment-resisting steel frames shall be inspected as required by the California Building Code, latest adopted edition. The Building Official may exempt from special inspection structural welding:

(1) When such welding is done in an approved fabricator's shop.

(2) Flood and deck welding and welded studs when used for structural diaphragm or composite systems with the approval of the Building Official. Such welding may be inspected periodically in accordance with Paragraph 4 of this section. For periodic inspection, the inspector shall check qualifications of welders at start of work and then make final inspection of all welds prior to completion of welding.

e. During all bolt installations and tightening operations of high-strength bolts. The special inspector need not be present during the entire installation and tightening operation provided:

(1) He has inspected the surfaces and bolt type for conformance to plans and specifications prior to start of bolting, and

(2) He will upon completion of all bolting verify the minimum specified bolt tension for 10 percent of the bolts for each type of connection, for a

representative sample of total connections established by the plans and specifications; provided, however, that

(3) In bearing-type connections when threads are not required by design to be excluded from the shear plane, inspection prior to or during installation shall not be required, and

(4) When bolting is done by an approved fabricator's shop, special inspection shall not be required.

f. During preparation of masonry wall prisms, sampling and placing of all masonry units, placement of reinforcement, inspection of grout space immediately prior to closing of cleanouts, and during all grouting operations. Where the f'm is less than 2,600 p.s.i. and special inspections stresses are used, test specimens may consist of either one prism test for each 5,000 square feet of wall area or a series of tests based on both grout and mortar for the first three consecutive days and each third day thereafter. Special inspection will not be required for structures designed in accordance with the values in appropriate tables of Chapter 24 of the California Building Code, latest adopted edition.

g. When cast-in-place Class "B" gypsum concrete is being mixed and placed.

h. During the application of insulating concrete fill when used as part of a structural system. The special inspection may be limited to an initial inspection to check the deck surface and placement of reinforcing. The special inspector shall supervise the preparation of compression test specimens during this initial inspection.

i. During driving and testing of piles and construction of cast-in-place drilled piles or caissons.

j. During earthwork excavations, grading and filling operations, inspection to satisfy requirements of Chapter 18 and Chapter 33 (Appendix) of the California Building Code, latest adopted edition and Chapter 6, Division VII, Section 9400, et seq., of this Division must be provided.

k. When a geotechnical report and recommendations have been made part of the permit plans and documents, the geotechnical consultant shall observe and approve all applicable work. Progress letters from the geotechnical consultant may be required by the Building Official to verify that the required observations have been conducted prior to the project being allowed to continue.

l. Any work which, in the opinion of the Building Official, involves unusual hazards.

2. The person making such special inspection shall be someone other than the contractor or an employee of the contractor, who is qualified to perform such special inspection and who shall demonstrate competence, to the satisfaction of the Building Official, for inspection of the particular type of construction or operation requiring special inspection.

    a. Such inspector shall observe the work assigned to be certain it conforms to the design drawings and specifications.

    b. Such inspector shall furnish inspection reports to the Building Official, the engineer or architect of record and other designated persons. All discrepancies shall be brought to the immediate attention of the contractor for correction; then, if uncorrected, to the proper design authority and to the Building Official.

    c. Such inspector shall submit a final signed report stating whether the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the construction codes.

3. The Building Official may waive the requirement for such special inspection if he finds that the construction is of minor nature.

4. Such inspection may be done on a periodic basis and still satisfy the requirement of continuous inspection, provided such periodic inspection is performed as outlined in the project plans and specifications and approved by the Building Official.

5. Special inspections required by this section shall not be required where the work is done on the premises of a fabricator registered and approved by the Building Official to perform such work without special inspection. The certificate of registration shall be subject to revocation by the Building Official if it is found that any work done pursuant to the approval is in violation of this code or the construction codes. Such fabricator shall submit to the Building Official and to the engineer or architect of record a Certificate of Compliance that the work was performed in accordance with the approved plans and specifications. The approval by the Building Official of a person as a fabricator hereunder is conditional upon the following:

    a. Development and submission by such person of a detailed fabrication procedural manual reflecting key quality control procedures which will provide a basis for inspection control of workmanship and the fabricator plant.

    b. Verification of the fabricator's quality control capabilities, plant and personnel as outlined in the fabrication procedural manual by an approved inspection or quality control agency.

c. Periodic plant inspections conducted by an approved inspection or quality control agency to monitor the effectiveness of the quality control program.

It shall be the responsibility of the inspection or quality control agency to notify the Building Official in writing of any change to the procedural manual. Any fabricator approval may be revoked for just cause. Re-approval of the fabricator shall be contingent on compliance with quality control procedures during the past year.

CHAPTER 2. UNIFORM CONSTRUCTION ADMINISTRATION CODE

ARTICLE 6. CERTIFICATE OF OCCUPANCY

SECTIONS:

SECTION 9065. REQUIREMENT OF CERTIFICATE OF OCCUPANCY
SECTION 9066. ISSUANCE OF CERTIFICATE
SECTION 9067. TEMPORARY CERTIFICATE
SECTION 9068. POSTING

SECTION 9065. REQUIREMENT OF CERTIFICATE OF OCCUPANCY. No building or structure shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefore as provided herein.

SECTION 9066. ISSUANCE OF CERTIFICATE. After final inspection, when it is found that the building or structure complies with the provisions of this code, the construction codes, and other applicable laws, the Building Official shall issue a Certificate of Occupancy which shall contain the following:

1. The building permit number.

2. The address of the building.

3. The name and address of the owner.

4. A description of that portion of the building for which the certificate is issued.

5. A statement that the described portion of the building complies with the requirements of said codes for group and division of occupancy and the use for which the proposed occupancy is classified.

6. The name of the Building Official.

SECTION 9067. TEMPORARY CERTIFICATE.

1. A temporary Certificate of Occupancy may be issued by the Building Official for the use of a portion or portions of a building or structure.

2. The Building Official may require a surety deposit made payable to the County of San Mateo in an amount as determined by the Building Official.

3. Projects for which a temporary Certificate of Occupancy has been issued must be completed within one year of the date of approval for said occupancy. Failure to

complete the project within one year may result in revocation of the temporary Certificate of Occupancy. The permit associated with a project must stay active during the period in which the temporary occupancy has been issued. Proof of activity must comply with Section 9032 of this code.

4. The Building Official may authorize the temporary occupancy of a trailer, single-wide mobile home, or recreation vehicle during the construction of a project. This trailer, mobile home, or recreational vehicle shall only be occupied by the owner of the property and a surety deposit, as described in Item 2 above, shall be required. Occupancy of said trailer, mobile home or recreational vehicle must be vacated immediately upon completion of the construction project and is limited to the term of the permit.

5. The Building Official may authorize the temporary connection of gas and electric utilities prior to the completion of the construction project. A surety deposit as described in Item 2 above shall be required.

SECTION 9068. POSTING. The Certificate of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

CHAPTER 3. ADOPTION, ADMINISTRATION, AND STANDARDS FOR SPECIAL CONSTRUCTION CODES

ARTICLE 1. CALIFORNIA BUILDING CODE

SECTIONS:

SECTION 9100. ADOPTION OF 2013 CALIFORNIA BUILDING STANDARDS CODE
SECTION 9101. ENFORCEMENT UNDER THE UNIFORM CONSTRUCTION ADMINISTRATION CODE
SECTION 9102. DEFINITIONS
SECTION 9103. GARAGE VENTILATION
SECTION 9104. FLOOR SLABS
SECTION 9105. REINFORCING RODS
SECTION 9106. EXCAVATING AND GRADING
SECTION 9107. DELETION
SECTION 9108. FOUNDATION DRAINAGE
SECTION 9109. DRIVEWAYS
SECTION 9110. STANDARDS OF CONSTRUCTION – AREAS OF SPECIAL FLOOD HAZARD
SECTION 9111. STANDARDS FOR MANUFACTURED HOMES
SECTION 9112. STANDARDS FOR COASTAL HIGH HAZARD AREAS
SECTION 9113. MINIMUM ROOFING STANDARDS FOR FIRE RESISTANCE
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SECTION 9100. ADOPTION OF 2013 CALIFORNIA BUILDING STANDARDS CODE. The latest adopted editions of the 2013 California Building Standards Code, Title 24, excluding Part 1 (California Administrative Code) and including the 2013 California Building Code (Part 2), 2013 California Residential Code, Title 24 (Part 2.5), 2013 California Energy Code (Part 6), 2013 California Historical Building Code (Part 8), 2013 California Fire Code (Part 9), 2013 California Existing Building Code (Part 10), 2013 California Reference Standards Code (Part 12) and all appendices, amendments, errata, and emergency supplements are hereby adopted and by reference except as otherwise provided in Division VII, as the Building Code of the County of San Mateo. A copy of the "California Building Standards Code" is on file at the San Mateo County Building Inspection Section. The mandatory requirements of the appendix to the California Building Standards Code shall be enforceable to the same extent as if

contained in the body of the Building Code. Any amendments, errata and/or emergency supplements to this code shall be enforceable to the same extent as if contained in the body of the "California Building Standards Code."

SECTION 9101. ENFORCEMENT UNDER THE UNIFORM CONSTRUCTION ADMINISTRATION CODE. Part I, comprising Chapter 1 of the California Building Code, containing administration and enforcement provisions, is hereby deleted therefrom the code. Administration and enforcement of the California State Building Code shall be according to the provisions of the Uniform Construction Administration Code, contained in Chapter 2 of Division VII of the San Mateo County Ordinance Code.

SECTION 9102. DEFINITIONS. Whenever any of the following names or terms is used in said California Building Code, such name or term shall have the following meaning:

1. "City of _____" shall mean the County of San Mateo or the unincorporated territory of the County of San Mateo, as the text may require.

2. "City Council" shall mean the Board of Supervisors of the County of San Mateo.

SECTION 9103. GARAGE VENTILATION. Chapter 3, Section 312.4 of the California State Building Code is amended thereto to add Paragraph 4, as follows:

4. Private garages which are constructed in conjunction with any Group R, Division 1 or 3 occupancy and which have openings into such buildings shall be equipped either with fixed louvered or screened openings or exhaust ventilation to the outside with exhaust openings located within six inches (6") of the floor. The clear area of the louvered openings or of the openings into the exhaust ducts shall be not less than sixty square inches (60 sq. in.) per car stored in such private garage.

SECTION 9104. FLOOR SLABS. Section 1900.4.4 of said California Building Code is amended by the addition thereto of paragraphs (a) and (b) to read as follows:

(a) Minimum Slab Thickness. The minimum thickness of floor slabs supported directly on the ground shall be not less than 3 1/2 inches (89 mm). The slab shall be supported by not less than 6 inches by 6 inches with 10-gauge wire mesh or approved alternative installed at mid height of the slab.

(b) In habitable areas of the buildings and attached garages, either membrane water-proofing acceptable to the Building Official shall be provided, or else the sub-base directly under concrete slabs shall be 6 inches minimum thickness of drain rock and approved by the

Building Official; in either case, protection shall extend to the exterior walls or beyond the limits of habitable rooms or garages.

SECTION 9105. REINFORCING RODS. Section 1806.1 of said California Building Code is amended by the addition thereto of the following sentence:

A minimum of two one-half inch (1/2") steel reinforcing rods shall be provided in the continuous foundations of all Group R and U occupancies; one such rod shall be placed three (3) inches of the bottom of the footing and three (3) inches from the top of the foundation wall.

SECTION 9106. EXCAVATING AND GRADING. Appendix, Chapter 33 of the California State Building Code is hereby amended by the addition thereto of Subsection 3305.1 to read as follows:

Section 3305.1. All excavating and grading not made specifically exempt from the requirements of a permit shall be subject either to the provisions of this Chapter, subject to the issuance of a building permit or to those contained in Chapter 6, Division VII, of the San Mateo County Ordinance Code, subject to the issuance of a grading permit in accordance with the following:

(A) This Chapter shall apply to the following grading and excavating projects:

1. Grading for the purpose of preparing a building site and access thereto when a building permit has been issued, provided such grading does not exceed 1,000 cubic yards of cut or fill.

2. Grading which the Community Development Director, after reviewing the grading plans, finds to be normal and necessary to facilitate construction of a structure or access thereto for which a building permit has been issued.

(B) Chapter 6, Division VII, San Mateo County Ordinance Code, shall apply to all grading not specifically administered by the Building Official, including but not limited to the following:

1. Mass grading to facilitate construction on several building sites.

2. Grading within all State and County Scenic Corridors.

3. Grading for purposes other than the construction of a structure.

4. Grading affecting drainage channels and watercourses.

All soils engineering and geologic reports shall be prepared by persons duly licensed to prepare such reports.

(C) The Building Official may require that a drainage and erosion plan and analysis, prepared by a registered California Civil Engineer, be provided for projects where it is determined that construction could increase flows, velocities, ponding or damming of water on or to adjoining properties, the public right-of-way, storm drain facilities and drainage ways.

SECTION 9107. DELETION. Appendix, Chapter 33, Section 3306.2 of the California State Building Code is amended by the deletion therefrom of Exception No. 1.

SECTION 9108. FOUNDATION DRAINAGE. Appendix, Chapter 33, Section 3315.1 of the California State Building Code is amended by the addition thereto of paragraphs two, three and four to read as follows:

Foundation Drainage. Grading shall be performed around every building so as to provide a slope away from the building with a minimum grade of one-half inch per foot (1/2" per 1') for a distance of at least thirty inches (30") from the building.

When the grade on the exterior edge of any building is higher than the grade beneath any portion of the building, some means of preventing surface or sub-surface water from draining to the space under the building shall be provided, such as a drain tile or exterior grading to a point lower than the interior grade of the building.

At building sites presenting difficult drainage problems, as determined by the Building Official, the interior grade of the building shall be sloped to a drain which will permit water collected under the building to be drained or pumped to a drainage way.

SECTION 9109. DRIVEWAYS. Driveways shall be constructed to the following minimum standards:

1. Driveway Slope. The slope of the finished centerline grades on private driveways shall not exceed 20 percent.

2. Driveways which are of 15 percent grade or greater must be constructed with an all-weather surface of asphalt or heavily brushed concrete.

3. Minimum driveway standards for access to private parking.

    a. Four (4) inches of aggregate base compacted over a compacted sub-base.

    b. Four (4) inches of Class II aggregate base rock with bituminous binder and rock screening surface.

    c. Four (4) inches of Class II aggregate base thoroughly mixed with asphalt type additive and compacted to 95 percent.

d. Four (4) inches of Class II aggregate base with 1 1/2 inches of asphaltic concrete.

e. Four (4) inches of Portland cement concrete over 4 inches of Class II aggregate base or other adequate base material.

4. Notwithstanding any requirements for driveways required by the Fire Department having jurisdiction, driveways exceeding 100 feet in length shall have a minimum width of 9 feet.

SECTION 9110. STANDARDS OF CONSTRUCTION – AREAS OF SPECIAL FLOOD HAZARD. In all Areas of Special Flood Hazard, as defined in Chapter 35.5 of the San Mateo County Zoning Regulations and Maps specifically cited in Section 6824.2 of that Chapter, the following construction standards shall be applied:

1. Anchoring

a. All new structures and substantial improvements shall be anchored to prevent flooding, flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

b. All manufactured homes, including temporary farm labor housing units, shall meet the anchoring standards of Section 9111.

2. Construction Materials and Methods

a. All new structures and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage and which are certified to be in conformance with this standard by the manufacturer or a registered engineer or architect.

b. All new structures and substantial improvements shall be constructed using methods and practices that minimize flood damage and which are certified to be in conformance with this standard by a registered engineer or architect.

c. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and located so as to prevent water from entering or accumulating within the components during conditions of flooding.

3. Elevation and Floodproofing

a. The lowest floor, including basement, of both new structures and substantial improvements or additions, shall be elevated to or above the base flood elevation. Non-residential structures may meet the standards in Paragraph c of this subsection. Upon completion of the structure, the elevation of the

lowest floor shall be certified by a registered civil engineer or licensed land surveyor, or verified by the building inspector; and the certification shall be filed with the Planning and Building Department for submittal to the Director of Public Works for review and approval or disapproval. The certification, if approved, shall be filed with the Building Inspection Section prior to the final building inspection.

b. New structures, and substantial improvements or additions to existing buildings in areas of shallow flooding, shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM, or at least two (2) feet if no depth number is specified. Non-residential structures may meet the standards in Paragraph c of this subsection. Upon completion of the structure, compliance with the elevation requirements shall be certified by a registered civil engineer or licensed land surveyor, or verified by the building inspector. The approved certification shall be filed with the Building Inspection Section prior to the final building inspection.

c. New non-residential structures, substantial improvements, or additions of existing non-residential structures, shall either be elevated in conformance with Paragraphs a or b of this subsection, or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy, in accordance with the following:

(1) A registered professional engineer or architect shall develop and review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this Chapter; and

(2) A record of such certificates which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be filed with the Building Inspection Section.

4. Enclosures Below a Structure's Lowest Floor. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to equalize hydrostatic flood forces on exterior walls automatically by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by a registered professional engineer or architect, and must meet or exceed the following minimum criteria:

a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

SECTION 9111. STANDARDS FOR MANUFACTURED HOMES. Manufactured homes placed or substantially improved within Areas of Special Flood Hazard, as defined in Chapter 35.5 of the San Mateo County Zoning Regulations and Maps specifically cited in Section 6824.2 of that Chapter, shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated so that the lowest floor is at or above the base flood elevation, and anchored to resist flotation, collapse, or lateral movement in accordance with the requirements of Sections 9110 and 9112. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

SECTION 9112. STANDARDS FOR COASTAL HIGH HAZARD AREAS.

1. Structural Support. All new construction of substantial improvements in Coastal High Hazard Areas, as defined in Chapter 35.5 of the San Mateo County Zoning Regulations and Maps specifically cited in Section 6824.2 of that Chapter, shall be elevated on pilings and columns so that:

   a. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level; and

   b. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

   c. The use of fill for structural support of buildings in Coastal High Hazard Areas is prohibited.

2. Certification. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for all construction in Coastal High Hazard Areas and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of Paragraphs 1.a and 1.b of this section.

3. Breakaway Walls. All new construction and substantial improvements within Coastal High Hazard Areas shall have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. Such enclosed space shall be usable solely for parking of vehicles, building access, or storage.

   For the purposes of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 or no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by State Codes or County Building Regulations) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

   a. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and,

   b. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or the structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Maximum wind and water loading values to be used in this determination shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

4. Regulation in Certain Districts. In addition to and in accordance with the provisions of Section 6326.2 of the San Mateo County Zoning Regulations as applicable in certain districts, the more restrictive regulation shall prevail as regards Coastal High Hazard Areas.

SECTION 9113. MINIMUM ROOFING STANDARDS FOR FIRE RESISTANCE.

1. The following requirements shall apply to all new buildings or structures and existing structures that require a building permit issued by San Mateo County.

   a. The roof covering for every new building or structure, or any existing building or structure which is undergoing a re-roof and all materials applied as part of a roof covering assembly, shall have a minimum fire rating of Class B or higher, treated in accordance with California Building Standards Code, Section(s) 1505, Table 1505.1, and Section 1505.1.3. Where required by the California Building Standards Code or other provision(s) of law, roof coverings must meet a higher fire rating.

   b. Subsection 1.a of this section shall not apply to buildings or structures that are less than 120 square feet in floor area.

c. Any person installing or constructing a roof covering shall, immediately upon completion of the roof covering, provide certification of the roof covering classification to the building owner and to the inspection authority having jurisdiction.

2. The requirements of this section are minimum standards for new construction and re-roofing of existing structures. Where the International Building Code, International Residential Code, International Fire Code, or the California Building Standards Code(s) contains higher standards or additional or more stringent requirements than required by this section, those additional or more stringent requirements shall apply. Further, nothing in this section shall prevent any fire authority having jurisdiction from adopting and enforcing regulations imposing more stringent requirements than those provided by this section.

SECTION 9114. AUTOMATIC SPRINKLER SYSTEMS – MINIMUM REQUIREMENTS.

1. The following requirements shall apply to all new buildings or structures that require a building permit issued by San Mateo County.

   a. Except as otherwise provided by this section, or as provided under Section 903.1 of the California State Building Standards Code, automatic fire sprinkler systems shall be installed and maintained in every new building or structure of any type of construction, use, occupancy or size that requires a building permit issued by San Mateo County.

   b. The term “automatic fire sprinkler system” as used in this section means an integrated system of underground and overhead piping, including a water supply such as a gravity tank, fire pump, reservoir, pressure tank, or connection by underground piping to a fire main, which system complies in all respects with the requirements for such systems contained in standards issued by the National Fire Protection Association based upon occupancy classification.

   c. An automatic fire sprinkler system shall be provided throughout an existing structure when a building permit is issued to allow additions, alterations, or repairs within any 12-month period, which increase the value of the structure by fifty percent (50%) for one- and two-family dwellings or fifty percent (50%) for all other structures.

   d. Automatic fire sprinklers shall be installed in any garage or carport and breezeway attached to any structure for which a fire sprinkler system is required. A detached non-habitable garage, 1,000 square feet or more in size, or which has an attached studio or workshop shall require the installation of an NFPA-13 light hazardous automatic fire sprinkler system.

2. The following structures are exempt from the requirements of this section.

   a. Agricultural Buildings. For the purpose of this section, an "agricultural building" is defined as a non-residential structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products. "Agricultural buildings" include a place of employment where agricultural products are processed, treated or packaged. Office uses within agricultural buildings shall not exceed ten percent (10%) of the total floor area of the building unless such buildings are provided with an automatic fire sprinkler system throughout. "Agricultural buildings" shall include greenhouses.

   b. Non-residential structures less than 1,000 square feet.

   c. Mobile and/or manufactured homes in a mobile home park, recreational trailers, fifth wheels, and similar structures used for temporary housing during the construction of a permitted building.

   d. Mausoleums of Type I construction, as defined by the California Building Standards Code, which do not contain offices, chapels, stores, or other places of public occupancy for purposes other than parking of vehicles.

   e. Open-air parking garages of Type I construction, as defined by the California Building Standards Code, which do not contain offices, chapels, stores, or other places of public occupancy for purposes other than parking and are detached from other buildings.

   f. Car wash structures where no offices or waiting rooms are attached.

3. Additions, alterations or modifications to any existing structure containing automatic fire sprinklers shall require the extension or modification of the fire sprinkler system throughout the added, altered, or modified areas.

   Plans for the installation, extension or modification of an automatic fire sprinkler system shall be submitted to the Planning and Building Department of San Mateo County for review and approval by the appropriate fire department or district prior to installation. Additions, alterations, or remodels to an existing dwelling previously equipped with automatic fire sprinklers shall require the submittal of three sets of sprinkler plans and hydraulic calculations. All components of the existing system shall be submitted for review to determine compliance with the applicable standards.

4. All automatic fire sprinkler systems shall comply with the most current adopted edition of NFPA-13, NFPA-13-D, NFPA-13-R and any additional County specifications, or modifications imposed by supplemental rules and regulations adopted by the County of San Mateo.

5. The installation of an automatic fire suppression system may be required by the Building Official when an alteration, addition or change in use or occupancy of a building or portion of a building thereof increases the hazard of fire or threat to life and safety.

6. The requirements of this section are intended to represent minimum standards for new construction. Nothing in this section shall prevent any fire authority having jurisdiction from adopting and enforcing any regulations, which impose more stringent requirements. Further, any requirements of the International Building Code, International Residential Code, International Fire Code or the California Building Standards Code, which is more restrictive, specify higher standards or mandates specific locations within a structure for automatic fire sprinkler systems shall be applicable.

SECTION 9115. INTERPRETATION AND ENFORCEMENT BY BUILDING OFFICIAL.

1. The provisions of Sections 9113 and 9114 of this code shall be interpreted, enforced and administered by the Building Official in the same manner as are the other provisions of the California Building Code and Division VII of the said San Mateo County Ordinance Code.

2. The provisions of Sections 9113 and 9114 of this code are not intended to limit the discretion of the Building Official as granted by any other provision of law including but not limited to this code, the California Building Code or the State Building Standards Code.

SECTION 9116. REQUIRED CLEARANCES FOR SOLAR (PV) SYSTEMS. The following requirements shall apply to all new buildings or structures that require a building permit issued by San Mateo County.

1. There shall be a minimum of 36 inches of clearance at the ridgeline where solar arrays are installed on roofs. Arrays shall be allowed to be installed down to the eave if there remain three (3) access points from the ground to the ridge. Where there are fewer than three (3) access points to the roof's ridge, then there shall remain a 36-inch perimeter of walking surface (area) around the array.

2. Ground-mounted solar arrays shall be erected in areas clear of combustible vegetation. A minimum vegetation clearance of 10 feet or a 10-foot mowed perimeter shall be maintained.

3. All solar conduits, interior or exterior, shall be permanently labeled with fade-resistant material stating: CAUTION: Solar PV Wiring May Remain Energized After Disconnection During Daylight Hours.

4. A permanent placard shall be installed on the exterior and interior of the main electrical panel stating: CAUTION: Solar PV System Installed – When Power is

Disconnected, Solar Panels and Wiring May Remain Energized During Daylight Hours.

5. Batteries stored in enclosed rooms shall be mounted a minimum of 24 inches above the floor. If contained within a cabinet, a permanent placard provided in Paragraph 4 above shall be posted on the door of that cabinet.

6. All disconnects shall be accessible to fire department personnel and located together when possible.

7. Separate emergency disconnects on the roof shall be required to disconnect the solar panels from the interior and exterior wiring running to the inverter. This disconnect shall be permanently labeled in reflective, fade-resistant material stating "EMERGENCY DISCONNECT."

SECTION 9117. CHAPTER 7A OF THE 2013 CALIFORNIA BUILDING STANDARDS CODE. The following requirements shall apply to all new buildings that require a building permit issued by San Mateo County.

Chapter 7A of the 2013 California Building Standards Code and the Local Responsibility Area (LRA), and the State Responsibility Area (SRA) Fire Hazard Severity Zone maps shall apply to all new buildings in the County that require a building permit.

SECTION 9118. ADOPTION OF 2013 CALIFORNIA RESIDENTIAL CODE. The latest adopted edition of the 2013 California Residential Code, Title 24 (Part 2.5) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Residential Code" is on file at the San Mateo County Building Inspection Section.

SECTION 9119. ADOPTION OF 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE. The latest adopted edition of the 2013 California Green Building Standards Code, Title 24 (Part 11) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Green Building Code" is on file at the San Mateo County Building Inspection Section.

CHAPTER 3. ADOPTION, ADMINISTRATION, AND STANDARDS FOR SPECIAL CONSTRUCTION CODES

ARTICLE 2. CALIFORNIA STATE ELECTRICAL CODE

SECTIONS:

SECTION 9150. ADOPTION OF 2013 CALIFORNIA ELECTRICAL CODE
SECTION 9151. EXEMPTION FROM PERMIT REQUIREMENTS
SECTION 9152. DEFINITIONS
SECTION 9153. GENERAL QUALITY OF MATERIAL AND APPROVED TESTING
SECTION 9154. SERVICES
SECTION 9155. COMMUNICATION CIRCUITS – FIRE ALARM SYSTEMS

SECTION 9150. ADOPTION OF 2013 CALIFORNIA ELECTRICAL CODE. The latest adopted edition of the 2013 California Electrical Code (Title 24, Part 3) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Electrical Code" is on file at the San Mateo County Building Inspection Section.

SECTION 9151. EXEMPTION FROM PERMIT REQUIREMENTS. Permits are not required for the following:

1. Any electrical work done by an employee of a public utility in connection with rendering of electric service to any building or structure by said public utility.

2. The ordinary care and maintenance of an established installation of electric equipment by the owner, operator, or user thereof, except that ordinary care and maintenance shall not be construed as including additions to such installations or other work such as the repair or replacement of any electric wiring, appliances, or apparatus which is a fixed part of such installation. The replacement of lamps and fuses, plugging-in apparatuses, repair of plugged-in apparatuses and similar work shall be construed as ordinary care and maintenance.

3. The repair of appliances, apparatuses, and materials which are not a fixed part of an established installation of electric equipment or which have been detached from such an installation for the purpose of repair.

SECTION 9152. DEFINITIONS.

1. The term "electrical work" as used in this code shall be deemed to mean and include the installation, construction, maintenance, and repair of electrical wiring and equipment.

2. "Electric or electrical wiring" means the installation or the alterations of any material, fixture, device, appliance, or equipment in or on any building, structure, or premises, used or designed or intended to be used to generate, transmit, transfer, or utilize electric energy.

SECTION 9153. GENERAL QUALITY OF MATERIAL AND APPROVED TESTING.

1. All materials used shall bear an approved and qualified testing agency's approval and shall be of a design and quality suitable for the purpose to be used.

2. Dielectric and voltage tests under load shall be made by the electrical contractor on request of the inspector.

SECTION 9154. SERVICES. Article 230-21 of the California State Electrical Code is amended by adding the following Subsections (a) and (b):

(a) Overhead Services. Raceways for overhead services shall be galvanized rigid steel conduit one and one-fourth inches (1 1/4") minimum size or aluminum rigid conduit two inches (2") minimum size for the entire length of the service.

(b) Underground Services. Raceways for underground services shall not be less than one and one-half inches (1 1/2") minimum size and rigid galvanized steel, schedule 40 or 80 polyvinyl chloride (PVC) or aluminum rigid conduit shall be used above grade.

SECTION 9155. COMMUNICATION CIRCUITS – FIRE ALARM SYSTEMS. Every apartment house three (3) stories or more in height or containing more than fifteen (15) apartments, and every hotel or motel three (3) stories or more in height or containing twenty (20) or more guest rooms shall have installed therein an approved automatic or manually operated fire alarm system designed to warn the occupants of the building in the event of fire. Such fire alarm system shall be designed that all occupants of the building may be warned simultaneously.

CHAPTER 3. ADOPTION, ADMINISTRATION, AND STANDARDS FOR SPECIAL CONSTRUCTION CODES

ARTICLE 3. CALIFORNIAN STATE PLUMBING CODE

SECTIONS:

SECTION 9180. ADOPTION OF 2013 CALIFORNIA PLUMBING CODE
SECTION 9181. ADMINISTRATIVE AUTHORITY
SECTION 9182. AUTHORITY OF DEPARTMENT OF HEALTH SERVICES
SECTION 9183. RAINWATER DRAINAGE
SECTION 9184. CALIFORNIA PLUMBING CODE – MATERIALS
SECTION 9185. STANDARDS FOR WATER SUPPLY AND SEWAGE SYSTEMS

SECTION 9180. ADOPTION OF 2013 CALIFORNIA PLUMBING CODE. The latest adopted edition of the 2013 California Plumbing Code (Title 24, Part 5) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Plumbing Code" is on file at the San Mateo County Building Inspection Section.

SECTION 9181. ADMINISTRATIVE AUTHORITY. Section 102(c) of the California Plumbing Code is hereby amended to read as follows:

> Section 202.0. Administrative Authority. Whenever the term "administrative authority" is used in this code, it shall be construed to mean the Director of the Planning and Building Department or authorized representative.

SECTION 9182. AUTHORITY OF DEPARTMENT OF HEALTH SERVICES. Section 202.0 of said California Plumbing Code is hereby amended to read as follows:

> Section 202.0. Department Having Jurisdiction. Unless otherwise provided by law, the office of administrative authority shall be the Planning and Building Department, except that for the purpose of Section 1101(b), approved private sewage systems, in accordance with Chapter 4, Division VII, San Mateo County Ordinance Code shall be under the Department of Health Services. Sections 1109, 1110 and 1119 and Appendix G shall be under the joint administration of the Director of Planning and Building Department and the Director of Health Services.

SECTION 9183. RAINWATER DRAINAGE. Appendix D is hereby amended adding Part C to said California Plumbing Code to read as follows:

PART C. DISPOSAL OF RAINWATER DRAINAGE.

D4.1 Rainwater from roof or other approved areas exposed to rainwater may be drained into the stormwater drain system, or the combined sanitary and stormwater drainage system, but shall not drain into any sewer intended for sanitary sewage only.

D4.2 Rainwater sewer drainage below curb, and also below main sewer level, shall be installed as per Section 409 of this code.

D4.3 **PERMIT**. A special permit shall be procured in all cases to connect rainwater drainage to the stormwater drainage system or the combined sanitary system and stormwater drainage system, which special permit shall bear the written approval of the Director of Public Works or other proper authority having jurisdiction over public sewers.

D4.4 **PAVED GUTTER**. Rainwater from roofs or other approved areas exposed to rainwater may drain into a public street gutter, provided that such gutter is paved and runs to a catch basin connected to a public storm sewer system and provided further that such drainage has the written approval of the Director of Public Works or other proper authority having jurisdiction over public streets or public sewers.

D4.5 **ABSORBED BY SOIL**. Rainwater from roofs or other approved areas may drain into a system of drainage piping designed to allow such drainage to be absorbed by the soil of the premises, or may discharge upon the premises outside of the building walls.

D4.6 **RAINWATER TO PUBLIC GUTTERS**. No rainwater from roofs, or other rainwater drainage of premises, shall discharge upon a public sidewalk. When it is desired to conduct rainwater from building or premises to a public street gutter, the outside underground drainage piping shall be of approved materials.

SECTION 9184. CALIFORNIA PLUMBING CODE – MATERIALS.

1. Chapter 6 of the California Plumbing Code is hereby amended to read as follows:

SECTION 604.0. MATERIALS

SECTION 604.1. All potable water piping and fittings shall be brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron, or galvanized steel. All materials used in the water supply system, except valves and similar devices, shall be of like material.

SECTION 604.1.1. CPVC pipe for non-potable hot and cold water distribution systems within the interior of residential buildings is permitted provided all conditions of Section 604.1.1 of the California Plumbing Code are satisfied.

2. Chapter 7 of the California Plumbing Code is hereby amended to read as follows:

SECTION 701.0. MATERIALS

SECTION 701.1. Drainage piping shall be cast iron, galvanized steel, galvanized wrought iron, copper, brass, Stainless Steel 304 or 316L, Schedule 40 ABS (DWV), Schedule 40 PVC (DWV), extra-strength vitrified clay pipe, or other approved materials having a smooth and uniform bore.

SECTION 701.1.1. No galvanized wrought iron or galvanized steel pipe shall be used underground. Galvanized wrought iron or galvanized steel pipe shall be kept at least six (6) inches (152 mm) above ground.

SECTION 701.1.2. ABS and PVC (DWV) piping installations shall be limited to underground installation outside of the structure, and in accordance with IS 5, IS 9, and Chapter 15, "Firestop Protection." Except for individual single-family dwelling units, materials exposed within ducts or plenums shall have a flame-spread index of not more than 25 and a smoke-developed index of not more than 50, when tested in accordance with the Test for Surface-Burning Characteristics of the Building Materials. (See the Building Code Standards based on ASTM E-84 and ANSI/UL 723.)

3. Chapter 9 of the California Plumbing Code is hereby amended to read as follows:

SECTION 903.0. MATERIALS

SECTION 903.1. Vent pipe shall be cast iron, galvanized steel, galvanized wrought iron, copper, brass, Schedule 40 ABS (DWV), Schedule 40 PVC (DWV), Stainless Steel 304 or 316L (Stainless Steel 304 pipe and fittings shall not be installed underground and shall be kept at least six (6) inches (152 mm) above ground), or other approved materials having a smooth and uniform bore.

SECTION 903.1.2. ABS and PVC (DWV) shall not be approved for use for vent piping or fittings except for underground installation beginning two (2) feet outside the structure.

4. The provisions of Section 9184 shall not apply to the minor repair of existing in place plastic pipe when authorized by the Building Official.

SECTION 9185. STANDARDS FOR WATER SUPPLY AND SEWAGE SYSTEMS. All new and replacement water supply, and sanitary sewage or waste disposal systems in Areas of Special Flood Hazard, shall be designed and located to minimize or eliminate infiltration of floodwaters into the system, and conversely, to minimize or eliminate discharge from the system into floodwaters.

CHAPTER 3. ADOPTION, ADMINISTRATION, AND STANDARDS FOR SPECIAL CONSTRUCTION CODES

ARTICLE 4. CALIFORNIA STATE MECHANICAL CODE

SECTIONS:

SECTION 9200. ADOPTION OF 2013 CALIFORNIA MECHANICAL CODE
SECTION 9201. ENFORCEMENT UNDER THE UNIFORM CONSTRUCTION ADMINISTRATION CODE

SECTION 9200. ADOPTION OF 2013 CALIFORNIA MECHANICAL CODE. The latest adopted edition of the 2013 California Mechanical Code (Title 24, Part 4) is hereby adopted and incorporated by reference. All appendices within the referenced standard above and all amendments, errata, and/or emergency supplements are also adopted during this triennial California Building Standards Code cycle. A copy of the "California Mechanical Code" is on file at the San Mateo County Building Inspection Section.

SECTION 9201. ENFORCEMENT UNDER THE UNIFORM CONSTRUCTION ADMINISTRATION CODE. Part I, comprising Chapter 1 of the California Mechanical Code, containing administration and enforcement provisions, is hereby deleted therefrom. Administration and enforcement of the California Mechanical Code shall be according to the provisions of the Uniform Construction Administration Code, contained in Chapter 2, Division VII, San Mateo County Ordinance Code.

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CHAPTER 3. ADOPTION, ADMINISTRATION, AND STANDARDS FOR SPECIAL CONSTRUCTION CODES

ARTICLE 5. CALIFORNIA RESIDENTIAL CODE

SECTIONS:

SECTION 9210. ADOPTION OF CALIFORNIA RESIDENTIAL CODE
SECTION 9211. DEFINITIONS
SECTION 9212. CHANGES TO TEXT OF UNIFORM HOUSING CODE

SECTION 9210. ADOPTION OF CALIFORNIA RESIDENTIAL CODE. The code of rules and regulations known and designated as the California Residential Code, requiring a permit and inspection for construction, alteration or repair of buildings used for human habitation, defining terms, establishing minimum requirements for occupancy, construction, alteration, or repair of such building and the inspection thereof, and repealing conflicting ordinances, is hereby adopted for the unincorporated territory of the County of San Mateo, and by this reference incorporated herein as if fully set forth, except as hereinafter otherwise provided, as the Housing Code of the County of San Mateo. Any amendments and supplements to this code shall be enforceable to the same extent as if contained in the body of the California Residential Code. A copy of the California Residential Code is filed in the San Mateo County Building Inspection Section.

SECTION 9211. DEFINITIONS. That whenever any of the following names or terms are used in said Housing Code, each such name or term shall be deemed and construed to have the meaning ascribed to it in this Chapter as follows:

1. "City of_____" shall mean the County of San Mateo or the unincorporated territory of the County of San Mateo, as the text may require.

2. "City Council" shall mean the Board of Supervisors of the County of San Mateo.

3. "Director of Public Works" shall mean the Director of the Department of Environmental Management.

4. "City Treasurer," "City Clerk," and "City Attorney" shall mean County Treasurer, County Clerk, and District Attorney, respectively. All references to "city personnel" shall mean County personnel.

5. "Building Official" shall include designated representatives of the Planning and Building Department and of the Department of Health Services.

6. “Repairs” shall include, where a vacant, un-maintained, and unsecured building is involved, the boarding up and securing of said building and the removal of garbage and refuse therefrom.

SECTION 9212. CHANGES TO TEXT OF UNIFORM HOUSING CODE.

1. Section 203 is hereby deleted from the code, and in its place, the following is substituted:

   In order to provide for interpretation of the provisions of this code and to hear appeals provided for hereunder, there shall be a County Hearing Officer who shall be an employee of the County of San Mateo. Said Hearing Officer shall conduct hearings in the manner set out in Article 12 thereof. Before any action to repair, vacate, or demolish any premises is taken on the findings of said Hearing Officer, there shall be a final decision by the Board of Supervisors of San Mateo County.

2. Section 401 is hereby amended to delete from the definition of “nuisance” the words “or illumination” from Section 5; to delete Section 6; and to add and renumber as Section 6 and to add as Section 9 the following:

   6. Any untenantable dwelling. A dwelling shall be deemed untenantable when it substantially lacks any of the following:

      (A) Effective waterproofing and weather protection of roof and exterior walls, and sound windows and doors in particular;

      (B) Plumbing facilities which conform to applicable law in effect at the time of installation, maintained in good working order;

      (C) A water supply approved under applicable law, capable of producing hot and cold running water, or a system which is under control of the landlord or owner, which produces hot and cold running water, furnished to appropriate fixtures, and connected to a sewage disposal system approved under applicable law;

      (D) Heating facilities which conformed with applicable law at the time of installation, maintained in good working order;

      (E) Sufficient electrical lighting, with wiring and electrical equipment which conformed with applicable law at the time of installation and maintained in good working order;

      (F) Building, grounds and appurtenances, clean, sanitary, and free in every part from all accumulation of debris, filth, rubbish, garbage, rodents, and vermin;

(G) An adequate number of approved receptacles for garbage and rubbish, in clean condition and in good repair;

(H) Floors, required floor covering, stairways, and railings maintained in good repair.

9. Any vacant, un-maintained, and unsecured building, which is open to entry by children, vagrants, or dissolute persons, is being vandalized, has accumulations of garbage and refuse constituting a fire hazard or health hazard, or is causing a blighted condition.

3. Section 1101 is hereby amended by deleting Parts 4 and 5 of Subparagraph (b) thereof, and by adding, as Parts 4, 5, and 6 of Subparagraph (b) the following:

4. A proposed hearing date before the County Hearing Officer.

5. Statements advising:

(i) That any person having record title or legal interest in the building may appeal from the notice and order of the Building Official to the County Hearing Officer, and

(ii) That an answer must be filed at least ten (10) days prior to the date of the hearing specified in the notice and order, in the manner and according to the form specified in the Section 1201 of this code; and that failure to file said answer will constitute waiver of an administrative hearing and admission of the charges in the notice; and that subsequent to any such failure to answer, the Building Official may then appear before the Board of Supervisors of the County of San Mateo and request the issuance of an order directing the repairs to be made, the building vacated or demolished, or appropriate litigation, civil or criminal, commenced, whichever is applicable, without further notice to the defaulting party.

6. In addition in cases involving allegedly untenantable dwellings:

(i) Where the cost of repairs is $1,000.00 or less, that if the ordered repairs are not commenced and completed within the times specified, the Building Official will request on the proposed hearing date that the County Hearing Officer find that the premises are untenantable, as defined in this Chapter, and that the cost of repairs necessary to restore the premises to tenantable conditions is less than $1,000.00; and that thereafter if said findings are made, the Building Official will appear before the Board of Supervisors of the County of San Mateo at a regular meeting, to request the Board to adopt the findings of the Hearing Officer and to order the County to cause the necessary repairs to be

made, charging the costs thereof, not to exceed $1,000.00 dollars, against the property as a special assessment pursuant to the provisions of Government Code Section 25845; and an additional cost of 15 percent of the amount of repairs will be levied to cover administrative costs incurred by the County in making repairs, which cost will be added to the charge against the property where the County itself performs the repairs.

(ii) Where the cost of repairs exceeds $1,000.00, or where the Building Official has determined that a dwelling or building be vacated or demolished, that if the repair, vacation, or demolition is not commenced and completed within the time specified, the Building Official will request on the proposed hearing date that the County Hearing Officer find either that the dwelling is untenantable and the amount of the cost of repairs thereof is greater than $1,000.00, or that the dwelling or building is untenantable and should be vacated or demolished and that if such findings are made, the Building Official will appear before the Board of Supervisors of the County of San Mateo and request the Board to adopt the findings of the Hearing Officer and order either criminal prosecution under Section 1401 of this code, or commencement of any appropriate action provided for thereunder, including an action to abate such building as a public nuisance; and that an additional cost of 15 percent of the cost of demolishing the building will be added to the charge against the property to cover administrative expenses where the County itself demolishes the building.

4. Section 1102 is hereby amended to delete, from the first sentence thereof, the words: "and no appeal has been properly and timely filed."

5. Section 1103(a) is hereby amended to delete the material contained in parenthesis therein.

6. Chapter 12 of the code is hereby deleted, and in its place, the following added:

CHAPTER 12. HEARINGS

SECTION 1201. PERSONS ENTITLED TO HEARING. Any person entitled to service under Section 1101(c) is entitled to a hearing before the County Hearing Officer to challenge the notice and order served upon him. Any such person desiring such hearing must file with the Hearing Officer, at least ten (10) days before the hearing date specified in the notice and order, a written answer, in the following form:

1. A heading in the words: "Before the Hearing Officer of the County of San Mateo."

2. A caption reading: Answer of_____ (giving the name of the person or persons answering) in the matter of the property located at _____ (giving the street address and Assessor's Parcel Number of the dwelling affected by the notice and order).

3. A brief statement setting forth the legal interest of the person or persons filing the Answer in the dwelling or building involved in the notice and order.

4. A brief statement in ordinary and concise language of that specific order or action protested, together with any material facts claimed to support the contentions of the person appearing.

5. A brief statement in ordinary and concise language of the relief sought, and the reasons why it is claimed the protested order or action should be reversed, modified, or otherwise set aside.

6. The signatures of all parties appearing, and their official mailing addresses.

7. The verification (by declaration under penalty of perjury) of at least one person who is appearing as to the truth of the matters stated in the Answer.

SECTION 1202. FAILURE TO ANSWER. Failure of any person to file an answer in accordance with the provisions of Section 1201 shall constitute a waiver of his right to an administrative hearing and admission of the charges in the notice.

SECTION 1203. EFFECT OF FAILURE TO ANSWER. Upon the failure of the record owner to file an answer, as set forth in Section 1201 above, the Building Official, without giving further notice, may appear before the Board of Supervisors, at the next regular meeting thereof, to request the Board to issue an order either that, where an untenantable dwelling the cost of repairs to which is less than $1,000.00 is involved, such repairs be made and the property assessed for the costs thereof, including administrative costs of 15 percent of said repairs; or that, in all other cases, the dwelling or building be ordered vacated, demolished, or that appropriate litigation, either criminal or civil, be instituted, whichever is applicable, or any other form of relief provided in Section 1401.

7. The title of Chapter 13 is hereby amended to read:

CHAPTER 13. PROCEDURES FOR CONDUCT OF HEARINGS

8. Section 1301 is hereby amended to read:

SECTION 1301.

(a) Hearing Officer. All hearings provided for in this code shall be heard by the Hearing Officer of the County of San Mateo, in accordance with the provisions of this Chapter and with the provisions of Government Code Sections 27720-27727.

(b) Record. A record of the entire proceedings shall be made by tape recording or by any other means of permanent recording determined to be appropriate by the Board of Supervisors.

(c) Reporting. The proceedings at the hearing shall also be reported by a Certified Court Reporter if requested by any party thereto. A transcript of the proceedings shall be made available to all parties upon request and upon payment of the fee prescribed therefor. Such fees may be established by the Board of Supervisors, but shall in no event be greater than the cost involved.

(d) Continuances. The Hearing Officer may grant continuances for good cause shown.

(e) Oaths – Certification. The Hearing Officer has the power to administer oaths and affirmations and to certify to official acts.

9. Section 1304(g)4 is amended to read as follows:

4. Inspection of the Premises. The Hearing Officer may inspect any building or premises involved during the course of the hearing, provided that:

(i) Notice of such inspection shall be given to the parties before the inspection is made,

(ii) The parties are given an opportunity to be present during the inspection, and

(iii) The Hearing Officer shall state for the record upon completion of the inspection the material facts observed and the conclusions drawn therefrom. Each party shall have a right to rebut or explain the matters so stated by the Hearing Officer.

10. Section 1305 is hereby amended to read as follows:

SECTION 1305.

(a) Method and Form of Decision. The Hearing Officer shall render his decision within ten (10) working days of the hearing on the case. All decisions shall be filed with the Board of Supervisors. Each proposed decision shall contain a brief summary of the charges made by the Building Official, the answer thereto, and the evidence considered, and shall state the Hearing Officer's findings, conclusions and recommendations. The proposed decision shall be in such form that it may be adopted by the Board of Supervisors as its decision in the case. All reports filed with the Board of Supervisors shall be matters of public record. A copy of the proposed decision shall be mailed to each party on the date the same is filed with the Board of Supervisors.

(b) Consideration of Report by Board of Supervisors. The Board of Supervisors shall consider the Hearing Officer's proposed decision at a regular meeting, within thirteen (13) working days from the filing of said decision with the Clerk of the Board. The parties shall be notified of the date on which the Board shall consider said decision. At said regular meeting, and by leave of the Board, any of those parties may present oral argument to the Board concerning the Hearing Officer's proposed decision.

(c) Disposition by the Board of Supervisors. The Board may adopt or reject the proposed decision in its entirety, or may modify the proposed decision, or any portion thereof by formal resolution. If the proposed decision is not adopted, the Board may modify it on the basis of the record before it, or refer the case back to the Hearing Officer for the taking of more evidence. If the case is referred back, the Hearing Officer shall cause notice to be sent to all parties of the time and place of the new hearing, and of the scope and extent of evidence to be adduced. At the conclusion of any further hearing, a report in the form prescribed by Section 1305(a) shall be made and filed with the Board and the parties. Consideration of any subsequent report shall be as set forth in this section.

(d) Form of Decision. The decision of the Board of Supervisors shall be in writing and shall contain findings of fact, a determination of the issues presented, and the requirements to be complied with. A copy of the Board's decision shall be delivered to all parties personally, or sent by certified mail, postage prepaid, return receipt requested. The decision of the Board of Supervisors shall be final.

11. Subparagraphs (a) and (b) of Section 1401 are hereby amended by deleting the words "Housing Advisory and Appeals Board" in each such subparagraph and substituting therefor the words "Board of Supervisors."

12. Subparagraph (c) of Section 1401 of the Housing Code is hereby amended to read as follows:

(c) Failure to Commence Work. Whenever the required repair or demolition is not commenced within 30 days in the case of substandard dwellings or within 14 days in the case of untenantable dwellings after any final notice and order issued under this code become effective:

1. The Building Official shall cause, in the case of substandard dwellings, the building described in such notice and order to be vacated by posting at each entrance thereto a notice reading substantially:

DANGER
THIS BUILDING IS DEEMED UNSAFE
FOR HUMAN OCCUPANCY

* * * * * * * * * * * * *

Property Location: _____

IT IS UNLAWFUL FOR ANY PERSON TO OCCUPY OR RESIDE IN THIS BUILDING.

COUNTY OF SAN MATEO, DEPARTMENT OF_____
_____ Building Official
UN-AUTHORIZED PERSON REMOVING THIS SIGN WILL BE PROSECUTED.

DATE:_____

Refer to Section _____ of Building Code

* * * * * * * * * * * * *

2. No person shall occupy any building which has been posted as specified in this subsection. No person shall remove or deface any such notice so posted until the repairs, demolition, or removal ordered by the Building Official have been completed and a Certificate of Occupancy issued pursuant to the provisions of the California Building Code.

3. The Building Official may, in addition to any other remedy herein provided, cause the building to be repaired to the extent necessary to correct the conditions which render the building untenantable as set forth in the notice and order provided said repairs do not exceed $1,000.00 in amount; or, in the case of vacant, un-maintained, and unsecured

buildings, may cause the building to be boarded up and otherwise secured; or, if the notice and order required demolition, may cause the building to be demolished, and the materials, rubble and debris therefrom removed and the lot cleaned. Any such repair or demolition work shall be accomplished and the cost thereof paid and recovered in the manner provided in this code, including administrative costs. Any surplus realized from the demolition of such building, over and above the cost of demolition and of cleaning the lot, shall be paid over to the person or persons lawfully entitled thereto.

13. Section 1502 is hereby amended to read:

SECTION 1502. GENERAL. The Board of Supervisors shall provide funds to defray the costs and expenses which may be incurred by the County in doing or causing to be done the necessary work of repair or demolition of substandard, or untenantable buildings.

14. Section 1601 is hereby amended by adding thereto the following, as a preface to the Section as printed:

The provisions of this section and of Sections 1602, 1603, 1604 and 1605 do not apply to cases involving untenantable dwellings where the cost of repairs or demolition has been found and determined by the Board of Supervisors after hearing as provided in Chapter 12 of this code.

15. Section 1606 is amended by deleting the word “chapter” stated therein and substituting therefore, the word “code.”

16. Section 1609 is hereby amended to read as follows:

SECTION 1609. After confirmation of the report, or the decision of the Board of Supervisors becoming final, certified copies of the assessment shall be given to the County Assessor and the County Tax Collector, who shall add the amount of the assessment to the next regular tax bill levied against the parcel for County purposes.

17. Section 1610 is hereby deleted.

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CHAPTER 3. ADOPTION, ADMINISTRATION, AND STANDARDS FOR SPECIAL CONSTRUCTION CODES

ARTICLE 6. UNIFORM BUILDING SECURITY CODE

SECTION 9240. UNIFORM BUILDING SECURITY CODE

SECTION 9240. UNIFORM BUILDING SECURITY CODE. The code of rules and regulations known and designated as the California State Building Security Code, published by the International Code Council and California Building Standards Commission, to establish minimum standards to make dwelling units resistant to unlawful entry in the unincorporated territory of the County of San Mateo, is hereby adopted and by reference incorporated herein as if fully set forth. Any amendments and supplements to this code shall be enforceable to the same extent as if contained in the body of the Uniform Building Security Code. A copy of the California State Building Security Code is filed in the San Mateo County Building Inspection Section.

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CHAPTER 3. ADOPTION, ADMINISTRATION, AND STANDARDS FOR SPECIAL CONSTRUCTION CODES

ARTICLE 7. UNIFORM BUILDING CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

SECTION:

SECTION 9245. UNIFORM BUILDING CODE FOR ABATEMENT OF DANGEROUS BUILDINGS

SECTION 9245. UNIFORM BUILDING CODE FOR ABATEMENT OF DANGEROUS BUILDINGS. The code of rules and regulations known and designated as the "California Building Code for Abatement of Dangerous Buildings," latest adopted edition, published by the California Building Standards Commission, based on the latest edition of the California Building Codes, to provide a just, equitable and practical method to be cumulative to, with and in addition to any other remedy provided by the Building Code, Housing Code, or otherwise available at law, whereby owners or occupants of buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or the buildings' occupants, may be required to repair, vacate or abate said causes, and which applies to all dangerous buildings, as herein defined, which are now in existence or which may hereafter become dangerous in the unincorporated territory of the County of San Mateo, is hereby adopted and by reference incorporated herein as if fully set forth, as the Abatement of Dangerous Building Code of the County of San Mateo. Any amendments and supplements to this code shall be enforceable to the same extent as if contained in the body of the California Building Code for Abatement of Dangerous Buildings. A copy of the California Building Code for Abatement of Dangerous Buildings is filed in the San Mateo County Building Inspection Section.

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CHAPTER 3. ADOPTION, ADMINISTRATION, AND STANDARDS FOR SPECIAL CONSTRUCTION CODES

ARTICLE 8. UNIFORM SWIMMING POOL-SPA AND HOT TUB CODE

SECTION:

SECTION 9250. UNIFORM SWIMMING POOL-SPA AND HOT TUB CODE

SECTION 9250. UNIFORM SWIMMING POOL-SPA AND HOT TUB CODE. The code of rules and regulations known and designated as the "Uniform Swimming Pool-Spa and Hot Tub Code," latest adopted edition, published by International Association of Plumbing and Mechanical Officials, regulating the erection, installation, alteration, addition, repair, relocation, replacement, maintenance, or use of any swimming pool, spa, or hot tub, plumbing system in the unincorporated territory of the County of San Mateo, is hereby adopted by reference and incorporated herein as if fully set forth as the Swimming Pool-Spa and Hot Tub Code of the County of San Mateo. Any amendments and supplements to this code shall be enforceable to the same extent as if contained in the body of the Uniform Swimming Pool-Spa and Hot Tub Code. A copy of the Uniform Swimming Pool-Spa and Hot Tub Code is filed in the San Mateo County Building Inspection Section.

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CHAPTER 3. ADOPTION, ADMINISTRATION, AND STANDARDS FOR SPECIAL CONSTRUCTION CODES

ARTICLE 9. UNIFORM SIGN CODE

SECTION:

SECTION 9255. UNIFORM SIGN CODE

SECTION 9255. UNIFORM SIGN CODE. The code of rules and regulations known and designated as the "Uniform Sign Code," latest adopted edition, and all appendices and supplements subsequently issued thereto, as published by the International Conference of Building Officials, to provide minimum safeguards to safeguard life, health, property and public welfare, by regulating and controlling the design, quality of materials, construction, location, electrification, and maintenance of all signs and sign structures not located within a building and within the unincorporated territory of the County of San Mateo, is hereby adopted and by reference incorporated herein as if fully set forth as the Sign Code of the County of San Mateo. Any amendments and supplements to this code shall be enforceable to the same extent as if contained in the body of the Uniform Sign Code. A copy of the Uniform Sign Code is filed in the San Mateo County Building Inspection Section.

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CHAPTER 3. ADOPTION, ADMINISTRATION, AND STANDARDS FOR SPECIAL CONSTRUCTION CODES

ARTICLE 10. UNIFORM SOLAR ENERGY CODE

SECTION:

SECTION 9270. UNIFORM SOLAR ENERGY CODE

SECTION 9270. UNIFORM SOLAR ENERGY CODE. The code of rules and regulations known and designated as the "Uniform Solar Energy Code," latest adopted edition, and all appendices and supplements subsequently issued thereto, as published by the International Association of Plumbing and Mechanical Officials, to provide for the erection, installation, alteration, repair, relocation, replacement, maintenance or use of all solar energy systems except as otherwise provided for in said code, and filed in the offices of the Building Inspection Section, Planning and Building Department, County of San Mateo, is hereby adopted for the unincorporated territory of the County of San Mateo and by reference incorporated herein as if fully set forth, as the Solar Energy Code of the County of San Mateo. Any amendments and supplements to this code shall be enforceable to the same extent as if contained in the body of the Solar Energy Code.

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CHAPTER 3. ADOPTION, ADMINISTRATION, AND STANDARDS FOR SPECIAL CONSTRUCTION CODES

ARTICLE 11. ADOPTION OF CALIFORNIA HISTORICAL BUILDING CODE

SECTION:

SECTION 9271. ADOPTION OF CALIFORNIA HISTORICAL BUILDING CODE

SECTION 9271. ADOPTION OF CALIFORNIA HISTORICAL BUILDING CODE. The latest adopted edition of the California State Building Standards Code, Title 24, Part 8, California Historical Building Code establishing minimum requirements for preservation, restoration, rehabilitation, relocation or reconstruction of buildings or properties designated as qualified historical buildings or properties is hereby adopted for the unincorporated territory of the County of San Mateo.

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CHAPTER 4. (RESERVED FOR SECTIONS 9300 TO 9339)

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CHAPTER 5. REGULATIONS ON MOVING AND REMOVAL OF BUILDINGS AND STRUCTURES

SECTIONS:

SECTION 9340. DEFINITIONS
SECTION 9341. PERMITS REQUIRED
SECTION 9342. APPLICATION
SECTION 9343. FEES
SECTION 9344. INVESTIGATION AND REPORT
SECTION 9345. ISSUANCE OF PERMIT
SECTION 9346. DENIAL OF PERMIT
SECTION 9347. COMPLIANCE WITH OTHER LAWS AND ORDINANCES
SECTION 9348. APPEALS

SECTION 9340. DEFINITIONS. For the purposes of this Chapter, certain terms, phrases, and words shall be construed as follows:

"Building" is any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

"Building Official" is the Director of Planning and Building Department, in accordance with Section 9020 of Chapter 2, Article 2 of this Division, shall refer to the person to whom is delegated as Building Inspection Manager of the Building Inspection Section, Planning and Building Department, County of San Mateo.

"Structure" is that which is built or constructed, an edifice, or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

SECTION 9341. PERMITS REQUIRED. No person shall move any building or structure into or within the unincorporated territory of the County, or shall remove any building or structure from the unincorporated territory without first obtaining a permit for each such building or structure to be moved or removed.

SECTION 9342. APPLICATION. To obtain a permit to move or remove a building or structure, the applicant shall first file an application with the Building Inspection Section. In addition to an application for a building permit, every application for a house moving permit shall also contain the following information:

1. The location and legal description of the land on which the building or structure to be moved or removed, at the time of the application, is situated.

2. The location and legal description of the land to which the building or structure is to be moved, even if that location is not within the unincorporated territory of San Mateo County.

3. The alterations or additions, if any, to be made to the building or structure to be moved or removed. Such alterations or additions shall also be subject to obtaining a building permit.

4. The name and address of the person who will install the foundations and do any other necessary work that may be required at the new site, if the building or structure is to be moved or removed to land within the unincorporated territory of the County of San Mateo. Any such foundation work is subject to obtaining a building permit.

5. The name and address of the person who will move the building or structure to be moved or removed.

6. The use made of the building or structure to be moved or removed at the time of application.

7. The use to be made of the building or structure if it is to be moved or removed to land within the unincorporated territory of the County of San Mateo.

8. Any such other information as may reasonably be required by the Building Official.

SECTION 9343. FEES. Fees for permits issued in conformance with this Chapter are set by resolution of the Board of Supervisors. All fees shall be paid at the time of application including any intended to cover pre-site inspections required by the Building Official. Other fees regarding the placement of the moved building, if within unincorporated San Mateo County, shall be provided at the time of application for a building permit to allow such placement.

SECTION 9344. INVESTIGATION AND REPORT. The Building Inspection Section of the San Mateo County Planning and Building Department, upon receipt of application for a permit to move or remove a building or structure pursuant to this Chapter, shall make all necessary inspections to determine whether such building or structure may be moved safely without its being demolished or destroyed and shall determine whether or not the proposed location of any building or structure sought to be moved or removed to the unincorporated territory of the County of San Mateo meets the requirements of the San Mateo County Building Code and any other laws or ordinances appertaining thereto. The application may also be examined and reviewed by other departments of the County of San Mateo to check compliance with the laws and ordinances. Upon making inspections and the completion of investigation of the application for a permit to move or remove any building or structure, the Building Official shall make and file a written report of findings and recommendations regarding the application.

SECTION 9345. ISSUANCE OF PERMIT. If the written report of the Building Official shows that the building or structure specified in the application may be moved safely without its being demolished or destroyed and if the report shows that to where the building or structure is to be moved or removed to within unincorporated County of San Mateo, the building or structure, when so moved or removed, will conform with the requirements of any applicable laws and ordinances, the Building Official shall issue the permit. The following conditions shall be met by the applicant prior to any movement of a structure:

1. The person named in the application as the person who will move the building or structure to be moved or removed shall furnish evidence of public liability insurance covering injuries to persons and property by reason of the proposed moving or removing of said building in a reasonable amount to be approved by the Building Official.

2. When the building to be moved will be crossing or be transported along any County-maintained street, a transportation permit may be required by the Director of Public Works. Prior to the issuance of a transportation permit, the applicant or authorized agent, or the contracted house mover shall provide the County with financial assurance for liability during the transportation of the building to the satisfaction of the Director of Public Works.

3. Where the building is to be moved or removed to land within the unincorporated territory of the County of San Mateo, the applicant or authorized agent, shall provide the County with financial assurance the amount of which is to be determined by the Building Official, guaranteeing the performance for all necessary work and improvements to be completed within one hundred twenty (120) days. Such work and improvements shall include, but not be limited to, the furnishing of all labor and materials necessary to move the building as well as bring the building into code conformance. Any such actions will be in accordance with any applicable laws, ordinances and resolutions of the State of California or the County of San Mateo with respect to health, building, grading, transportation, and zoning.

SECTION 9346. DENIAL OF PERMIT. If the report prepared by the Building Official shows that moving or removing the building or structure specified in the application may not be done safely without its being demolished or destroyed, the application shall be denied. If the report of the Building Official shows that where the building or structure specified in the application is to be moved or removed into the unincorporated territory of the County of San Mateo that said building or structure may not be made to conform with the requirements of any laws and ordinances applicable thereto, the Building Official shall deny the application for a permit.

SECTION 9347. COMPLIANCE WITH OTHER LAWS AND ORDINANCES. No permit issued pursuant to this Chapter shall relieve the applicant from compliance with any requirements of laws or ordinances of other jurisdictions outside of the unincorporated territory of the County of San Mateo.

SECTION 9348. APPEALS. Appeals for different purposes may be made either to the Planning Commission or to the Board of Building Permit Appeals, as follows:

1. Planning Commission. Any aggrieved person may appeal a house moving permit when any permits are also issued under Division VI (Zoning Regulations) within ten (10) working days of such issuance to the Planning Commission.

2. Board of Building Permit Appeals. Any person having record title or legal interest in the building to be moved or removed may appeal from a decision of the Building Official to deny a house moving permit. Such appeal shall be to the Board of Building Permit Appeals in accordance with Chapter 7, of this Division.

CHAPTER 6. (RESERVED FOR EXCAVATING, GRADING, FILLING, AND CLEARING REGULATIONS)

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CHAPTER 7. BOARD OF BUILDING PERMIT APPEALS

SECTIONS:

SECTION 9600. ESTABLISHMENT OF BOARD OF PERMIT APPEALS
SECTION 9601. COMPOSITION OF THE BOARD
SECTION 9602. COMPENSATION OF BOARD MEMBERS
SECTION 9603. QUORUM
SECTION 9604. STAFF SUPPORT
SECTION 9605. MEETINGS
SECTION 9606. HEARINGS
SECTION 9607. BOARD POWERS
SECTION 9608. ADDITIONAL BOARD POWERS
SECTION 9609. DECISIONS OF THE BOARD
SECTION 9610. POSTING OF NOTICES OF VIOLATIONS/STOP WORK NOTICES
SECTION 9612. RECORDATION ORDERS
SECTION 9613. NOTICE OF RECORDATION/NOTICE OF EXPUNGEMENT
SECTION 9614. CAVEAT

SECTION 9600. ESTABLISHMENT OF BOARD OF PERMIT APPEALS. A Board of Building Permit Appeals is hereby established to perform the following two functions:

1. To resolve disputes between the Chief Building Official and building permit applicants or holders concerning the proper interpretation of the: California Building Code; California Plumbing Code; California Mechanical Code; California Building Code for the Abatement of Dangerous Buildings; Uniform Building Security Code; Uniform Dwelling Construction Code; California Residential Code; Uniform Sign Code; Uniform Solar Energy Code; National Electrical Code and California Electrical Code; Uniform Swimming Pool-Spa and Hot Tub Code; and any other Building Code adopted by the San Mateo County Ordinance Code or enforced by the County of San Mateo.

2. Authorize the Chief Building Official to record notices of violations of the foregoing codes with the San Mateo County Recorder.

SECTION 9601. COMPOSITION OF THE BOARD. The Board shall consist of five members, all of whom shall be appointed by the Board of Supervisors. All five Board members must be residents of San Mateo County. All five members shall reside in the unincorporated area of San Mateo County. At least one member shall be a domestic resident of the “Skyline-South Coast” region of the County. At least one member shall be a domestic resident of the “Midcoast” region of the County. At least one member shall be a domestic resident of the unincorporated “Bayside” region of the County. At least three members shall have technical licensed backgrounds and be actively engaged in one or more of the construction trades regulated by the codes referenced in Paragraph 1(a) of Section 9600, above. The Board of Supervisors may waive any of

these requirements when appointing any member to the Board of Permit Appeals. Such members shall be appointed for three-year terms but shall serve at the pleasure of the Board of Supervisors. The initial appointments, however, shall be made for one, two, or three year terms as the Board of Supervisors may decide.

SECTION 9602. COMPENSATION OF BOARD MEMBERS. Each Board member shall be paid the sum of $50.00 for each Board meeting that he or she attends, provided that no member shall be paid for more than one meeting per month.

SECTION 9603. QUORUM. The presence of three Board members at a meeting shall constitute a quorum and enable the Board to perform its duties. Decisions may be made by at least three members.

SECTION 9604. STAFF SUPPORT. The Planning and Building Department shall provide staff support to the Board.

SECTION 9605. MEETINGS. The Board shall meet at least once a month and designate a mutually agreeable week, day and time of that monthly meeting. Such meetings shall be subject to the requirements of the Brown Act, Government Code Section 54950, et seq. The Board may cancel any monthly meeting.

SECTION 9606. HEARINGS. The following persons may apply for a hearing before the Board:

1. Any person who has received a notice of violation or a stop work notice from the Chief Building Official and believes that said notice is based upon an incorrect interpretation or results from an incorrect application of any of the codes referenced in Paragraph 1(a) of Section 9600, above.

2. Any person who has been denied a building permit by the Chief Building Official and believes that the denial is based upon an incorrect interpretation or results from an incorrect application of any of the codes referenced in Paragraph 1(a) of Section 9600, above.

The Board shall adopt rules for hearing such applications and shall establish procedures for providing adequate notice to permit applicants or holders and other interested persons.

SECTION 9607. BOARD POWERS. Upon completion of the hearing, the Board may take one or more of the following actions:

1. Order the Chief Building Official to record the notice of violation;

2. Request the County Counsel to invoke legal process to obtain code compliance;

3. Grant relief to the applicant in the form of time to correct the violation giving the applicant a date certain by which the violation is to be corrected and upon which the Chief Building Official will be ordered to record the notice of violation should the violation not be corrected.

4. Order granting or denial of the building, mechanical, plumbing, or electrical permit.

SECTION 9608. ADDITIONAL BOARD POWERS. In addition to the powers previously granted to the Board in this Chapter, the Board shall also have the discretion to:

1. Allow for the use of alternate building materials provided that the proposed use of alternate building materials is provided for in the appropriate code.

2. Allow for variances to applicable code requirements where the Board is satisfied that health and safety will not be jeopardized by the variance and where strict adherence to the requirement of the applicable code will cause practical difficulties or unnecessary hardships.

3. Review and adjust the investigation or penalty fees which have been assessed against the hearing applicant.

SECTION 9609. DECISIONS OF THE BOARD. Decisions of the Board shall be final and shall not be appealable to the Board of Supervisors or any other County board, commission, or department.

SECTION 9610. POSTING OF NOTICES OF VIOLATIONS/STOP WORK NOTICES. The Chief Building Official shall post the notice conspicuously on the property which is the subject of the notice of violation and/or stop work notice and shall mail a copy of the notice to the owner of record of the property as listed with the office of the County Assessor and to the holder of any building permit. If a contractor has taken the subject building permit on behalf of the owner of the property and the Chief Building Official is aware of the name and address of the contractor, the Chief Building Official shall also mail a copy of the notice to the contractor.

SECTION 9612. RECORDATION ORDERS. The Board at the request of the Chief Building Official may also order the Chief Building Official to record notices of violations with the County Recorder when the Chief Building Official demonstrates to the Board's satisfaction that:

1. The Chief Building Official posted a notice of violation on the subject property and mailed a copy of the notice of violation to the owner and the contractor, if known;

2. The owner or the contractor did not respond to the notice of violation within twenty (20) calendar days of the date of the notice; or, if a response was made, the Chief

Building Official was not satisfied that the code violation or violations were remedied within a reasonable period as determined by the Chief Building Official;

3. The Chief Building Official thereafter posted a notice of intent to record the notice of violation on the property and mailed a copy of the notice of intent to the owner and the contractor, if known;

4. The owner or the contractor did not respond to the notice of intent to record within ten (10) calendar days of the date of the notice; or, if a response was made, the Chief Building Official was not satisfied that the code violation or violations were remedied within a reasonable period as determined by the Chief Building Official;

5. The recordation of notices of violation shall be limited to those situations which, in the judgment of the Board of Building Permit Appeals, represent serious violations of the codes specified in Paragraph 1(a) of Section 9600 of this Chapter. The Board of Building Permit Appeals shall recommend to the Board of Supervisors the criteria for determining serious violations.

SECTION 9613. NOTICE OF RECORDATION/NOTICE OF EXPUNGEMENT. In all cases in which the Board orders the Chief Building Official to record a notice of violation, it shall likewise order the Chief Building Official to mail a notice of recordation to the owner of the property after recordation of the notice of violation has been accomplished. Said notice of recordation shall also advise the owner how the subject code violation or violations may be remedied. Upon being satisfied that the subject code violation or violations have been remedied, the Chief Building Official shall record a notice of expungement documenting the fact that the applicable code violation or violations have been cured and shall mail a copy of the notice of expungement to the owner of the property. Disputes as to whether a given code violation has been remedied thereby entitling the owner to a notice of expungement are appealable to the Board in the same manner as set forth in Section 9606, of this Chapter.

SECTION 9614. CAVEAT. Nothing herein shall preclude the Planning and Building Department from immediate referral of code violation cases to the County Counsel's office for enforcement when said violations represent an imminent hazard to persons or property. Nothing herein shall preclude the Planning and Building Department from availing itself of any summary or emergency nuisance abatement ordinances or statutes when code violations represent an imminent hazard to persons or property and where the San Mateo County Ordinance Code or any other applicable body of law provides for the summary or emergency abatement of the type of nuisance created by the code violation.

CHAPTER 8. (RESERVED)

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CHAPTER 9. INSPECTION FEES FOR CERTAIN ACTIVITIES RELATING TO BUILDING, HOUSING, ELECTRICAL, MECHANICAL AND PLUMBING INSPECTION ACTIVITIES

SECTION:

SECTION 8701.1. ESTABLISHMENT OF FEES

SECTION 8701.1. ESTABLISHMENT OF FEES. The Board of Supervisors of the County of San Mateo shall be responsible for establishing all fees related to building, housing, electrical, mechanical, and plumbing inspection activities by resolution.

[NOTE TO USER: The provisions of Chapter 9 are found elsewhere in the regulations of this Division. It is, therefore, redundant that these provisions remain in effect, and in due course, this Chapter, therefore, will be repealed.]

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CHAPTER 10. (REPEALED)

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CHAPTER 11. (RESERVED)

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CHAPTER 12. (RESERVED)

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CHAPTER 13. (RESERVED)

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CHAPTER 14. (REPEALED)

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CHAPTER 15. (OTHER APPLICABLE CODE ADOPTIONS)

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CHAPTER CITATIONS

CHAPTER 1 CITATIONS

(Chapter 1 re-adopted by ordinance 3711 to replace minor errors in text, adopted 04/16/96)

(Chapter 1 **repealed** in its entirety and replaced by revised Chapter 1, Sections 9000 through 9004, by ordinance 3695, adopted 12/19/95)

(Sections 8100, 8101, and 8102 added by ordinance 88, adopted 03/04/1891; amended by ordinance 897, adopted 05/02/50; amended by ordinance 904, adopted 06/20/50; amended by ordinance 1027, adopted 09/01/53)

(Sections 8100 and 8102 became Sections 9000 and 9001, respectively)

(Section 8101 repealed by ordinance 3695, adopted 12/19/95)

(Section 8103 added by ordinance 88, adopted 03/04/1891; amended by ordinance 897, adopted 05/02/50; amended by ordinance 904, adopted 06/20/50; amended by ordinance 1027, adopted 09/01/53; amended by ordinance 2768, adopted 02/16/82; amended by ordinance 3053, adopted 01/21/86; amended by ordinance 3198, adopted 12/12/89; amended by ordinance 3214, adopted 04/24/90; **became Section 9002**)

(Section 8104 added by ordinance 1452, adopted 04/18/61; amended by ordinance 1935, adopted 09/24/68; amended by ordinance 2067, adopted 08/25/70; amended by ordinance 2071, adopted 10/13/70; amended by ordinance 2193, adopted 04/10/73; amended Section 8104 (a) by ordinance 2840, adopted 06/14/83; added Section 8104 (b) by ordinance 2840, adopted 06/14/83; amended by ordinance 3033, adopted 05/28/85; amended by ordinance 3218, adopted 05/01/90; amended by ordinance 3266, adopted 09/25/90; amended by ordinance 3308, adopted 03/12/91; **became Section 9003**)

(Section 8104.1 added by ordinance 2078, adopted 12/15/70; **became Section 9004**)

(Section 8105; added by ordinance 1646, adopted 03/17/64; **repealed** by ordinance 2768, adopted 02/16/82)

(Section 9004 amended by ordinance 04456, adopted 12/16/08)

CHAPTER 1.5 CITATIONS

(Chapter 1.5 **repealed** in its entirety and replaced by revised Chapter 2, Articles 1 through 6, Sections 9010 through 9068, by ordinance 3695, adopted 12/16/95)

(Section 8110 added by ordinance 2410, adopted 12/28/76; amended by ordinance 2768, adopted 02/16/82; amended by ordinance 3053, adopted 01/21/86; **became Section 9010**)

(Section 8110.1. added by ordinance 2410, adopted 12/28/76; amended by ordinance 2768, adopted 02/16/82; amended by ordinance 3053, adopted 01/21/86; **became Section 9011**)

(Sections 8110.2. through 8110.7 added by ordinance 2410, adopted 12/28/76; **became Sections 9012 through 9017, respectively**)

(Section 8111. added by ordinance 2410, adopted 12/28/76; amended by ordinance 2768, adopted 02/16/82; **became Section 9020**)

(Section 8111.1. added by ordinance 2410, adopted 12/28/76; amended by ordinance 3214, adopted 04/24/90; amended Section 8111.1(c)(i) to read Section 8111.1(c)(1); Section 8111.1(c)(ii) to read Section 8111.1(c)(2) by ordinance 3301, adopted 03/12/91; **became Section 9021**)

(Section 8111.2. added by ordinance 2410, adopted 12/28/76; amended Section 8111.2 (c) by ordinance 2726, adopted 03/17/81; **became Section 9022**)
(Section 8111.3. added by ordinance 2410, adopted 12/28/76; **repealed** by ordinance 2768, adopted 02/16/82)

(Section 8112. added by ordinance 2410, adopted 12/28/76; amended by ordinance 3053, adopted 01/21/86; **became Section 9025**)

(Section 8112.1. added by ordinance 2410, adopted 12/28/76; **became Section 9027**)

(Section 8112.2. added by ordinance 2410, adopted 12/28/76; amended Section 8112.2(d)(i) to read Section 8112.2(d)(1); Section 8112.2(d)(ii) to read Section 8112.2(d)(2); Section 8112.2(d)(iii) to read Section 8112.2(d)(3) Section 8112.2(d)(iv) to read Section 8112.2(d)(4); Section 8112.2(d)(v) to read Section 8112.2(d)(5); Section 8112.2(d)(vi) to read Section 8112.2(d)(6); Section 8112.2(d)(vii) to read Section 8112.2(d)(7); Section 8112.2(d)(viii) to read Section 8112.2(d)(8); Section 8112.2(g)(i) to read Section 8112.2(g)(1) and Section 8112.2(g)(ii) to read Section 8112.2(g)(2) by ordinance 3301, adopted 03/12/91; **became Section 9029**)

(Sections 8112.3, 8112.4, and 8112.5 added by ordinance 2410, adopted 12/28/76)

(**Section 8112.3 became Section 9031**)

(**Section 8112.4 became Section 9032**)

(**Section 8112.5 became Section 9034**)

(Section 8112.6. added by ordinance 2410, adopted 12/28/76; amended by ordinance 2825, adopted 04/26/83; **became Section 9041**)

(Section 8112.7. added by ordinance 2410, adopted 12/28/76; repealed by ordinance 2471, adopted 12/20/77; **repealed** by ordinance 2512, adopted 06/13/78)

(Section 8112.8. added by ordinance 2410, adopted 12/28/76; amended by ordinance 2768, adopted 02/16/82; amended by ordinance 3053, adopted 01/21/86; **became Section 9030**)

(Section 8112.9. added by ordinance 2410, adopted 12/28/76; amended by ordinance 2768, adopted 02/16/82; **became Section 9042**)

(Section 8112.10. added by ordinance 2410, adopted 12/28/76; repealed Sections 8112.10 (a) and 8112.10 (b) by ordinance 2471, adopted 12/20/77; amended by ordinance 2512, adopted 06/13/78; amended by ordinance 2768, adopted 02/16/82; **became Section 9028**)

(Section 8112.11. added by ordinance 2410, adopted 12/28/76; repealed Sections 8112.11 (a) and 8112.11 (b) by ordinance 2471, adopted 12/20/77; **repealed** by ordinance 2512, adopted 06/13/78)

(Sections 8113 and 8113.1 added by ordinance 2410, adopted 12/28/76)

(**Section 8113 became Section 9050**)

(**Section 8113.1 became Section 9051**)

(Section 8113.2 added by ordinance 2410, adopted 12/28/76; amended Section 8113.2(a)(i) to read Section 8113.2(a)(1); Section 8113.2(a)(ii) to read Section 8113.2(a)(2); Section 8113.2(b)(i) to read Section 8113.2(b)(1); Section 8113.2(b)(ii) to read Section 8113.2(b)(2); Section 8113.2(b)(iii) to read Section 8113.2(b)(3) and Section 8113.2(b)(iv) to read Section 8113.2(b)(4) by ordinance 3301, adopted 03/12/91; **became Section 9052**)

(Sections 8113.3. through 8113.9 added by ordinance 2410, adopted 12/28/76; **became Sections 9053 through 9059, respectively**)

(Section 8113.10. added by ordinance 2410, adopted 12/28/76; amended Section 8113.10(c)(i) to read Section 8113.10(c)(1); Section 8113.10(c)(ii) to read Section 8113.10(c)(2); Section 8113.10(c)(iii) to read Section 8113.10(c)(3); Section 8113.10(c)(iv) to read Section 8113.10(c)(4); Section 8113.10(c)(v) to read Section 8113.10(c)(5) and Section 8113.10(c)(vi) to read Section 8113.10(c)(6) by ordinance 3301, adopted 03/12/91; **became Section 9060**)

(Section 8113.11 added by ordinance 2410, adopted 12/28/76); (amended Sections 8113.11 (a)(i)(2), 8113.11 (a)(iii) and 8113.11 (a)(iv)(2) by ordinance 2768, adopted 02/16/82); amended Section 8113.11(a)(i) to read Section 8113.11(a)(1); Section 8113.11(a)(i)(1) to read Section 8113.11(a)(1)(A); Section 8113.11(a)(i)(2) to read Section 8113.11(a)(1)(B); Section 8113.11(a)(i)(3) to read Section 8113.11(a)(1)(C); Section 8113.11(a)(i)(4) to read Section 8113.11(a)(1)(D); Section 8113.11(a)(ii) to read Section 8113.11(a)(2); Section 8113.11(a)(iii) to read Section 8113.11(a)(3); Section 8113.11(a)(iv) to read Section 8113.11(a)(4); Section 8113.11(a)(iv)(1) to read Section 8113.11(a)(4)(A); Section 8113.11(a)(iv)(2) to read Section 8113.11(a)(4)(B); Section 8113.11(a)(v) to read Section 8113.11(a)(5); Section 8113.11(a)(v)(1) to read Section 8113.11(a)(5)(A); Section 8113.11(a)(v)(2) to read Section 8113.11(a)(5)(B); Section 8113.11(a)(v)(3) to read Section 8113.11(a)(5)(C); Section 8113.11(a)(v)(4) to read Section 8113.11(a)(5)(D); Section 8113.11(a)(vi) to read Section 8113.11(a)(6); Section 8113.11(a)(vii) to read Section 8113.11(a)(7); Section 8113.11(a)(viii) to read Section 8113.11(a)(8); Section 8113.11(a)(ix) to read Section 8113.11(a)(9); Section 8113.11(a)(x) to read Section 8113.11(a)(10); Section 8113.11(a)(xi) to read Section 8113.11(a)(11); Section 8113.11(b)(i) to read Section 8113.11(b)(1); Section 8113.11(b)(ii) to read Section 8113.11(b)(2); Section 8113.11(b)(iii) to read Section 8113.11(b)(3); Section 8113.11(e)(i) to read Section 8113.11(e)(1); Section 8113.11(e)(ii) to read Section 8113.11(e)(2) and Section 8113.11(e)(iii) to read Section 8113.11(e)(3) by ordinance 3301, adopted 03/12/91)

(**Section 8113.11 became Section 9061**)

(Section 8114 including Sections 8114.1 through 8114.3 added by ordinance 2410, adopted 12/28/76; **became Sections 9065 through 9068 respectively**)

CHAPTER 2 CITATIONS

(Chapter 2, re-adopted by ordinance 3711 to replace minor errors in text, adopted 04/16/96)

(Chapter 2, Sections 8120 through 8133, **repealed** in its entirety by ordinance 3695, adopted 12/16/95)

(Chapter 2, Sections 9010 through 9068, added by ordinance 3695, adopted 12/16/95)

(Section 8120 added by ordinance 888, adopted 03/07/50; amended by ordinance 1298, adopted 06/10/78; amended by ordinance 1521, adopted 06/12/62; amended by ordinance 1755, adopted 02/15/66; repealed by ordinance 1902, adopted 06/05/68; added by ordinance 1902, adopted 06/05/68; repealed by ordinance 2177, adopted 01/23/73; added by ordinance 2177, adopted 01/23/73; repealed by ordinance 2291, adopted 01/21/75; added by ordinance 2291, adopted 01/21/75; repealed by ordinance 2410, adopted 12/28/76; added by ordinance 2410, adopted 12/28/76; amended by ordinance 2768, adopted 02/16/82; amended by ordinance 3053, adopted 01/21/86; amended by ordinance 3198, adopted 12/12/89; amended by ordinance 3400, adopted on 06/23/92; **became Section 9100**)

(Section 8121 added by ordinance 888, adopted 03/07/50; repealed by ordinance 1902, adopted 06/05/68; added by ordinance 1902, adopted 06/05/68; repealed by ordinance 2177, adopted 01/23/73; added by ordinance 2177, adopted 01/23/73; repealed by ordinance 2291, adopted 01/21/75; added by ordinance 2291, adopted 01/21/75; repealed by ordinance 2410, adopted 12/28/76; added by ordinance 2410, adopted 12/28/76; **became Section 9101**)

(Sections 8122 and 8123 added by ordinance 888, adopted 03/07/50; repealed by ordinance 1298, adopted 06/10/58; added by ordinance 1298, adopted 06/10/58; renumbered certain page references by ordinance 1521, adopted 06/12/62; repealed by ordinance 1902, adopted 06/05/68; added by ordinance 1902, adopted 06/05/68; repealed by ordinance 2177, adopted 01/23/73; added by ordinance 2177, adopted

01/23/73; repealed by ordinance 2291, adopted 01/21/75; added by ordinance 2291, adopted 01/21/75; repealed by ordinance 2410, adopted 12/28/76; added by ordinance 2410, adopted 12/28/76)

(**Section 8122 became Section 9102**)

(**Section 8123 became Section 9103**)

(Section 8124. added by ordinance 888, adopted 03/07/50; repealed by ordinance 1298, adopted 06/10/58; added by ordinance 1298, adopted 06/10/58 renumbered certain page references by ordinance 1521, adopted 06/12/62; repealed by ordinance 1902, adopted 06/05/68; added by ordinance 1902, adopted 06/05/68; repealed by ordinance 2177, adopted 01/23/73; added by ordinance 2177, adopted 01/23/73; repealed by ordinance 2291, adopted 01/21/75; added by ordinance 2291, adopted 01/21/75; repealed by ordinance 2410, adopted 12/28/76; added by ordinance 2410, adopted 12/28/76; **repealed** by ordinance 2768, adopted 02/16/82)

(Section 8125 added by ordinance 888, adopted 03/07/50; repealed by ordinance 1298, adopted 06/10/58; added by ordinance 1298, adopted 06/10/58; repealed by ordinance 1521, adopted 06/12/62; added by ordinance 1521, adopted 06/12/62; amended by ordinance 1755, adopted 02/15/66; repealed by ordinance 1902, adopted 06/05/68; added by ordinance 1902, adopted 06/05/68; repealed by ordinance 2177, adopted 01/23/73; added by ordinance 2177, adopted 01/23/73; repealed by ordinance 2291, adopted 01/21/75; added by ordinance 2291, adopted 01/21/75; repealed by ordinance 2410, adopted 12/28/76; added by ordinance 2410, adopted 12/28/76; **became Section 9104**)

(Sections 8126 and 8127 added by ordinance 888, adopted 03/07/50; repealed by ordinance 1298, adopted 06/10/58; added by ordinance 1298, adopted 06/10/58; repealed by ordinance 1521, adopted 06/12/62; added by ordinance 1521, adopted 06/12/62; renumbered certain page references by ordinance 1755, adopted 02/15/66; repealed by ordinance 1902, adopted 06/05/68; added by ordinance 1902, adopted 06/05/68; repealed by ordinance 2177, adopted 01/23/73; added by ordinance 2177, adopted 01/23/73; repealed by ordinance 2291, adopted 01/21/75; added by ordinance 2291, adopted 01/21/75; repealed by ordinance 2410, adopted 12/28/76; added by ordinance 2410, adopted 12/28/76)

(**Section 8126 became Section 9105**)

(**Section 8127 became Section 9106**)

(Section 8128 added by ordinance 888, adopted 03/07/50; repealed by ordinance 1298, adopted 06/10/58; added by ordinance 1298, adopted 06/10/58; renumbered certain page references by ordinance 1521, adopted 06/12/62; renumbered certain page references by ordinance 1755, adopted 02/15/66; repealed by ordinance 1902, adopted 06/05/68; added by ordinance 1902, adopted 06/05/68; repealed by ordinance 2177, adopted 01/23/73; added by ordinance 2177, adopted 01/23/73; repealed by ordinance 2291, adopted 01/21/75; added by ordinance 2291, adopted 01/21/75; repealed by ordinance 2410, adopted 12/28/76; added by ordinance 2410, adopted 12/28/76; **became Section 9107**)

(Section 8128.1. added by ordinance 1390, adopted 04/05/60; **repealed** by ordinance 1521, adopted 06/12/62)

(Section 8129 added by ordinance 888, adopted 03/07/50; repealed by ordinance 1298, adopted 06/10/58; added by ordinance 1298, adopted 06/10/58; renumbered certain page references by ordinance 1521, adopted 06/12/62; renumbered certain page references by ordinance 1755, adopted 02/15/66; repealed by ordinance 1902, adopted 06/05/68; added by ordinance 1902, adopted 06/05/68; repealed by ordinance 2177, adopted 01/23/73; added by ordinance 2177, adopted 01/23/73; repealed by ordinance 2291, adopted 01/21/75; added by ordinance 2291, adopted 01/21/75; repealed by ordinance 2410, adopted 12/28/76; added by ordinance 2410, adopted 12/28/76; **became Section 9108**)

(Section 8129.1. added by ordinance 1390, adopted 04/05/60; **repealed** by ordinance 1521, adopted 06/12/62)

(Section 8130 added by ordinance 888, adopted 03/07/50; repealed by ordinance 1298, adopted 06/10/58; added by ordinance 1298, adopted 06/10/58; repealed by ordinance 1521, adopted 06/12/62; repealed by ordinance 1902, adopted 06/05/68; added by ordinance 1902, adopted 06/05/68; repealed by ordinance

2177, adopted 01/23/73; added by ordinance 2177, adopted 01/23/73; repealed by ordinance 2291, adopted 01/21/75; added by ordinance 2410, adopted 12/28/76; **became Section 9109**)

(Section 8131 added by ordinance 888, adopted 03/07/50; added by ordinance 1298, adopted 06/10/58; renumbered from Section 8131 to Section 8138 by ordinance 1298, adopted 06/10/58; renumbered certain page references by ordinance 1521, adopted 06/12/62; renumbered certain page references by ordinance 1755, adopted 02/15/66; repealed by ordinance 1902, adopted 06/05/68; added by ordinance 1902, adopted 06/05/68; repealed by ordinance 2177, adopted 01/23/73; added by ordinance 2177, adopted 01/23/73; repealed by ordinance 2291, adopted 01/21/75; added by ordinance 3002, adopted 07/03/84; amended by ordinance 3150, adopted 08/30/88; **became Section 9110**)

(Section 3132 added by ordinance 1298, adopted 06/10/58; amended by ordinance 1521, adopted 06/12/62; amended by ordinance 1755, adopted 02/15/66; repealed by ordinance 1902, adopted 06/05/68; added by ordinance 1902, adopted 06/05/68; repealed by ordinance 2177, adopted 01/23/73; added by ordinance 2177, adopted 01/23/73; repealed by ordinance 2291, adopted 01/21/75; added by ordinance 3002, adopted 07/03/84; amended by ordinance 3150, adopted 08/30/88; **became Section 9111**)

(Section 8133 added by ordinance 1298, adopted 06/10/58; amended by ordinance 1521, adopted 06/12/62; amended by ordinance 1755, adopted 02/15/66; repealed by ordinance 1902, adopted 06/05/68; added by ordinance 1902, adopted 06/05/68; repealed by ordinance 2177, adopted 01/23/73; added by ordinance 2177, adopted 01/23/73; repealed by ordinance 2291, adopted 01/21/75; added by ordinance 3002, adopted 07/03/84; amended by ordinance 3150, adopted 08/30/88; **became Section 9112**)

(Section 8134. added by ordinance 1298, adopted 06/10/58; amended by ordinance 1521, adopted 06/12/62; amended by ordinance 1755, adopted 02/15/66; **repealed** by ordinance 1902, adopted 06/05/68)

(Section 8135 added by ordinance 1298, adopted 06/10/58; amended by ordinance 1521, adopted 06/12/62; renumbered certain page references by ordinance 1755, adopted 02/15/66; **repealed** by ordinance 1902, adopted 06/05/68)

(Sections 8136 and 8137 added by ordinance 1298, adopted 06/10/58; repealed by ordinance 1521, adopted 06/12/62; **repealed** by ordinance 1902, adopted 06/05/68)

(Section 8138 renumbered from Section 8131 to Section 8138 by ordinance 1298, adopted 06/10/58; **repealed** by ordinance 1902, adopted 06/05/68)

(Section 8139 added by ordinance 1755, adopted 02/15/66; **repealed** by ordinance 1902, adopted 06/05/68)

(Sections 8140, 8150, 8160 added by ordinance 3396, adopted 06/16/92; **became Sections 9113, 9114, 9115, respectively**)

(Section 9015 amended by ordinance 04456, adopted 12/16/08)

(Section 9015 amended by ordinance 04532, adopted 12/14/10)

(Section 9022 amended by ordinance 04456, adopted 12/16/08)

(Section 9025.1 amended by ordinance 04456, adopted 12/16/08)

(Section 9025 amended by ordinance 04678, adopted 12/10/13)

(Section 9027 amended by ordinance 04456, adopted 12/16/08)

(Section 9029 amended by ordinance 04456, adopted 12/16/08)

(Section 9032 amended by ordinance 04456, adopted 12/16/08)

(Section 9033 amended by ordinance 04456, adopted 12/16/08)

(Section 9033 amended by ordinance 04678, adopted 12/10/13)

(Section 9041 amended by ordinance 04360, adopted 01/23/07)

(Section 9041 amended by ordinance 04532, adopted 12/14/10)

(Section 9042 amended by ordinance 04456, adopted 12/16/08)

(Section 9058 amended by ordinance 04456, adopted 12/16/08)

(Section 9058 amended by ordinance 04532, adopted 12/14/10)

(Section 9067 amended by ordinance 04456, adopted 12/16/08)

CHAPTER 3 CITATIONS

(Chapter 3 re-adopted by ordinance 3711 to replace minor errors in text, adopted 04/16/96)

(Chapter 3 **repealed** in its entirety and incorporated into Article 2, Chapter 3, Sections 9150 through 9155, by ordinance 3695, adopted 12/19/95)

(Chapter 3, Articles 1 through 10, Sections 9100 through 9270 added by ordinance 3695, adopted 12/19/95; **NOTE: This Chapter now consists of the former Chapters 2, 3, 4, 5, 5.1, 5.2, 5.3, 5.4, 5.5, and 5.8)**

(Section 8200 added by ordinance 1027, adopted 09/01/53; amended by ordinance 1276, adopted 03/11/58; repealed by ordinance 1630, adopted 01/14/64; added by ordinance 2040, adopted 04/21/70; repealed by ordinance 2182, adopted 01/30/73; added by ordinance 2182, adopted 01/30/73; repealed by ordinance 2410, adopted 12/28/76; added by ordinance 2410, adopted 12/28/76; amended by ordinance 2768, adopted 02/16/82; amended by ordinance 3053, adopted 01/21/86; amended by ordinance 3198, adopted 12/12/89; amended by ordinance 3400, adopted on 06/23/92; **became Section 9150**)

(Sections 8201, 8204 through 8209, added by ordinance 1276, adopted 03/11/58; repealed by ordinance 1630, adopted 01/14/64; added by ordinance 2040, adopted 04/21/70; repealed by ordinance 2182, adopted 01/30/73; added by ordinance 2182, adopted 01/30/73; repealed by ordinance 2410, adopted 12/28/76; added by ordinance 2410, adopted 12/28/76)

(**Section 8201 became Section 9151**)

(Section 8202 added by ordinance 1276, adopted 03/11/58; repealed by ordinance 1630, adopted 01/14/64; added by ordinance 2040, adopted 04/21/70; repealed by ordinance 2182, adopted 01/30/73; added by ordinance 2182, adopted 01/30/73; repealed by ordinance 2410, adopted 12/28/76)

(Section 8203 added by ordinance 1276, adopted 03/11/58; repealed by ordinance 1630, adopted 01/14/64; added by ordinance 2040, adopted 04/21/70; repealed by ordinance 2182, adopted 01/30/73; added by ordinance 2182, adopted 01/30/73; amended Section 8203, subsection 2, by ordinance 2393, adopted 09/20/76; repealed by ordinance 2410, adopted 12/28/76; added by ordinance 2410, adopted 12/28/76; repealed by ordinance 2471, adopted 12/20/77; repealed by ordinance 2512, adopted 06/13/78)

(**Section 8204 became Section 9152**)

(**Section 8205 became Section 9153**)

(Section 8206 **repealed** by Ordinance 3695, adopted 12/16/95)

(**Section 8207 became Section 9154**)

(Sections 8210 and 8211 added by ordinance 1276, adopted 03/11/58; repealed by ordinance 1630, adopted 01/14/64; added by ordinance 2040, adopted 04/21/70; repealed by ordinance 2182, adopted 01/30/73; added by ordinance 2182, adopted 01/30/73; **repealed** by ordinance 2410, adopted 12/28/76)

(Section 8212 added by ordinance 1276, adopted 03/11/58; repealed by ordinance 1630, adopted 01/14/64; added by ordinance 2040, adopted 04/21/70; repealed by ordinance 2182, adopted 01/30/73; added by ordinance 2182, adopted 01/30/73; **repealed** by ordinance 2410, adopted 12/28/76)

(Section 8213 added by ordinance 1276, adopted 03/11/58; repealed by ordinance 1630, adopted 01/14/64; added by ordinance 2040, adopted 04/21/70; amended by ordinance 2123, adopted 12/21/71; repealed by ordinance 2182, adopted 01/30/73; added by ordinance 2182, adopted 01/30/73; repealed by ordinance 2410, adopted 12/28/76)

(Sections 8214 through 8216 added by ordinance 2040, adopted 04/21/70; repealed by ordinance 2182, adopted 01/30/73; added by ordinance 2182, adopted 01/30/73; **repealed** by ordinance 2410, adopted 12/28/76)

(Sections 8217 through 8221 added by ordinance 2040, adopted 04/21/70; **repealed** by ordinance 2182, adopted 01/30/73)

(Sections 8222 through 8224 added by ordinance 2040, adopted 04/21/70; **repealed** by ordinance 2182, adopted 01/30/73)

(Sections 8225 and 8226 added by ordinance 2040, adopted 04/21/70; amended by ordinance 2123, adopted 12/21/71; **repealed** by ordinance 2182, adopted 01/30/73)

(Sections 8227 through 8230 added by ordinance 2040, adopted 04/21/70; **repealed** by ordinance 2182, adopted 01/30/73)

(Section 9100 amended by ordinance 04456, adopted 12/16/08)

(Section 9100 amended by ordinance 04532, adopted 12/14/10)

(Section 9100 amended by ordinance 04678, adopted 12/10/13)

(Section 9104(a) amended by ordinance 04456, adopted 12/16/08)

(Section 9104(a) amended by ordinance 04532, adopted 12/14/10)

(Section 9113 amended by ordinance 04456, adopted 12/16/08)

(Section 9113 amended by ordinance 04532, adopted 12/14/10)

(Section 9113 amended by ordinance 04678, adopted 12/10/13)

(Section 9114 amended by ordinance 04456, adopted 12/16/08)

(Section 9114 amended by ordinance 04532, adopted 12/14/10)

(Section 9114 amended by ordinance 04678, adopted 12/10/13)

(Section 9116 added by ordinance 04456, adopted 12/16/08)

(Section 9117 added by ordinance 04456, adopted 12/16/08)

(Section 9117 amended by ordinance 04532, adopted 12/14/10)

(Section 9117 amended by ordinance 04678, adopted 12/10/13)

(Section 9118 added by ordinance 04532, adopted 12/14/10)

(Section 9118 amended by ordinance 04678, adopted 12/10/13)

(Section 9119 added by ordinance 04532, adopted 12/14/10)

(Section 9119 amended by ordinance 04678, adopted 12/10/13)

(Section 9150 amended by ordinance 04456, adopted 12/16/08)

(Section 9150 amended by ordinance 04532, adopted 12/14/10)

(Section 9150 amended by ordinance 04678, adopted 12/10/13)

(Section 9180 amended by ordinance 04456, adopted 12/16/08)

(Section 9180 amended by ordinance 04532, adopted 12/14/10)

(Section 9180 amended by ordinance 04678, adopted 12/10/13)

(Section 9184 amended by ordinance 04456, adopted 12/16/08)

(Section 9184 amended by ordinance 04532, adopted 12/14/10)

(Section 9184 amended by ordinance 04678, adopted 12/10/13)

(Section 9200 amended by ordinance 04456, adopted 12/16/08)

(Section 9200 amended by ordinance 04532, adopted 12/14/10)

(Section 9200 amended by ordinance 04678, adopted 12/10/13)

(Section 9271 amended by ordinance 04456, adopted 12/16/08)

RESERVED FOR CHAPTER 4

Septic Regulations

CHAPTER 4 CITATIONS

(Chapter 4 repealed in its entirety and incorporated into Article 3, Chapter 3, Sections 9180 through 9185, by ordinance 3695, adopted 12/19/95) note cross-references to pertinent section for citation history)

(CHAPTER 4 RESERVED FOR SECTIONS 9300 THROUGH 9339)

(Section 8300 added by ordinance 898, adopted 05/02/50; amended by ordinance 1216, adopted 04/23/57; repealed by ordinance 1711, adopted 07/27/65; added by ordinance 1711, adopted 07/27/65; repealed by ordinance 1903, adopted 06/05/68; added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; added by ordinance 2180, adopted 01/23/73; amended by ordinance 2770, adopted 02/23/82; repealed by ordinance 2880, adopted 03/13/84; added by ordinance 2880, adopted 03/13/84; amended by ordinance 3198, adopted 12/12/89; amended by ordinance 3304, adopted 03/12/91; amended by ordinance 3400, adopted on 06/23/92; **became Section 9180**)

(Sections 8301, 8302 added by ordinance 1216, adopted 04/23/57; repealed by ordinance 1711, adopted 07/27/65; added by ordinance 1711, adopted 07/27/65; repealed by ordinance 1903, adopted 06/05/68; added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; added by ordinance 2180, adopted 01/23/73; amended Section 8301, subsection 1.1 by ordinance 2393, adopted 09/20/76; amended by ordinance 2770, adopted 02/23/82; repealed second Section 8301 by ordinance 2770, adopted 02/23/82; repealed by ordinance 2880, adopted 03/13/84; added by ordinance 2880, adopted 03/13/84; **became Sections 9181 and 9182, respectively**)

(Section 8303 added by ordinance 1216, adopted 04/23/57; repealed by ordinance 1711, adopted 07/27/65; added by ordinance 1711, adopted 07/27/65; repealed by ordinance 1903, adopted 06/05/68; added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; added by ordinance 2180, adopted 01/23/73; amended Section 8302, subsection 1.3, by ordinance 2393, adopted 09/20/76; amended by ordinance 2770, adopted 02/23/82; repealed by ordinance 2880, adopted 03/13/84; added by ordinance 2880, adopted 03/13/84; **became Section 9183**)

(Section 8304 added by ordinance 1440, adopted 02/07/61; repealed by ordinance 1711, adopted 07/27/65; added by ordinance 1711, adopted 07/27/65; repealed by ordinance 1903, adopted 06/05/68; added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; added by ordinance 2180, adopted 01/23/73; repealed by ordinance 2770, adopted 02/23/82; added by ordinance 2880, adopted 03/13/84; amended by ordinance 3053, adopted 01/21/86; **became Section 9184, in part**)

(Section 8305 added by ordinance 1711, adopted 07/27/65; repealed by ordinance 1903, adopted 06/05/68; added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; added by ordinance 2180, adopted 01/23/73 repealed by ordinance 2471, adopted 12/20/77; repealed by ordinance 2512, adopted 06/13/78; added by ordinance 2880, adopted 03/13/84; amended by ordinance 3053, adopted 01/21/86; **became Section 9184, in part**)

(Section 8306 added by ordinance 1711, adopted 07/27/65; repealed by ordinance 1903, adopted 06/05/68 added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; added by ordinance 2180, adopted 01/23/73; repealed by ordinance 2770, adopted 02/23/82; added by ordinance 2880, adopted 03/13/84; amended by ordinance 3053, adopted 01/21/86; **became Section 9184, in part**)

(Section 8307 added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; added by ordinance 2180, adopted 01/23/73; repealed by ordinance 2770, adopted 02/23/82; added by ordinance 2880, adopted 03/13/84; **incorporated, in part, into Section 9184**)

(Section 8308 added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; added by ordinance 2180, adopted 01/23/73; amended by ordinance 2770, adopted 02/23/82; **repealed** by ordinance 2880, adopted 03/13/84)

(Section 8309 added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; added by ordinance 2770, adopted 02/23/82; repealed by ordinance 2880, adopted 03/13/84; added by ordinance 3002, adopted 07/03/84; amended by ordinance 3150, adopted 08/30/88; **became Section 9185**)

(Section 8310 added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; added by ordinance 2770, adopted 02/23/82; **repealed** by ordinance 2880, adopted 03/13/84)

(Section 8311 added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; added by ordinance 2770, adopted 02/23/82; amended by ordinance 2789, adopted 06/08/82; renumbered from Section 8311 to Section 8312 and amended by ordinance 2823, adopted 03/15/83; added by ordinance 2823, adopted 03/15/83; **repealed** by ordinance 2880, adopted 03/13/84)

(Section 8312 added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; renumbered from Section 8311 to Section 8312 by ordinance 2823, adopted 03/15/83; **repealed** by ordinance 2880, adopted 03/13/84)

(Section 8313 added by ordinance 1903, adopted 06/05/68; repealed by ordinance 2180, adopted 01/23/73; added by ordinance 2823, adopted 03/15/83; **repealed** by ordinance 2880, adopted 03/13/84)

(Sections 8314 through 8322 added by ordinance 1903, adopted 06/05/68; **repealed** by ordinance 2180, adopted 01/23/73)

CHAPTER 5 CITATIONS

(Chapter 5 re-adopted by ordinance 3711 to replace minor errors in text, adopted 04/16/96)

(Chapter 5 **repealed** in its entirety with revised language formerly included in Chapter 5 incorporated into Chapter 3, Article 4, Sections 9200 and 9201 by ordinance 3695, adopted 12/19/95)

(Chapter 5 (formerly Chapter 7), Sections 9340 through 9348 added by ordinance 3695, adopted 12/19/95)

(Section 8400 added by ordinance 904, adopted 06/20/50; repealed by ordinance 1900, adopted 06/05/68; added by ordinance 1900, adopted 06/05/68; repealed by ordinance 2179, adopted 01/23/73; added by ordinance 2179, adopted 01/23/73; repealed by ordinance 2410, adopted 12/28/76; added by ordinance 2410, adopted 12/28/76; amended by ordinance 3053, adopted 01/21/86; amended by ordinance 3198, adopted 12/12/89; amended by ordinance 3400, adopted on 06/23/92; **became Section 9200**)

(Section 8400.1 added by ordinance 1348, adopted 06/09/59; repealed by ordinance 3695, adopted 12/19/95)

(Section 8401 added by ordinance 904, adopted 06/20/50; repealed by ordinance 1900, adopted 06/05/68; added by ordinance 1900, adopted 06/05/68; repealed by ordinance 2179, adopted 01/23/73; added by ordinance 2410, adopted 12/28/76; **became Section 9201**)

(Sections 8402 through 8405 added by ordinance 1900, adopted 06/05/68; repealed by ordinance 2179, adopted 01/23/73)

CHAPTER 5.1 CITATIONS

(Chapter 5.1 repealed in its entirety with revised language incorporated into Chapter 3, Article 5, Sections 9210 and 9212 by ordinance 3695, adopted 12/19/95)

(Section 8450 added by ordinance 1901, adopted 06/05/68; repealed by ordinance 2178, adopted 01/23/73; added by ordinance 2178, adopted 01/23/73; repealed by ordinance 2292, adopted 01/21/75; added by ordinance 2292, adopted 01/21/75; amended by ordinance 2768, adopted 02/16/82; amended by ordinance 3053, adopted 01/21/86; amended by ordinance 3198, adopted 12/12/89; amended by ordinance 3400, adopted on 06/23/92; amended by ordinance 3400, adopted on 06/23/92; **became Section 9210**)

(Section 8451 added by ordinance 1901, adopted 06/05/68; repealed by ordinance 2178, adopted 01/23/73; added by ordinance 2178, adopted 01/23/73; repealed by ordinance 2292, adopted 01/21/75; added by ordinance 2292, adopted 01/21/75; added Section 8451 (f) by ordinance 2337, adopted 11/18/75; amended Sections 8451 (c) and 8451 (e) by ordinance 2393, adopted 09/21/76; amended by ordinance 3308, adopted 03/12/91; **became Section 9211**)

(**Sections 8452, 8453, 8455 through 8460, 8462 through 8470 incorporated into Section 9212, Article 5, Chapter 3**)

(Section 8452 added by ordinance 1901, adopted 06/05/68; repealed by ordinance 2178, adopted 01/23/73; added by ordinance 2178, adopted 01/23/73; repealed by ordinance 2292, adopted 01/21/75; added by ordinance 2292, adopted 01/21/75; amended by ordinance 2768, adopted 02/16/82; **became Section 9212, in part**)

(Section 8453 added by ordinance 1901, adopted 06/05/68; repealed by ordinance 2178, adopted 01/23/73; added by ordinance 2178, adopted 01/23/73; repealed by ordinance 2292, adopted 01/21/75; added by ordinance 2292, adopted 01/21/75; amended by ordinance 2337, adopted 11/18/75; **became Section 9212, in part**)

(Section 8454 added by ordinance 2178, adopted 01/23/73; repealed by ordinance 2292, adopted 01/21/75; added by ordinance 2292, adopted 01/21/75; repealed by ordinance 2768, adopted 02/16/82)

(Section 8455 added by ordinance 2178, adopted 01/23/73; repealed by ordinance 2292, adopted 01/21/75; added by ordinance 2292, adopted 01/21/75; **became Section 9212, in part**)

(Sections 8456 through 8462 added by ordinance 2178, adopted 01/23/73; repealed by ordinance 2292, adopted 01/21/75; added by ordinance 2292, adopted 01/21/75; **became Section 9212, in part**)

(Section 8463 added by ordinance 2178, adopted 01/23/73; repealed by ordinance 2292, adopted 01/21/75; added by ordinance 2292, adopted 01/21/75; amended by ordinance 2337, adopted 11/18/75; **became Section 9212, in part**)

(Section 8464 added by ordinance 2178, adopted 01/23/73; repealed by ordinance 2292, adopted 01/21/75; added by ordinance 2292, adopted 01/21/75; **became Section 9212, in part**)

(Section 8465 added by ordinance 2178, adopted 01/23/73; repealed by ordinance 2292, adopted 01/21/75; added by ordinance 2292, adopted 01/21/75; amended Section 8465 (c) by ordinance 2337, adopted 11/18/75; **became Section 9212, in part**)

(Sections 8466 through 8469 added by ordinance 2178, adopted 01/23/73; repealed by ordinance 2292, adopted 01/21/75; added by ordinance 2292, adopted 01/21/75; **became Section 9212, in part**)

(Section 8470 added by ordinance 2292, adopted 01/21/75; **became Section 9212, in part**)

CHAPTER 5.2 CITATIONS

(Chapter 5.2 repealed in its entirety with revised language incorporated into Chapter 3, Article 6 by ordinance 3695, adopted 12/19/95)

(Section 8474 added by ordinance 2768, adopted 02/16/82; amended by ordinance 3053, adopted 01/21/86; amended by ordinance 3198, adopted 12/12/90; amended by ordinance 3400, adopted on 06/23/92; **became Section 9240**)

CHAPTER 5.3 CITATIONS

(Chapter 5.3 repealed in its entirety with revised language incorporated into Chapter 3, Article 7 by ordinance 3695, adopted 12/19/95)

(Section 8476 added by ordinance 2768, adopted 02/16/82; amended by ordinance 3053, adopted 01/21/86; amended by ordinance 3198, adopted 12/12/89; amended by ordinance 3400, adopted 06/23/92; **became Section 9245**)

CHAPTER 5.4 CITATIONS

(Chapter 5.4 repealed in its entirety with revised language incorporated into Chapter 3, Article 8 by ordinance 3695, adopted 12/19/95)

(Section 8478 added by ordinance 2768, adopted 02/16/82; amended by ordinance 3053, adopted 01/21/86; amended by ordinance 3198, adopted 12/12/89; amended by ordinance 3400, adopted on 06/23/92; **became Section 9250**)

CHAPTER 5.5 CITATIONS

(Chapter 5.5 repealed in its entirety with revised language incorporated into Chapter 3, Article 9 by ordinance 3695, adopted 12/19/95)

(Section 8482 added by ordinance 2768, adopted 02/16/82; amended by ordinance 3053, adopted 01/21/86; amended by ordinance 3198, adopted 12/12/89; amended by ordinance 3400, adopted on 06/23/92; **became Section 9255**)

CHAPTER 5.6 CITATIONS

(Chapter 5.6 repealed in its entirety by ordinance 3695, adopted 12/19/95)

(Section 8484 added by ordinance 3053, adopted 01/21/86; amended by ordinance 3198, adopted 12/12/89; amended by ordinance 3400, adopted 06/23/92; **repealed** by ordinance 3695, adopted 12/19/95)

CHAPTER 5.7 CITATIONS

(Chapter 5.7 **repealed** in its entirety by ordinance 3695, adopted 12/19/95)

(Section 8486 added by ordinance 3053, adopted 01/21/86; amended by ordinance 3198, adopted 12/12/89; amended by ordinance 3400, adopted 06/23/92; **repealed** by ordinance 3695, adopted 12/19/95)

CHAPTER 5.8 CITATIONS

(Chapter 5.8 **repealed** in its entirety with revised language incorporated into Chapter 3, Article 10 by ordinance 3695, adopted 12/19/95)

(Section 8488 added by ordinance 3053, adopted 01/21/86; amended by ordinance 3198, adopted 12/12/89; amended by ordinance 3400, adopted by 06/23/92; **became Section 9270**)

RESERVED FOR CHAPTER 6

Excavating, Grading, Filling and Clearing Regulations

CHAPTER 7 CITATIONS

(Chapter 7 re-adopted by ordinance 3711 to replace minor errors in text, adopted 04/16/96)

(Chapter 7 repealed in its entirety with revised language incorporated into an added Chapter 5, Sections 9340 through 9348, by ordinance 3695, adopted 12/19/95)

(Chapter 7, Sections 9600 through 9614 added by ordinance 3695, adopted 12/19/95)

(Sections 8510, 8510.1, 8510.2 added by ordinance 1146, adopted 12/06/55; became Sections 9340, 9341, and 9342, respectively)

Section 8510.3 added by ordinance 1146, adopted 12/06/55; amended by ordinance 2067, adopted 08/25/70; amended by ordinance 2471, adopted 12/20/77; amended by ordinance 2512, adopted 06/13/78; amended by ordinance 3113, adopted 06/16/87; became Section 9343)

(Section 8510.4 added by ordinance 1146, adopted 12/06/55; became Section 9344)

(Section 8510.5 added by ordinance 1146, adopted 12/06/55; amended Section 8510.5 (b) by ordinance 3064, adopted 05/06/86; became Section 9345)

(Sections 8510.6 and 8510.7 added by ordinance 1146, adopted 12/06/55; became Sections 9346 and 9347, respectively)

(Section 8510.8 added by ordinance 2067, adopted 08/25/70; amended by ordinance 2193, adopted 04/10/73; repealed by ordinance 3064, adopted 05/06/86)

CHAPTER 9 CITATIONS

(Chapter 9 added by ordinance 2512, adopted 06/13/78)

CHAPTER 10

(Repealed) – Citations Only

CHAPTER 10 CITATIONS

(Chapter 10, Section 8801 added by ordinance 3106, adopted 04/14/87; amended Section 8801 (h)(2) and Section 8801 (k) by ordinance 3214 adopted 04/24/90; amended Section 8801(l) by ordinance 3303, adopted 03/12/91)

(Chapter 10 repealed in its entirety; became Chapter 7, **Sections 9600 through 9614 by ordinance 3695**, adopted 12/19/95)

CHAPTER 14 CITATIONS

(Chapter 14 (Green Building Program) Sections 1401-1407 added by ordinance 04411, adopted 02/26/08)

(Chapter 14 (Green Building Program) Sections 1401-1408, amended by ordinance 04444, adopted 10/07/08)

(Chapter 14 (Green Building Program) Sections 1401-1407 ***repealed in its entirety*** by ordinance 04678, adopted 12/10/13)

DIVISION VII. BUILDING REGULATIONS

(All references to the “Environmental Services Agency” or “Department of Environmental Management” contained within the San Mateo County Ordinance Code, Division VII (Building Regulations) is hereby amended and replaced with “Planning and Building Department” by ordinance 04456, adopted 12/16/08.)

(All references to the “International Building Code” contained within the San Mateo County Ordinance Code, Division VII (Building Regulations) is hereby amended and replaced with “California Building Code” by ordinance 04456, adopted 12/16/08.)

(All references to the “Uniform Housing Code” contained within the San Mateo County Ordinance Code, Division VII (Building Regulations) is hereby amended and replaced with “California Residential Code” by ordinance 04532, adopted 12/14/10.)