AN ORDINANCE AMENDING CHAPTER 6.3 SECTIONS 6.3-02, 03, 05, 12, 19, 25, 26, 51, 52, AND 64 RELATING TO BUILDING STANDARDS AND CODES

WHEREAS, the Housing and Community Development Commission of the State of California has adopted the 2012 International Building Codes pursuant to sections 17921, 17922 and 17958 of the Health and Safety Code.

WHEREAS, the County of Solano must adopt by Ordinance regulations imposing the same requirements as those adopted by the State of California in accordance with Section 17958 of the Health and Safety Code.

WHEREAS, the County of Solano may make such changes or modifications in the requirements it deems to be reasonable and necessary because of local conditions.

The Board of Supervisors of the County of Solano ordains as follows:

Section 1. Section 6.3-.02 of Chapter 6.3 is amended to read:

Sec. 6.3-02. Definitions
Whenever any of the following names and terms is used in this chapter or in any of the codes adopted by reference in this chapter, unless the context directs otherwise, such names or terms so used shall have the meaning ascribed thereto by this section.

(a) Bedroom means any room which can be used for sleeping purposes.

(b) Building Official, Plumbing Official, Chief, Electrical Inspector, Fire Official, Fire Marshall, Administrative Authority, and similar references to a chief administrative position shall means the Building Official of the County of Solano provided, however, that where such terms are used in connection with those duties imposed by statute or ordinance upon the County Health Officer said terms shall include the County Health Officer;

(c) Building Department, Electrical Department, Plumbing Department, Fire Official, Fire Marshal or Housing Department means the "Building Division" of the County of Solano.

(d) Fire Official, Fire Marshall, Fire Inspector, or similar reference to a County Fire Official, charged with enforcing the California Fire Code, as adopted, means the Building Official of Solano County.

Section 2. Section 6.3-03 of Chapter 6.3 is amended to read:

Sec. 6.3-03. Uniform Codes adopted
Subject to the modifications and amendments contained in this chapter, the following primary and secondary codes are adopted and incorporated into the Solano County Code by this reference as if fully set forth, and which may be amended from time to time:

Legislature, is adopted by reference as the Building Code of the County of Solano, incorporating parts 1, 2, 2.5, 3, 4, 5, 6, 9, and 11, known collectively as the California Building Standards Code and respectively as the California Administrative Code, California Building Code, California Residential Code, the California Electrical Code, the California Mechanical Code, the California Plumbing Code, California Energy Code, the California Fire Code, and the California Green Building Standards Code (CalGreen), and the 2012 International Wildland Urban Interface Code; adopting by reference Title 25, Division 1, Chapter 1, Subchapter 1 of the California Code of Regulations, known as the State Housing Law Regulations; and adopting by reference the Uniform Code for the Abatement of Dangerous Buildings.


(b) Adopting administrative and non-building regulations contained in the above referenced Model Codes, and further adopting by reference;


and Community Development, pursuant to provisions of the California Health and Safety Code.


Section 3. Section 6.3-05 of Chapter 6.3 is repealed.

Section 4. Section 6.3-12 of Chapter 6.3 is amended to read:

Sec. 6.3-12. Building permit application and plans and specifications
Applications are to be signed by the property owner or a duly licensed contractor, engineer, architect, or authorized agent designated by the property owner to act on his or her behalf.

Section 5. Section 6.3-19 of Chapter 6.3 is amended to read:

Sec. 6.3-19. California Building Code section 1505, amended -- roofing
Sections 1505, and 603.1(3) of the California Building Code are amended to add Sections 1505.1.5, 1505.1.6 and 1505.7 to include the County Code Requirements as follows:

(a) CBC Sec 1505.1.5. All materials applied as roof covering shall have a fire rating of class "B" or better, treated in accordance with CBC Standard 15-2, 15-3, or 15-4 and tested in accordance with ASTM E 108, ASTM D 2898 or UL 790. Except those roofs located in Very High Fire Hazard Severity Zones or in Wildland-Urban Interface Fire Areas shall be a Class "A" roof as per Section 1505.1.1 and 1505.1.4.

(b) CBC Sec. 1505.1.6. All roof materials applied as exterior wall coverings shall have a fire rating of class "B" or better, treated in accordance with. CBC Standard 15-2, 15-3, or 15-4 and tested in accordance with ASTM E 108, ASTM D 2898 or UL 790, unless otherwise specified in section 704 for a greater fire-resistance rating. Except those roofs located in Very High Fire Hazard Severity Zones or in Wildland-Urban Interface Fire Areas shall be a Class "A" roof as per Section 1505.1.1 and 1505.1.4.

(c) CBC Sec 1505.1.7. All materials applied as roof covering for re-roofing shall have a fire rating of Class "B" or better, treated in accordance with CBC Standard 15-2, 15-3, or 15-4 and tested in accordance with ASTM E 108, ASTM D 2898 or UL 790, when fifty (50%) percent or more of the existing roof is replaced. Except those roofs in very High Fire Hazard Severity Zones or in Wildland-Urban Interface Fire Areas shall be a Class "A" roof as per Section 1505.1.1 and 1505.1.4.
Section 6. Section 6.3-25 of Chapter 6.3 is amended to read:

**Sec. 6.3-25. California Fire Code section 901.4.1**
Section 901.4.1 of the California Fire Code, 2013 Edition, is added as follows:

All buildings in excess of three stories or 35 feet in height, or that require a fire flow in excess of 2,000 gallon per minute shall be equipped throughout with an approved automatic fire sprinkler system.

Section 7. Section 6.3-26 of Chapter 6.3 is repealed.

Section 8. Section 6.3-51 of Chapter 6.3 is amended to read:

**Sec. 6.3-51. California Plumbing Code and California Residential Code**

**Section R306.4--minimum water supply--single-family dwellings**

(a) All single-family dwellings shall be provided a potable water supply system as required by this section. Such system shall also satisfy all applicable requirements of the California Plumbing Code and the Solano County Department of Resource Management, Division of Environmental Health.

(b) Public water system or on-site source. Subject to the approval of the building official, a dwelling may be supplied potable water from either:

(1) A public water service provided and managed by a public agency; or

(2) An on-site (i.e., located within the perimeter boundaries of the property upon which the dwelling is to be located), well, spring or surface supply, water storage and delivery system in accordance with this section.

(c) On-site wells. When an on-site well is the proposed potable water supply, a building permit may be issued only where the well, together with any on-site water storage, satisfies all the following requirements:

(1) Environmental Health Division approval. All water wells shall be designed, constructed and shall obtain Environmental Health Division approval as required by Chapter 13.10 of the Solano County Code.

(2) Minimum capacity. An on-site well shall provide to each connection a minimum capacity of three (3) gallons-per-minute (GPM) for a four (4) hour period, at a minimum of 10 lbs per square-inch pressure, in order to be approved for use as a source of potable water for a single-family dwelling. (Note: additional on-site water storage to meet current fire codes may also be required by the County Code regardless of the requirements of this section.)

(A) Wells producing at least three (3) gallons-per-minute but less than five (5) gallons-per-minute shall be required to be augmented by a minimum storage capacity of five-hundred (500) gallons, pursuant to Chapter 26, Section 26-80 (e) of the County Code.

(B) Wells producing less than three (3) gallons-per-minute shall not be accepted as
an adequate water supply for the purposes of this section except for parcels legally created prior to September 28, 1993, which shall be required to produce a minimum of one (1) gallon per minute with a minimum of five (5) gallons per minute deliverable at 10 lbs per square inch pressure in combination of well and storage.

(d) Springs: Springs which are to be used as the primary domestic water source shall be constructed to the standards as specified by the Division of Environmental Health and shall be meet the same minimum requirements established for wells.

(e) Testing of capacity: The capacity required by this section for a domestic well or spring shall be verified in conformance with Section 26-61 - Well Test - of the Solano County Code and shall have been established within two years of application for building permit.

(f) Surface supplies: Surface supplies shall be provided with continuous filtration and disinfection treatment prior to entry to the distribution system and shall meet the same minimum requirements established for wells.

Section 9. Section 6.3-52 of Chapter 6.3 is amended to read:

Sec. 6.3-52. California Plumbing Code--verification of water supply required
(a) No grading, building or plumbing permit application or plans for a project which will require new service with potable water shall be issued unless:

(1) The building official is provided a written statement from the operator of an approved public water agency that the purveyor will provide potable water service to the dwelling and that the water purveyor has sufficient water resource and system capacity to provide such service; or

(2) The building official is provided evidence that a permit or other authorization has been granted by the water purveyor for the proposed project to connect to and use the domestic water system; or

(3) An on-site well, spring or surface supply is installed, tested and is certified to satisfy the requirement of Section 6.3-51b or the building official is provided evidence showing that potable water adequate to satisfy the standards of Section 6.3-51b is available on-site; and

(4) All on-site water sources shall be analyzed for the presence of total coliform bacteria by a laboratory certified by the State of California, Department of Health Services for bacteriological analyses pursuant to Section 4025 of the California Health and Safety Code. If any sample is total coliform positive, a repeat sample shall be collected from the same location. If the repeat sample is also total coliform positive, the sample shall be analyzed for the presence of fecal coliform or Escherichia coli (E.Coli). If the repeat sample is positive, corrective action shall be taken to eliminate the cause of the positive samples.

(b) No final building inspection for a dwelling shall be approved until the dwelling is connected to an operating water supply approved pursuant to this section.

Section 10. Section 6.3-64 of Chapter 6.3 is repealed.
Section 11. This ordinance shall take effect thirty (30) days after its adoption and shall be operative on January 1, 2014.

Section 12. A summary of this ordinance will be published within fifteen (15) days after its adoption in the Fairfield Daily Republic, a newspaper of general circulation in Solano County.

PASSED AND ADOPTED by the Solano County Board of Supervisors at its regular meeting on November 26, 2013, by the following vote:

AYES: SUPERVISORS: Hannigan, Spering, Thomson, Vasquez, and Chair Seifert.

NOES: SUPERVISORS: None.

EXCUSED: SUPERVISORS: None.

Linda Seifert, Chair
Solano County Board of Supervisors

ATTEST:
Birgitta Corsello, Clerk
Board of Supervisors

Patricia J. Crittenden, Chief Deputy Clerk

Introduced: October 1, 2013
Adopted: November 26, 2013
Effective: December 27, 2013
Operative: January 1, 2014