ORDINANCE NO. 2016 - 1780

AN ORDINANCE AMENDING CHAPTER 6.3 SECTIONS 6.3-03, 19, 23, and 51, AND REPEALING SECTION 6.3-25 RELATING TO BUILDING STANDARDS AND CODES

WHEREAS, the Housing and Community Development Commission of the State of California has adopted the 2015 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 6.3-03 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:

(a) The California Building Standards Code, 2016 Edition, known as The California Code of Regulations, Title 24(CCR, T-24) as adopted by the State of California 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 (Cal Green), and the 2015 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:


Section 2: Section 6.3-19 of Chapter 6.3 is amended to read:

**Sec. 6.3-19. California Building Code section 1505, amended roofing**

Section 1505 of the California Building Code is amended to add Sections 1505.1.5, 1505.1.6, 1505.1.7 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 1505.2 or 1505.3, 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 1505.2 or 1505.3, 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 1505.2 or 1505.3 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 3: Section 6.3-23 of Chapter 6.3 is amended to read:

Sec. 6.3-23. Service Panels

California Electrical Code Section 230.79 (C) is amended to add:

All new single family dwellings in excess of fifteen hundred square feet of living area will be equipped with minimum two hundred amp main service panels.

Section 4: Section 6.3-25 of Chapter 6.3 is Repealed:

Section 5: 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 is added

(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 26-80 - 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 6. This ordinance shall take effect thirty (30) days after its adoption and shall be operative on January 1, 2017.

Section 7. 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 22, 2016, by the following vote:

AYES: SUPERVISORS: Seifert, Sperin, Thomson, 
Vasquez and Hannigan

NOES: SUPERVISORS: None.

EXCUSED: SUPERVISORS: None.

ERIN HANNIGAN, Chairwoman
Solano County Board of Supervisors

ATTEST:
BIRGITTA E. CORSELLO, Clerk
Solano County Board of Supervisors

By: Jeanette Neiger, Chief Deputy Clerk

Introduced: November 08, 2016
Adopted: November 22, 2016
Effective: December 23, 2016
Operative: January 1, 2017