

SUPPLEMENT NO. 11

INSERTION GUIDE

PLEASANTON MUNICIPAL CODE

January 2014

(Covering Ordinances through 2084)

This supplement consists of reprinted pages replacing existing pages in the Pleasanton Municipal Code.

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This Guide for Insertion should be retained as a permanent record of pages supplemented and should be inserted in the front of the code.

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Pleasanton Municipal Code



**A Codification of the General Ordinances
of the City of Pleasanton, California**

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PREFACE

The Pleasanton Municipal Code is a codification of the general and permanent ordinances of the City of Pleasanton, California. Originally published by Book Publishing Company, the code was prepared under the direction of Peter D. MacDonald, city attorney.

Commencing with the September 2007 code supplement, updates to this code are published by Quality Code Publishing. The code will be periodically updated to incorporate new legislation.

Detailed instructions for using the code are included at the front of this volume. An ordinance list and index are located at the end of the code.

The code is current through Supplement Number 11, January 2014, and includes Ordinance 2084, passed November 19, 2013.

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Chapter 7.36

MISCELLANEOUS ANIMAL REGULATIONS*

Sections:

- 7.36.010 Household pets.**
- 7.36.020 Police dogs—Interference or mistreatment.**
- 7.36.030 Canine defecation—Removal thereof.**
- 7.36.040 Fowl and rabbits—At large.**
- 7.36.050 Cleanliness of premises where animals are kept.**
- 7.36.060 Protection from the elements.**
- 7.36.070 Food and water.**
- 7.36.080 Treatment of sick or injured animals.**

* **Prior code history:** Prior code §§ 2-5.07.01, 4-5.24, 4-5.25, 4-5.50(1), 4-5.50(2), 4-6.01; Ord. 1428.

7.36.010 Household pets.

The keeping or maintenance of any household pet or pets or any other animal or animals in such manner, number or kind as to cause damage or hazard to persons or property in the vicinity or to generate offensive noise, dust or odor, shall not be permitted. (Ord. 1919 § 8, 2005)

7.36.020 Police dogs—Interference or mistreatment.

No person shall wilfully or maliciously torture, torment, beat, kick, strike, mutilate, injure, disable or kill any dog used by the county sheriff or police department in the performance of the functions or duties of such department, or interfere with or meddle with any such dog while being used by the department or any member thereof in the performance of any of the functions or duties of the department or of such officer or member. (Ord. 1919 § 8, 2005)

7.36.030 Canine defecation—Removal thereof.

A. Any owner of any dog shall have the duty to remove immediately any feces left by such dog on any public place and to dispose of such feces in a sanitary manner.

B. Any owner of any dog in or on a public place shall have in such person's immediate possession a device, equipment, or container for the picking up and removal of animal feces. For purposes of this section, such device, equipment, or container shall be deemed to be in a person's immediate possession if such device,

equipment, or container is in a person's hand or is on the person, such as within a pocket.

C. No person shall fail or refuse to show to the chief of police or to any police officer such device or equipment if the device or equipment is not visible.

D. The provisions of subsections B and C of this section shall not apply to any disabled person when the person's disability requires a dog to accompany the person or to a person using a dog in emergency or rescue activities. (Ord. 1919 § 8, 2005)

7.36.040 Fowl and rabbits—At large.

It is declared to be a nuisance and no person shall suffer or permit any chickens, geese, ducks, turkeys, pheasants, doves, pigeons, squabs, or similar fowl or rabbits, owned or controlled by the person, to run or fly at large or go upon the premises of any other person in the city. (Ord. 1919 § 8, 2005)

7.36.050 Cleanliness of premises where animals are kept.

Any owner of any animal or fowl shall keep the stable, barn, stall, pen, coop, building or place in which the animal is kept in a clean and sanitary condition. (Ord. 1919 § 8, 2005)

7.36.060 Protection from the elements.

No owner shall leave or confine an animal under conditions that endanger the health or well-being of the animal due to heat, cold, lack of proper and adequate shelter and protection from the elements, lack of adequate ventilation, or lack of food or water, or other circumstances that could reasonably be expected to cause suffering, disability, or death to the animal. (Ord. 2070 § 1, 2013)

7.36.070 Food and water.

Every owner shall supply each animal food and water daily. The food shall be wholesome, palatable, free from contamination, and of sufficient quantity and nutritive value to meet the normal daily requirements for the condition and size of the animal as specified by a veterinarian. The water shall be clean, free from debris, and regularly changed. (Ord. 2070 § 1, 2013)

7.36.080 Treatment of sick or injured animals.

Any animal requiring medical attention shall be taken for examination or treatment to a veterinarian at the owner's expense if the chief of police finds that an examination or treatment is necessary in order to maintain the health of the animal. (Ord. 2070 § 1, 2013)

Title 17

PLANNING AND RELATED MATTERS

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Chapter 17.38

DENSITY BONUS

Sections:

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- 17.38.020 Definitions.**
- 17.38.030 Eligibility.**
- 17.38.040 Calculation of density bonus.**
- 17.38.050 Incentives and concessions.**
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17.38.010 Purpose and intent.

The purpose of this chapter is to comply with California Government Code Sections 65915 et seq. (State Density Bonus Law), as amended, as well as implement program 9.6 of the housing element (2012) of the city's general plan (2005-2025). (Ord. 2082 § 2, 2013)

17.38.020 Definitions.

For the purposes of this chapter, certain words and phrases shall be interpreted as set forth in this section.

- A. "Affordable ownership cost" means monthly housing payments during the first calendar year of household's occupancy, including interest, principal, mortgage insurance, property taxes, homeowners' insurance, property maintenance and repairs, a reasonable allowance for utilities and homeowners' association dues, if any, not exceeding the following:
1. Very low income units: 50 percent of the area median income, adjusted for assumed household size based on unit size, multiplied by 30 percent and divided by 12.
 2. Low income units: 70 percent of the area median income, adjusted for assumed household size based on unit size, multiplied by 30 percent and divided by 12.
 3. Moderate income units: 110 percent of the area median income, adjusted for assumed household size based on unit size, multiplied by 35 percent and divided by 12.
- The assumed household size shall be one person in a studio unit, two persons in a one-bedroom unit, three persons in a two-bedroom unit, and one additional person for each additional bedroom.
- B. "Affordable rent" means monthly housing expenses, including all fees for housing services and a reasonable allowance for utilities, not exceeding the following:
1. Very low income units: 50 percent of the area median income, adjusted for assumed household size based on unit size, multiplied by 30 percent and divided by 12.
 2. Low income units: 60 percent of the area median income, adjusted for assumed household size based on unit size, multiplied by 30 percent and divided by 12.

The assumed household size shall be one person in a studio unit, two persons in a one-bedroom unit, three persons in a two-bedroom unit, and one additional person for each additional bedroom.

- C. “Area medium income” means area median income for Alameda County as published and periodically updated by the State Department of Housing and Community Development.
- D. “Child care facility” means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.
- E. “Common interest development” means a community apartment project, condominium project, planned development or stock cooperative as defined in California Civil Code Section 1351.
- F. “Condominium project” means a housing development consisting of condominium units and common areas as defined in California Civil Code Section 1351.
- G. “Density bonus” means a density increase over the otherwise allowable maximum residential density of a site.
- H. “Density bonus unit” means those residential units, granted pursuant to the provisions of this chapter, which exceed the otherwise maximum allowable residential density for a development site.
- I. “Development standard” means any site or construction condition that applies to a residential development pursuant to any ordinance, general plan element, specific plan, or other local condition, law, policy, resolution, or regulation. “Site and construction conditions” means standards that specify the physical development of a site and buildings on the site in a housing development.
- J. “Housing development” means construction projects consisting of five or more residential units, including single-family and multi-family units, for sale or for rent. For the purposes of this chapter “housing development” also includes a subdivision, planned unit development, or common interest development consisting of five or more residential units or unimproved residential lots, the substantial rehabilitation of an existing multi-family dwelling or conversion of commercial building into residential involving the creation of a net increase of five or more residential units.
- K. “Incentive or concession” means such regulatory concessions as listed in Section 17.38.050.
- L. “Low income household” means households whose income does not exceed the low income limits applicable to Alameda County, as published and periodically updated by the State Department of Housing and Community Development pursuant to California Health and Safety Code Section 50079.5.
- M. “Maximum allowable residential density” means the maximum number of residential units permitted by the applicable zoning regulations, land use element of the general plan, specific plan, or maximum density established by the City’s Housing Site Development Standards and Design Guidelines for multi-family housing sites.
- N. “Moderate income household” means households whose income does not exceed the moderate income limits applicable to Alameda County, as published and periodically updated by the State Department of Housing and Community Development pursuant to California Health and Safety Code Section 50093.
- O. “Non-restricted unit” means all units within a housing development, excluding the target units.
- P. “Planned development” means a development (other than a community apartment project, a condominium project, or a stock cooperative) having either or both of the following features:
1. The common area is owned either by an association or in common by the owners of the separate interests who possess rights to the beneficial use and enjoyment of the common area;
 2. A power exists in the association to enforce an obligation of an owner of a separate interest with respect to the beneficial use and enjoyment of the common area by means of an assessment which may become a lien upon the separate interests.
- Q. “Senior citizen housing development” means a residential development developed, substantially rehabilitated, or substantially renovated for, senior citizens that has at least 35 dwelling units, as defined in the California Civil Code Section 51.3, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to California Civil Code Sections 798.76 or 799.5.
- R. “Target unit” means a dwelling unit within a housing development which will be reserved for sale or rent to, and is made available at an affordable rent or affordable ownership cost to very low, low or moderate income households, or is a unit in a senior citizen housing development.

- S. “Very low income household” means households whose income does not exceed the very low income limits applicable to Alameda County, as published and periodically updated by the State Department of Housing and Community Development pursuant to California Health and Safety Code Section 50105. (Ord. 2082 § 2, 2013)

17.38.030 Eligibility.

An applicant proposing a housing development of five or more dwelling units may request and be eligible for one density bonus and one or more incentives or concessions provided the applicant agrees to construct one of the following:

- A. At least 10 percent of the total units of a housing development for low income households; or
- B. At least five percent of the total units of a housing development for very low income households; or
- C. A senior citizen housing development; or
- D. At least 10 percent of the total dwelling units in a newly constructed common interest development for sale to moderate income households. (Ord. 2082 § 2, 2013)

17.38.040 Calculation of density bonus.

- A. Each housing development is entitled to one density bonus, which may be selected from one of the four eligibility criteria established in Section 17.38.030. Density bonuses from more than one of these categories may not be combined.
- B. The amount of density bonus to be granted for a housing development which meets the eligibility criteria in Section 17.38.030 shall be calculated as follows, and as summarized in Table 17.38.040:
 - 1. 10 Percent Low Income Units. Housing developments providing at least 10 percent of the dwelling units for low income households pursuant to Section 17.38.030(A) shall be entitled to a bonus equal to 20 percent of the maximum allowable density of the site. For each one percent increase above 10 percent of low income units, the density bonus shall be increased by one and one-half percent up to a maximum of 35 percent.
 - 2. Five Percent Very Low Income Units. Housing developments providing at least five percent of the dwelling units for very low income households pursuant to Section 17.38.030(B) shall be entitled to a bonus equal to 20 percent of the maximum allowable density of the site. For each one percent increase above five percent of very low income units, the density bonus shall be increased by two and one-half percent up to a maximum of 35 percent.
 - 3. Senior Citizen Housing. Housing developments providing 100 percent of the units as senior citizen housing pursuant to Section 17.38.030(C) shall be entitled to a bonus equal to 20 percent of the maximum allowable density of the site. The senior citizen housing must include a minimum of 35 dwelling units not including bonus units.
 - 4. 10 Percent Moderate Income Common Interest Development Units. Housing developments providing at least 10 percent of residential common interest development units for moderate income households pursuant to Section 17.38.030(D), shall be entitled to a bonus equal to five percent of the maximum allowable density of the site. For each one percent increase above 10 percent of moderate income units, the density bonus shall be increased by one percent up to a maximum of 35 percent.
- C. A developer may request a lesser density bonus than the project is entitled but no reduction will be permitted in the number of required target units pursuant to Section 17.38.030.
- D. No housing development may be entitled to a density bonus of more than 35 percent.
- E. The maximum allowable density of the site shall be determined by the applicable zoning regulations, the land use element of the general plan, specific plan, or density established by the City’s Housing Site Development Standards and Design Guidelines for multi-family housing sites.
- F. When calculating the required number of target units and the number of permitted density bonus units, any calculations resulting in fractional units shall be rounded to the next larger whole number.

- G. The density bonus units shall not be included when determining the number of target units required to qualify for a density bonus pursuant to Section 17.38.030.

**Table 17.38.040
Density Bonus Summary**

Target Group	Minimum % Target Units	Bonus Granted	Additional Bonus for Each 1% Increase in Target Units	% Target Units Required for Maximum 35% Bonus
Very Low Income	5%	20%	2.5%	11%
Low Income	10%	20%	1.5%	20%
Moderate Income (Common Interest Development, Condo or PUD only)	10%	5%	1%	40%
Senior Citizen Housing Development	100%	20%	-	-

Notes:

- The maximum allowable density bonus is 35%.
- A density bonus may only be selected from one target group, except that an additional bonus for land donation may be combined with a target group pursuant to Section 17.38.080.
- An additional square footage bonus may be granted for a child care facility pursuant to Section 17.38.090.

(Ord. 2082 § 2, 2013)

17.38.050 Incentives and concessions.

- A. Developers eligible for a density bonus as provided in Section 17.38.030(A), (B) or (D), upon specific application, shall be entitled to one or more incentives or concessions as set forth in this section, subject to city review and findings set forth in Section 17.38.120(B).
- B. Calculation of Incentives and Concessions. A developer who is eligible for a density bonus under Section 17.38.030(A), (B) or (D) may request and be eligible for one or more incentives or concessions. When requested by the developer, the city shall grant the incentives or concessions in the amount as follows:
 1. One incentive or concession for projects that include at least 10 percent of the total units for low income households, at least five percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development.
 2. Two incentives or concessions for projects that include at least 20 percent of the total units for low income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.
 3. Three incentives or concessions for projects that include at least 30 percent of the total units for low income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

**Table 17.38.050
Incentives/Concessions Summary**

Target Group	Target Units		
Very Low Income	5%	10%	15%
Low Income	10%	20%	30%
Moderate Income (Common Interest Development, Condo or PUD only)	10%	20%	30%
Maximum Incentive(s)/Concession(s)	1	2	3

Notes:

An incentive or concession may be requested only if an application is also made for a density bonus.

Under this chapter, senior citizen housing is not eligible for an incentive or concession as set forth in this section, except for the reduction of off-street parking.

An additional incentive or concession may be requested for a child care facility pursuant to Section 17.38.090.

See Section 17.38.100 regarding incentives for condominium conversion projects.

- C. Types of Incentives or Concessions. An incentive or concession shall mean any reduction in site development standards, any modification of zoning or architectural design requirements, or other regulatory exceptions which will result in identifiable, financially sufficient, and actual cost reductions necessary to facilitate the construction of the housing development. Incentives or concessions shall include, but not be limited to, the following:
1. Incentives or Concessions Not Requiring Financial Report from Developer. Upon written request by the developer, the following incentives and concessions shall be available in the amounts specified in subsection B of this section without any requirement that the applicant demonstrates to the city that the requested incentive or concession results in identifiable, financially sufficient, and actual cost reductions to the project.
 - a. A 20 percent reduction in one of the setbacks.
 - b. A 10 percent reduction in minimum lot sizes and/or dimensions.
 2. Incentives or Concessions Requiring Financial Report from Developer. The following incentives and concession, when requested by the developer, shall require that the developer provide a financial report (pro forma) that demonstrates how the requested incentive or concession results in identifiable, financially sufficient, and actual cost reductions to the project:
 - a. An incentive or concession that exceeds the level of reduction specified for the standards identified in subsection (C)(1) of this section.
 - b. Approval of mixed-use zoning in conjunction with the housing development if nonresidential land uses will reduce the cost of the housing development and if the city finds that the proposed nonresidential uses are compatible with the housing development and with existing or planned development in the area where the proposed housing development will be located.
 - c. Off-Site Construction of Target Units. Target units required pursuant to this chapter may be permitted to be constructed at a location within the city other than the project site. Any off-site target units must meet the following criteria:
 - i. The off-site target units must be determined to be consistent with the city's goal of creating, preserving, maintaining, and protecting housing for very low, low, and moderate income households.
 - ii. The off-site target units must not result in a significant concentration of target units in any one particular neighborhood.
 - iii. The off-site target units shall conform to the requirements of all applicable city ordinances, standards and plans, and the provisions of this chapter.
 - iv. The occupancy and rents, or for-sale costs, of the off-site target units shall be governed by the terms of a deed restriction, and if applicable, a declaration of covenants, conditions and restrictions similar to that used for the on-site target units.
 - v. The density bonus housing agreement, as required by Section 17.38.130, shall stipulate the terms of the off-site target units. If the construction does not take place at the same time as the project development, the agreement shall require the units to be produced within a specified time frame, but in no event longer than five years. A cash deposit or bond may be required by the city, refundable upon construction, as assurance that the target units will be built.
 - d. Fee Waiver or Deferral. The city council, by resolution, may waive or defer payment of city development impact fees and/or building permit fees applicable to the target units or the project of which they are a part. Fee waivers shall meet the criteria included in the city's adopted policy for evaluating

waivers of city fees for affordable housing projects. The density bonus housing agreement, as required by Section 17.38.130, shall include the terms of the fee waiver.

- e. Other regulatory incentives or concessions proposed by the developer or the city which result in identifiable, financially sufficient, and actual cost reductions.
- 3. Except as provided in subsection (C)(1) of this section, a developer requesting one or more incentives or concessions must include with the application detailed financial report (pro forma) to demonstrate that such incentive or concession would result in necessary, identifiable, financially sufficient, and actual cost reductions that could not be achieved without the incentive or concession.
- D. No incentive or concession shall result in structures that do not meet the minimum building standards provided in California Health and Safety Code Division 13, Part 2.5 (commencing with Section 18901). (Ord. 2082 § 2, 2013)

17.38.060 Waiver or modification of development standards.

Developers eligible for a density bonus as provided in Section 17.38.030 may request a waiver or modification of any development standards that will have the effect of precluding the construction of a housing development at the densities or with the concessions or incentives permitted by this section. The developer shall submit a financial report (pro forma) demonstrating that the waiver or modification is necessary to make the housing units economically feasible. (Ord. 2082 § 2, 2013)

17.38.070 Reduction in off-street parking.

- A. Upon the request of a developer eligible for a density bonus, the city shall not require that the off-street parking provided for residential use, inclusive of handicapped and guest parking, exceed the following ratios:
 - 1. Zero to one bedrooms: one off-street parking space.
 - 2. Two to three bedrooms: two off-street parking spaces.
 - 3. Four and more bedrooms: two and one-half off-street parking spaces.
- B. For purposes of this section, if the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. (Ord. 2082 § 2, 2013)

17.38.080 Land donation.

- A. In addition to any density bonus awarded pursuant to Section 17.38.030, a developer of a housing development that donates qualified land to the city for the construction of dwelling units affordable to very low income households as provided for in this section, the developer shall be entitled to a 15 percent density bonus. For each one percent increase above the minimum 10 percent land donation, the density bonus shall be increased by one percent. This increase shall be in addition to any increase in density allowed by Section 17.38.040, up to a maximum combined density bonus of 35 percent.
- B. A housing development shall be eligible for a density bonus for donation of qualified land only if the city can find that all of the criteria set forth in California Government Code Section 65915(g) will be met. (Ord. 2082 § 2, 2013)

17.38.090 Child care facilities.

- A. When a developer proposes to construct a housing development that includes target units as specified in Section 17.38.030 and includes a child care facility that will be located on the premises of, as part of, or adjacent to the housing development, the developer may request and the city shall grant either of the following if requested by the developer:
 - 1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.

2. An additional incentive or concession that contributes significantly to the economic feasibility of the construction of the child care facility, as demonstrated by the developer.
- B. A housing development shall be eligible for the density bonus or incentive or concession described in this section if the city requires as an enforceable condition of approval, memorialized in an agreement recorded against the qualified housing development, that:
1. The child care facility will remain in operation for a period of time that is as long as or longer than the period of time during which the target units are required to remain affordable pursuant to Section 17.38.110.
 2. Of the children who attend the child care facility, the percentage of children of very low income households, low income households, or moderate income households shall be equal to or greater than the percentage of dwelling units that are proposed to be affordable to very low income households, low income households, or moderate income households.
- C. Notwithstanding any requirement of this section, the city shall not be required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the community already has adequate child care facilities. (Ord. 2082 § 2, 2013)

17.38.100 Condominium conversion.

- A. The city shall grant either a density bonus or other incentives of equivalent financial value if the developer of a conversion of existing rental apartments to condominiums agrees to provide 33 percent of the total units of the proposed condominium project as target units affordable to low or moderate income households, or to provide 15 percent of the total units in the condominium conversion project as target units affordable to lower income households.
- B. For purposes of this section, a “density bonus” means an increase in units of 25 percent over the number of apartments to be provided within the existing structure or structures proposed for conversion.
- C. For purposes of this section, “other incentives of equivalent financial value” may include the reduction or waiver of requirements which the city would apply as conditions of conversion.
- D. No condominium conversion shall be eligible for a density bonus if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were previously provided pursuant to this chapter or California Government Code Section 65915, as amended. (Ord. 2082 § 2, 2013)

17.38.110 Affordability and development standards.

- A. All target units shall be constructed concurrently with, or prior to, the construction of the project’s non-restricted units.
- B. Target units offered for sale to very low, low, or moderate income households in common interest developments shall be sold at an affordable ownership cost, and subject to an equity sharing agreement as provided in California Government Code Section 65915(c).
- C. Target units shall remain affordable through recordation of a density bonus housing agreement as required by Section 17.38.130.
- D. Target units shall be dispersed throughout the project unless otherwise approved by the city.
- E. Target units shall be built on site, unless off-site construction is approved at the city’s discretion pursuant to the criteria in Section 17.38.050(C)(2)(c). The density bonus housing agreement shall stipulate the terms of the off-site target units. If the construction does not take place at the same time as project development, the agreement shall require the units to be produced within a specified time frame, but in no event longer than five years. A cash deposit or bond may be required by the city, refundable upon construction, as assurance that the units will be built.
- F. Target units may be of smaller size than the non-restricted units in the project. In addition, target units may have fewer interior amenities than the non-restricted units in the project. However, the city may require that the target

units meet certain minimum standards. These standards shall be set forth in the density bonus housing agreement for the project.

- G. Target units shall be constructed with identical exterior materials and an exterior architectural design that is consistent with the non-restricted units in the project.
- H. The city’s adopted preference and priority system shall be used for determining eligibility among prospective beneficiaries for affordable housing units.
- I. For purposes of calculating the affordable rent or affordable sales price of target unit, the following household size assumptions shall be used for each applicable dwelling unit type:

Unit Size	HUD Income Category by Household Size
Studio unit	1 person
1 bedroom unit	2 persons
2 bedroom unit	3 persons
3 bedroom unit	4 persons
4 or more bedroom unit	5 or more persons

(Ord. 2082 § 2, 2013)

17.38.120 Application requirements, review and findings.

- A. Application. An application for a density bonus, incentive or concession, and/or waiver or modification of development standards as provided in this chapter shall be submitted with the first application for approval of a housing development, and processed concurrently with all other applications required for the housing development. The application shall be submitted on a form prescribed by the city and shall include at least the following information:
 - 1. Site plan showing total number and size of units, number and location of target units, and number and location of proposed density bonus units.
 - 2. Level of affordability of target units and proposal for ensuring affordability in perpetuity.
 - 3. Description of any requested incentives or concessions, or waivers or modifications of development standards.
 - a. For all incentives or concessions that require a financial report (pro forma) pursuant to subsection C of Section 17.38.050, the pro forma shall state financial evidence demonstrating that such incentive or concession would result in necessary, identifiable, financially sufficient, and actual cost reductions that could not be achieved without the incentive or concession.
 - b. For waivers and modification of development standards that require submittal of a financial report (pro forma) as provided in Section 17.38.060, the pro forma shall demonstrate that the waiver or modification is necessary to make the housing units economically feasible and that the development standards will have the effect of precluding the construction of a housing development at the densities or with the concessions or incentives permitted by this chapter.
 - c. The cost of reviewing any required pro forma data submitted as a part of the application in support of a request for an incentive or concession, or waiver or modification of development standards, including, but not limited to, the cost to the city of hiring a consultant to review said pro forma, shall be borne by the applicant.
 - 4. If an additional density bonus is requested for land donation, the application shall show the location of the land to be dedicated and provide evidence that each of the criteria included in Section 17.38.080(B) can be met.
 - 5. If a density bonus or concession is requested for a child care facility, the application shall show the location and square footage of the child care facilities and provide evidence that each of the criteria referenced in Section 17.38.090(B) can be made.

B. Review and Findings.

1. An application for a density bonus, incentive or concession, or waiver or modification, pursuant to this chapter shall be considered by and acted upon by the approval body with authority to approve the housing development. Any decision regarding a density bonus, incentive, concession, or waiver or modification, may be appealed to the planning commission and from the planning commission to the city council.
2. In accordance with state law, neither the granting of a concession, incentive, waiver, or modification, nor the granting of a density bonus shall be interpreted, in and of itself, to require a general plan amendment, zoning change, variance, or other discretionary approval.
3. Before approving an application for a density bonus, incentive or concession, or waiver or modification of a development standard, the approval body shall make the following findings:
 - a. If an incentive or concession is requested, that the incentive or concession results in necessary, identifiable, financially sufficient, and actual cost reductions that could not be achieved without the incentive or concession.
 - b. If a waiver or modification of a development standard is requested, that the waiver or modification is necessary to make the housing units economically feasible at the densities permitted and with any eligible concessions or incentives.
 - c. If the density bonus is based all or in part on donation of land, the project meets the criteria in Section 17.38.080(B).
 - d. If the density bonus, incentive, or concession is based all or in part on the inclusion of a child care facility, the project meets the findings included in Section 17.38.090(B).
4. If a request for an incentive or concession is otherwise consistent with this chapter, the approval body may deny an incentive or concession if it makes a written finding, based upon substantial evidence, of any of the following:
 - a. The concession or incentive is not required to provide for affordable rents or affordable ownership costs.
 - b. The concession or incentive would have a specific adverse impact upon public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. For the purpose of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.
 - c. The concession or incentive would be contrary to state or federal law.
5. If a request for a waiver or modification of a development standard is otherwise consistent with this chapter, the approval body may deny the waiver or modification only if it makes a written finding, based upon substantial evidence, of any of the following:
 - a. The waiver or modification would have a specific adverse impact upon health, safety, or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. For the purpose of this subsection, "specific adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.
 - b. The waiver or modification would have an adverse impact on any real property that is listed in the California Register of Historical Resources.
 - c. The waiver or modification would be contrary to state or federal law.

6. If a density bonus and an incentive or concession is based on the provision of child care facilities, the approval body may deny the bonus or concession if it finds, based on substantial evidence, that the city already has adequate child care facilities. (Ord. 2082 § 2, 2013)

17.38.130 Density bonus housing agreement.

- A. For all housing projects receiving a density bonus under this chapter a density bonus housing agreement shall be entered into by the city and the project owner. The density bonus housing agreement shall be made a condition of the discretionary planning permits for all housing developments pursuant to this chapter and shall be recorded as a deed restriction on any parcel on which the target units will be constructed.
- B. The approval and/or recordation of this agreement shall take place prior to final map approval or, where a map is not being processed, prior to the issuance of a building permit for any structure in the housing development. The agreement shall run with the land and be binding on all future owners and successors.
- C. The density bonus housing agreement shall include but not be limited to the following:
 1. The total number of units approved for the housing development, the number, location, and level of affordability of target units, and the number of density bonus units.
 2. Standards for determining affordable rent or affordable ownership cost for the target units.
 3. The location, unit size in square feet, and number of bedrooms of target units.
 4. Provisions to ensure affordability in accordance with subsections B and C of Section 17.38.110.
 5. A schedule for completion and occupancy of target units in relation to construction of non-restricted units.
 6. A description of any incentives or concessions, or waivers or modification of development standards being provided by the city.
 7. The terms of any waiver or deferral of city development impact fees and/or building permit fees applicable to the target units or the project of which they are a part.
 8. A description of remedies for breach of the agreement by either party. The city may identify tenants or qualified purchasers as third party beneficiaries under the agreement.
 9. Procedures for qualifying tenants and prospective purchasers of target units.
 10. Other provisions to ensure implementation and compliance with this chapter.
- D. In the case of for-sale housing developments, the density bonus housing agreement shall include the following conditions governing the sale and use of target units during the applicable use restriction period:
 1. Target units shall be owner-occupied by eligible very low, low, or moderate income households, or by qualified residents in the case of senior citizen housing developments.
 2. The purchaser of each target unit shall execute an instrument, approved by the city and to be recorded against the parcel, including such provisions as the city may require to ensure continued compliance with this chapter.
- E. In the case of rental housing developments, the density bonus housing agreement shall provide for the following:
 1. Procedures for establishing affordable rent, filling vacancies, and maintaining target units for eligible tenants;
 2. Provisions requiring verification of household incomes;
 3. Provisions requiring maintenance of records to demonstrate compliance with this subsection.
- F. Density bonus housing agreements for land dedication or child care facilities shall ensure continued compliance with all conditions included in Sections 17.38.080 and 17.38.090 respectively. (Ord. 2082 § 2, 2013)

17.38.140 Conflict of interest.

The following individuals are ineligible to purchase or rent a target unit: (A) city employees and officials who have policy making authority or influence regarding city housing programs, and their immediate family members; (B) the project applicant and its officers and employees and their immediate family members; and (C) the project owner and its officers and employees and their immediate family members. (Ord. 2082 § 2, 2013)

Chapter 17.40

LOWER-INCOME HOUSING FEES

Sections:

17.40.010	Purpose.
17.40.020	Definitions.
17.40.030	Lower-income housing fee required.
17.40.040	Exemptions.
17.40.050	Reduction of fee—Commercial, office or industrial project.
17.40.060	Commercial, office or industrial projects—Construction of lower-income housing.
17.40.070	Annual adjustment of the fee.
17.40.080	Establishment of lower-income housing fund.
17.40.090	Use of lower-income housing fund.
17.40.100	Time of payment.

17.40.010 Purpose.

A lower-income housing fee is established as set forth in this chapter in order to assist in meeting the lower-income and moderate-income housing goals as established in the general plan. (Ord. 1488 § 1, 1990)

17.40.020 Definitions.

As used in this chapter:

- A. “Commercial office or industrial development project” means any construction of a new commercial, office or industrial structure, the addition to any existing commercial, office or industrial structure, or the conversion of an existing commercial, office or industrial structure to a use classification capable of employing additional employees.
- B. “House of lower-income” means a household composed of those individuals or families with incomes no greater than 80 percent of the median family income for the Standard Metropolitan Statistical Area, defined as Alameda and Contra Costa Counties for a family of four persons, adjusted up or down for larger or smaller household sizes (PMSA Median).
- C. “Household of moderate-income” means a household comprised of those individual or families with incomes greater than 80 percent, but less than 120 percent, of the median family income for the Standard Metropolitan Statistical Area, defined as Alameda and Contra Costa Counties for a family of four persons, adjusted up or down for larger or smaller household sizes (PMSA Median).
- D. “Lower-income housing units” means new or rehabilitated units to be used by households of lower-income for at least 25 years and the total housing cost for each unit shall not exceed 30 percent of household income.
- E. “Moderate-income housing units” means new or rehabilitated units to be used by households of moderate-income for at least 25 years and the total housing cost for each unit shall not exceed 30 percent of household income.
- F. “Rehabilitated unit” means any housing unit not meeting Uniform Building Code requirements for occupancy which is improved so as to meet those requirements.
- G. “Residential development project” means the construction of a new housing unit. (Ord. 1488 § 1, 1990)

17.40.030 Lower-income housing fee required.

- A. All residential and commercial office or industrial development projects not otherwise exempt shall pay a lower-income housing fee as established by separate city council resolution and which fee shall be set forth in the city’s fees and charges appendix.

Chapter 18.84

SITE, YARD, BULK, USABLE OPEN SPACE AND LANDSCAPING REGULATIONS

Sections:

- 18.84.010** Basic requirements for all sections.
- 18.84.020** Modifications to requirements of PUD, C, O and I districts.
- 18.84.030** Site area and dimensions—Measurement.
- 18.84.040** Hillside sites in R-1 districts.
- 18.84.050** Width of corner lots.
- 18.84.060** Depth adjoining freeway or railroad in R districts.
- 18.84.070** Nonconforming sites.
- 18.84.080** Front yards—Requirements and exceptions.
- 18.84.090** Side and rear yards—Requirements and exceptions.
- 18.84.100** Yards and courts related to height of a structure.
- 18.84.110** Traffic sight obstructions.
- 18.84.120** Projections into yards.
- 18.84.130** Projections over public property.
- 18.84.140** Height limits—Measurement.
- 18.84.150** Height limits—Exceptions.
- 18.84.160** Accessory structures—Location and yards.
- 18.84.170** Usable open space.
- 18.84.180** Screening and landscaping—Materials and maintenance.
- 18.84.190** Screening of parking and loading facilities adjoining or opposite R district.
- 18.84.200** Screening of uses adjoining R-1 district.
- 18.84.210** Screening of uses adjoining RM districts.
- 18.84.220** Screening of open uses.
- 18.84.230** Landscaping of parking facilities.
- 18.84.240** Landscaping of trailer parks.
- 18.84.250** Additional landscaping in O and I-P districts.
- 18.84.260** Landscaping of buffers in Q district.
- 18.84.270** Types of vehicles and parking locations permitted in R district.

18.84.010 Basic requirements for all sections.

The zoning schedule provided in Table 18.84.010 located at the end of this chapter prescribes the basic site, yard, bulk, usable open space and screening and landscaping regulations that shall apply in the districts as indicated in the schedule. These basic requirements are defined and supplemented by additional requirements and exceptions prescribed in subsequent sections of this chapter. (Ord. 2080 § 2, 2013; Ord. 1250 § 1, 1986; prior code § 2-5.34(a))

18.84.020 Modifications to requirements of PUD, C, O and I districts.

- A. For properties zoned PUD, the basic site requirements shall be established in conjunction with the approval of the final development plan as set forth in Chapter 18.68.
- B. Properties in the C, O and I districts may be subdivided for purposes of lease, sale or finance without regard to the basic site requirements for the applicable district when all of the following are met:
 1. The property either has been developed previously or has had project approval granted by the city;
 2. The development as built or as approved meets the basic requirements of this chapter, Chapters 18.88 and 18.92 of this title, as required by the applicable zoning district or as modified by appropriate city action;

vertical height under the projection shall be at least 12 feet, and the clear horizontal distance between the property line and any supporting structure shall be at least seven feet. At least 85 percent of the area and 85 percent of the length of a vertical plane through a line of supporting columns shall be open and free of obstructions. Space over a public right-of-way permitted by this section may be enclosed and may be occupied by a permitted use or a conditional use and shall be included in computing basic floor area if enclosed. Supports located in a public right-of-way shall be subject to the provisions of Chapter 13.04 of this code. (Prior code § 2-5.42)

18.84.140 Height limits—Measurement.

Except as otherwise noted in this chapter, the height of a structure shall be measured vertically from the average elevation of the natural grade of the ground covered by the structure to the highest point of the structure or to the coping of a flat roof, to the deck line of a mansard roof, or to the mean height between eaves and ridges for a hip, gable, or gambrel roof. The height of an accessory structure shall be measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure. The height of a fence or a wall used as a fence shall be measured from the higher finished grade adjoining the fence or wall. The average height of a wall of a structure shall be deemed the height of the wall. (Ord. 2038 § 1, 2012; prior code § 2-5.43(1))

18.84.150 Height limits—Exceptions.

- A. In a C-C, I-G, or Q district, the planning commission may permit structures exceeding the heights prescribed in Table 18.84.010 of this chapter, after finding that the city will be reequipped to provide adequate fire protection and that adjoining properties will not be adversely affected. A decision by the planning commission may be appealed to the city council as prescribed in Section 18.144.020 of this title.
- B. Towers, spires, cupolas, chimneys, penthouses, water tanks, fire towers, flagpoles, monuments, scenery lofts, and similar structures; residential radio and television aerials and antennas; receive-only antennas; and necessary mechanical equipment appurtenances covering not more than 10 percent of the ground area covered by the structure may be erected to a height of not more than 65 feet or not more than 25 feet above the height limit prescribed by the regulations for the district in which the site is located, whichever is less, with design review approval specified under Chapter 18.20 of this title.
- C. The height and location of commercial radio and television aerials, antennas, and transmission towers shall be subject to design review approval specified under Chapter 18.20 of this title, and shall be based on a visual analysis demonstrating that views of the aerial/antenna/tower are minimized or are substantially screened from residential land uses, the I-580 and/or I-680 rights-of-way, or other sensitive land uses such as parks, schools, or major streets, and shall be based on an engineering analysis justifying the height of the proposed aerial/antenna/tower.
Any parabolic dish mounted on the aerial/antenna/tower shall be less than two feet in diameter. The base of the aerial/antenna/tower and any switching facility located at the base that is visible to the public shall be architecturally treated and/or screened from view utilizing on- and/or off-site vegetation or other approved screening mechanism.
- D. Wire-carrying power distribution poles and transmission towers and communication poles located in any zoning district shall not be subject to the height limits prescribed in the district regulations.
- E. In the R-1 district and the RM district, second units located above a garage may exceed the 15-foot height limit for accessory structures. Second units constructed above a detached garage in those districts may not exceed 25 feet in height as measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure. (Ord. 2080 § 2, 2013; Ord. 1821 § 1, 2001; Ord. 1743, 1998; Ord. 1600 § 2, 1993; prior code § 2-5.43(2))

18.84.160 Accessory structures—Location and yards.

- A. In an R district, Class I and Class II accessory structures may be located in a required rear yard or a required interior side yard within 35 feet of the rear lot line, provided that the distances to lot lines shall not be less than prescribed in Section 18.84.010 of this chapter, except that Class II accessory structures may be constructed to the property line, but not attached to the fence, and provided that in the aggregate no more than 500 square feet or 10 percent of the area of the required rear yard, whichever is greater, shall be covered by structures other than ga-

rages or carports in an RM-2,500, RM-2,000 or RM-1,500 district. Accessory structures located in required side or rear yards shall not be closer to a main structure or any other accessory structure than the distance prescribed in Section 18.84.100 of this chapter. The minimum distance between an accessory structure containing a habitable room and a side or rear lot line shall be the same as the minimum required side yard for a main structure on the same site.

- B. An accessory structure located not closer to a property line than the distance required for a main structure on the same site may adjoin or may be separated from a main structure, provided that if directly opposite walls in either structure have a main entrance to a dwelling unit or a window opening into a habitable room, the space between the structures shall be as prescribed in Section 18.84.100 of this chapter.
- C. On a reversed corner lot an accessory structure shall not be located closer to the rear lot line than the required side yard on the adjoining key lot, and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot.
- D. No accessory structure shall be located either within a front yard or, unless adequately screened from view from the street as determined by the zoning administrator within the area between the front yard and the front of a structure in an R district.
- E. Swimming pools shall comply with the applicable Class II accessory structure regulations of this title and in addition shall be subject to the requirements of Chapter 20.40 of this code.
- F. Second units shall comply with the regulations in Chapter 18.106 of this title.
- G. Accessory structures exceeding 10 feet in height shall be subject to design review pursuant to Section 18.20.010 of this title.
- H. Location Standards for Pools and Spas.
 - 1. Poolwater line shall not encroach into a required front yard or be placed closer than five feet to a rear or interior side property line or 10 feet to a street side property line, except that the poolwater line for cord-connected, aboveground (portable) spas shall not encroach into a required front yard or be placed closer than three feet to a rear or interior side property line or 10 feet to a street side property line.
 - 2. Pool walls placed closer than five feet to a structure shall require investigation and written approval by a licensed civil engineer. A copy of this investigation and approval shall be furnished to the administrative authority prior to issuance of a pool permit.
 - 3. Pool equipment may be located within the boundaries of the site in which the pool is located without regard to setback except that equipment shall not be located within required front yards nor within the required side yard of the street side of a corner lot unless said equipment is located on the interior side of a fence as allowed in conformance with Title 18 of this code of the city. Where pool equipment is located within a required side yard adjacent to a main structure, a minimum three-foot clearance shall be maintained between said equipment installation and the corresponding side property line. (Ord. 2038 § 1, 2012; Ord. 1812, 2000; Ord. 1656 § 1, 1995; Ord. 1150 § 1, 1984; prior code § 2-5.44)

18.84.170 Usable open space.

- A. Each dwelling unit in the RM and C-C districts shall have group or private usable open space as prescribed in the zoning schedule codified in Table 18.84.010 of this chapter, provided that in the RM district each dwelling unit shall have private usable open space of at least the minimum area specified by subsection C of this section. Group and private usable open space may be combined to meet the requirements. Each square foot of private usable open space shall be considered equivalent to two square feet of group usable open space and may be so substituted. All required usable open space shall be planted area, or shall have a dust-free surface, or shall be water surface, provided that not less than 10 percent of the required group usable open space at ground level shall be landscaped with trees and other plant materials suitable for ornamentation. No required usable open space shall be located in a parking area, driveway, service area, or required front yard, or shall have a slope greater than 10 percent.

- B. Group usable open space shall have a minimum area of 300 square feet and a rectangle inscribed within it shall have no dimension less than 15 feet. Required usable open space may be located on the roof of an attached garage or carport, but not more than 20 percent of the required space shall be located on the roof of a building containing habitable rooms.
- C. Private usable open space located at ground level shall have a minimum area of 150 square feet and a rectangle inscribed within it shall have no dimension less than 10 feet. The minimum area of aboveground-level space shall be 50 square feet and a rectangle inscribed within it shall have no dimension less than five feet. Private usable open space shall be adjacent to, and not more than four feet above or below the floor level of the dwelling unit served. Not more than 50 percent of ground-level space may be covered by an overhang, balcony, or patio roof. Aboveground-level space shall have at least one exterior side open above railing height.
- D. Private, ground-level, usable open space on the street side of a structure shall be screened from the street.
- E. Usable open space shall be permanently maintained by the owner in orderly condition. (Prior code § 2-5.45)

18.84.180 Screening and landscaping—Materials and maintenance.

Except as otherwise required by the provisions of this chapter, screening shall consist of a solid wall or fence, vine-covered fence, or compact evergreen hedge. Hedge material used as screening shall be not less than three feet in height when planted and shall not be permitted to exceed the specified height by more than one and one-half feet. Where buffers or trees are required, they shall have a mature height of not less than 12 feet and shall be planted not more than 20 feet apart. All screening and landscaping shall be permanently maintained in orderly condition by the owner. Plant materials shall be watered, weeded, pruned and replaced as necessary to screen or ornament the site. A permanent irrigation system shall be provided. (Prior code § 2-5.46(1))

18.84.190 Screening of parking and loading facilities adjoining or opposite R district.

In an R district an open parking facility for more than five cars or a loading area shall be screened from properties in an R district adjoining or directly across a street or alley. In a district other than an R district an open parking facility or a loading area shall be screened from an R district adjoining or directly across a street or alley. Screening shall be six feet in height, except that screening to protect properties across a street may be not less than four feet in height. (Prior code § 2-5.46(2))

18.84.200 Screening of uses adjoining R-1 district.

Where the site of a dwelling other than one-family dwelling or a duplex adjoins an R-1 district, screening six feet in height shall be located adjoining the property line. Where the site of a use other than a dwelling adjoins an R-1 district, screening six feet in height shall be located adjoining the property line, and an area 10 feet in depth adjoining the property line shall be landscaped with plant materials, including a buffer of trees. (Prior code § 2-5.46(3))

18.84.210 Screening of uses adjoining RM districts.

Where the site of a use other than a dwelling adjoins an RM district screening six feet in height shall be located adjoining the property line and an area with plant materials, including a buffer of trees. (Prior code § 2-5.46(4))

18.84.220 Screening of open uses.

A use not conducted within a completely enclosed structure shall have screening of a height specified by the zoning administrator if located in an I-P district or in a C or I district adjoining or opposite across a street or alley from an R district or if located in C-S or I district adjoining or opposite across a street from an O, C-N, C-C, C-R or P district, unless the zoning administrator finds that topographic or other physical conditions or the characteristics of the use make screening unnecessary or ineffective for protection of the adjoining or opposite district. (Ord. 1656 § 1, 1995; prior code § 2-5.46(5))

18.84.230 Landscaping of parking facilities.

In an O, C-N, C-C, I-P, or P district, not less than five percent of the area with a line drawn around the outer edges of the area occupied by vehicles shall be landscaped with trees and other plant materials suitable for ornamentation. Landscaped areas shall be distributed throughout the parking area. In addition, a landscaped area not less than five feet in depth shall be located at the property lines adjoining the street frontages of the site except for necessary drives and walks. (Prior code § 2-5.46(6))

18.84.240 Landscaping of trailer parks.

Where a trailer park adjoins a street, an area 20 feet in depth except for necessary drives and walks shall be landscaped with materials suitable for ensuring privacy and ornamenting the site. (Prior code § 2-5.46(7))

18.84.250 Additional landscaping in O and I-P districts.

In an O or an I-P district the required front yard and required side yard on the street side of a corner lot except for the area occupied by necessary drives and walks, shall be landscaped with trees and other plant materials suitable for ornamentation. (Prior code § 2-5.46(8))

18.84.260 Landscaping of buffers in Q district.

Landscaped buffers required by Chapter 18.52 of this title, shall include an earth berm, having a crest not less than 10 feet above natural grade at the boundary of the Q district, unless the zoning administrator finds that the berm is not necessary for sight or sound buffering. The entire buffer shall be planted with trees and other materials to effectively prevent transmission of noise and dust and growth of weeds. Planting in the portion of the buffer within 50 feet of the protective fence required by Chapter 18.52 shall consist of closely spaced trees and shrubs attaining a height of at least 20 feet, with evergreen foliage sufficient to completely screen extraction operations from view. (Ord. 1656 § 1, 1995; prior code § 2-5.46(9))

18.84.270 Types of vehicles and parking locations permitted in R district.

- A. Except as specified in a use permit authorizing a conditional use, no truck or bus larger than one-ton capacity and no trailer longer than 25 feet shall be parked or stored on a site.
- B. No off-street parking space provided in compliance with Chapter 18.88 of this title shall be located in a required front yard or in a required side yard on the street side of a corner lot.
- C. Except as specified in a use permit authorizing a conditional use, no more than one vehicle, other than automobiles, shall be stored on a site in an R-1 or RM-4,000 district, except in an enclosed garage.
- D. No vehicle shall be parked or stored except in conformity with the requirements of Section 18.84.110 of this chapter.
- E. No trailer, camper or boat shall be parked or stored in a front yard; provided, however, that in addition, a trailer, camper or boat may not be parked or stored in the side-street side yard of a corner lot.
- F. No trailer, camper or boat shall be parked or stored in the area between the front yard and the front of a structure or in a side yard, unless adequately screened from view from the street as determined by the zoning administrator. (Ord. 1656 § 1, 1995; prior code § 2-5.47)

Table 18.84.010

SITE DEVELOPMENT STANDARDS FOR ZONING DISTRICTS IN PLEASANTON

ZONING DISTRICT	MINIMUM LOT SIZE			MINIMUM YARDS			SITE AREA PER DWELLING UNIT	GROUP USABLE OPEN SPACE PER DWELLING UNIT	BASIC FLOOR AREA LIMIT (% OF SITE AREA)	MAXIMUM HEIGHT OF MAIN STRUCTURE	CLASS I ACCESSORY STRUCTURES		
	Area	Width	Depth	Front	One Side/ Both Sides	Rear					Maximum Height	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
A	5 acre	300 ft	---	30 ft	30 ft; 100 ft	50 ft	---	---	---	30 ft	30 ft	30 ft	30 ft
R-1-40,000	40,000 sq ft	150 ft	150 ft	30 ft	5 ft; 50 ft	30 ft	40,000 sq ft	---	25%	30 ft	15 ft**	20 ft	20 ft
R-1-20,000	20,000 sq ft	100 ft	125 ft	25 ft	5 ft; 30 ft	25 ft	20,000 sq ft	---	30%	30 ft	15 ft**	3 ft	5 ft
R-1-10,000	10,000 sq ft	80 ft	100 ft	23 ft	5 ft; 20 ft	20 ft	10,000 sq ft	---	40%	30 ft	15 ft**	3 ft	5 ft
R-1-8,500	8,500 sq ft	75 ft	100 ft	23 ft	5 ft; 15 ft	20 ft	8,500 sq ft	---	40%	30 ft	15 ft**	3 ft	5 ft
R-1-7,500	7,500 sq ft	70 ft	100 ft	23 ft	5 ft; 14 ft	20 ft	7,500 sq ft	---	40%	30 ft	15 ft**	3 ft	5 ft
R-1-6,500	6,500 sq ft	65 ft	100 ft	23 ft	5 ft; 12 ft	20 ft	6,500 sq ft	---	40%	30 ft	15 ft**	3 ft	5 ft
RM-4,000	8,000 sq ft	70 ft	100 ft	20 ft	7 ft; 16 ft	30 ft	4,000 sq ft	---	40%	30 ft	15 ft**	3 ft	3 ft
RM-2,500	7,500 sq ft	70 ft	100 ft	20 ft	8 ft; 20 ft	30 ft	2,500 sq ft	400 sq ft	50%	30 ft	15 ft**	3 ft	3 ft
RM-2,000	10,000 sq ft	80 ft	100 ft	20 ft	8 ft; 20 ft	30 ft	2,000 sq ft	350 sq ft	50%	40 ft	15 ft**	3 ft	3 ft
RM-1,500	10,500 sq ft	80 ft	100 ft	20 ft	8 ft; 20 ft	30 ft	1,500 sq ft	300 sq ft	50%	40 ft	15 ft**	3 ft	3 ft
O	10,000 sq ft	80 ft	100 ft	20 ft	10 ft; 20 ft	10 ft	Dwellings not permitted	Dwellings not permitted	30%	30 ft	15 ft	3 ft	3 ft
C-N	3 acre min. 5 acre max.	300 ft	300 ft	20 ft	20 ft; 40 ft	10 ft	Dwellings not permitted	Dwellings not permitted	30%	30 ft	15 ft	20 ft	10 ft

ZONING DISTRICT	MINIMUM LOT SIZE			MINIMUM YARDS			SITE AREA PER DWELLING UNIT	GROUP USABLE OPEN SPACE PER DWELLING UNIT	BASIC FLOOR AREA LIMIT (% OF SITE AREA)	MAXIMUM HEIGHT OF MAIN STRUCTURE	CLASS 1 ACCESSORY STRUCTURES		
	Area	Width	Depth	Front	One Side/ Both Sides	Rear					Maximum Height	Minimum Distance to Side Lot Line	Minimum Distance to Rear Lot Line
C-C	---	---	---	18.84.130	18.84.130	---	1,000 sq ft 18.44.090 18.84.030E	150 sq ft	300%	40 ft 18.84.150	40 ft 18.84.150	---	---
C-R	18.44.080A			18.44.080A			Dwellings not permitted		18.44.080A	18.44.080A			
C-S	10,000 sq ft	80 ft	100 ft	10 ft	---	10 ft	Dwellings not permitted	Dwellings not permitted	100%	40 ft	40 ft	---	10 ft
C-F	30,000 sq ft	100 ft	130 ft	20 ft	20 ft; 40 ft	10 ft	Dwellings not permitted	Dwellings not permitted	40%	40 ft	40 ft	20 ft	10 ft
C-A	10 acre	300 ft	300 ft	20 ft	20 ft; 40 ft	10 ft	Dwellings not permitted	Dwellings not permitted	40%	40 ft	40 ft	20 ft	10 ft
I-P	20,000 sq ft	140 ft	140 ft	25 ft	20 ft; 40 ft	15 ft	Dwellings not permitted	Dwellings not permitted	50%	40 ft	40 ft	20 ft	25 ft
I-G 20,000	20,000 sq ft	100 ft	150 ft	25 ft	10 ft; 20 ft	15 ft	Dwellings not permitted	Dwellings not permitted	100%	40 ft	40 ft	10 ft	25 ft
I-G 40,000	40,000 sq ft	150 ft	300 ft	25 ft	10 ft; 20 ft	15 ft							
I-G 3 acre	3 acre	200 ft	300 ft	25 ft	20 ft; 40 ft	50 ft							
Q	50 acre	---	---	100 ft	100 ft; 200 ft	100 ft	---	---	---	40 ft	40 ft	100 ft 18.52.060— 18.52.100	100 ft

P 18.56.020(A)

S 18.60.060

RO 18.64

PUD 18.84.020

CO 18.72

CAO 18.80*

NOTE: For further information, refer to the applicable sections of the Pleasanton Municipal Code (Shown in italics)

* The standards of the Core Area Overlay (CAO) District apply to residential development in the downtown area.

** In the R-1 and RM districts, second units constructed above a detached garage may exceed 25 feet in height and shall not exceed 15 feet in height as measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure.

Chapter 18.86

REASONABLE ACCOMMODATION

Sections:

- 18.86.010 Purposes.**
- 18.86.020 Applicability.**
- 18.86.030 Review authority.**
- 18.86.040 Requesting reasonable accommodation.**
- 18.86.050 Review procedures.**
- 18.86.060 Findings and decision.**
- 18.86.070 Discussion of alternatives.**
- 18.86.080 Appeal of decision.**
- 18.86.090 Rescission of grants of reasonable accommodation.**

18.86.010 Purposes.

This chapter provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act, the California Fair Employment and Housing Act, and the California Unruh Civil Rights Act (hereinafter “Fair Housing Laws” or “Laws”) in the application of zoning laws and other land use regulations, policies and procedures. (Ord. 2060 § 2, 2013)

18.86.020 Applicability.

Persons protected under the Fair Housing Laws may request reasonable accommodations when the strict application of the zoning regulations acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This chapter is intended to apply to those persons who are defined as disabled under the laws.

A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability the equal opportunity to housing of their choice. Requests for reasonable accommodation shall be made in the manner prescribed by Section 18.86.040 (Requesting reasonable accommodation).

Modifications requested under this chapter shall apply only to residential properties and may be applied to both single dwelling units and multi-family units. (Ord. 2060 § 2, 2013)

18.86.030 Review authority.

- A. Director of Community Development. Requests for reasonable accommodation shall be reviewed by the director of community development or designee (collectively hereafter the director) if no approval is sought other than the request for reasonable accommodation.
- B. Other Review Authority. Requests for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application. (Ord. 2060 § 2, 2013)

18.86.040 Requesting reasonable accommodation.

- A. A request for reasonable accommodation shall be filed on the application form provided by the community development department except, if necessary to ensure accessibility, the applicant may request an alternative format. The applicant may be the person with the disability or his or her representative. The application shall be signed by the owner of the property and shall provide the following information:
 - 1. The applicant’s name, address and telephone number.

- E. No Signage or Outdoor Sales. Cottage food operations shall not install or post signage or advertisements identifying the cottage food operation at the site or building where the operation is located. No outdoor sales shall be allowed at the site of the cottage food operation.
- F. No Dining. If direct sales are proposed at the site of the cottage food operation, no third parties or customers shall be permitted to dine at the cottage food operation.
- G. Code Requirements. While the use of a residence for a cottage food operation shall not constitute a change of occupancy for purposes of building and fire codes, to the extent that building modifications are proposed (e.g., more walls for storage areas, new electrical panel for range) the cottage food operation shall meet all requirements of Title 20 (Buildings and Construction). (Ord. 2056 § 1, 2013)

18.105.060 Additional procedures.

The regulations concerning effective date of the permit, review or appeal, lapse of permit, suspension and revocation, new application and successors in interest shall be those contained in Section 18.144.020. Modifications shall be handled by the zoning administrator pursuant to the procedures set forth in this article for new applications. (Ord. 2056 § 1, 2013)

Chapter 18.106

SECOND UNITS*

Sections:

- 18.106.010 Purpose.**
- 18.106.020 Use requirements.**
- 18.106.030 Density and growth management program.**
- 18.106.040 Standards for attached second units—Height limitations, setbacks, open space, and other regulations.**
- 18.106.050 Standards for detached second units—Height limitations, setbacks, open space, and other regulations.**
- 18.106.060 Required standards for all second units.**

* **Prior ordinance history:** Ord. 1812 § 1, 2000.

18.106.010 Purpose.

Second units are a valuable form of housing in the city. These units meet the city's general plan housing policies related to: attaining a variety of housing types; providing housing stock to lower income households; including lower income housing units within market rate housing projects; providing alternative, nontraditional means suited to the community to fill lower and moderate income housing needs; meeting the city's share of regional housing needs; providing a means to assist homeowners in financing the acquisition of a home; and providing security to homeowners living alone.

The further purpose of this chapter is to comply with the requirements of Assembly Bill 1866 (2002) codified in California Government Code Section 65852.2. To do so, this chapter identifies those zoning districts where a second unit meeting enumerated standards to ensure neighborhood compatibility is a permitted use in that district. (Ord. 2080 § 2, 2013; Ord. 1885 § 2, 2003)

18.106.020 Use requirements.

- A. A second unit is a permitted use in the R-1 one-family residential district, RM multi-family residential district, planned unit developments zoned for residential uses and A agricultural district, if the original unit is a legal single-family dwelling unit and the second unit meets all of the standards set forth in Section 18.106.060 of this chapter and the applicable site standards in Section 18.106.040 of this chapter for attached second units and in Section 18.106.050 of this chapter for detached second units. A public hearing for design review purposes only shall be held if required by Chapter 18.20 of this title.
- B. The application for a second unit shall be submitted to the planning division prior to the application for a building permit to the building division and shall include:
 - 1. Plot plan (drawn to scale) showing the dimensions of the lot on which the second unit will be located; the location and dimensioned setbacks of all existing and proposed structures on the proposed site; all easements; building envelopes; and parking for the project site.
 - 2. Floor plans of the entire structure with each room dimensioned and the resulting floor area calculated. The use of each room shall be identified.
 - 3. Deed restriction completed as required, signed and ready for recordation.
- C. When the site development regulations of this chapter (e.g., height, setback, size of the second unit) conflict with specific regulations in a planned unit development or specific plan for second units (not simply regulations for general class I accessory structures), the planned unit development and specific plan shall control. (Ord. 2080 § 2, 2013; Ord. 2000 § 1, 2009; Ord. 1885 § 2, 2003)

18.106.030 Density and growth management program.

- A. A second unit shall not be considered in applying the growth management program in Chapter 17.36 of this code.
- B. A second unit is not considered to increase the density of the lot upon which it is located. (Ord. 2080 § 2, 2013; Ord. 1885 § 2, 2003)

18.106.040 Standards for attached second units—Height limitations, setbacks, open space, and other regulations.

Attached second units shall meet the requirements in Section 18.106.060 of this chapter and the following requirements:

- A. Attached second units shall be subject to the maximum height, and the minimum front, rear, and side yard requirements of the main structure.
- B. The gross floor area of an attached second unit greater than a 150 square foot efficiency unit shall not exceed 30 percent of the gross floor area of the existing main dwelling unit. In this instance, the gross floor area of the existing main dwelling unit is the size of the unit prior to the second unit addition/conversion.
- C. Except as modified by this chapter, all other regulations embodied in the zoning of the property for main dwellings shall apply to the development of attached second units. (Ord. 2080 § 2, 2013; Ord. 1885 § 2, 2003)

18.106.050 Standards for detached second units—Height limitations, setbacks, open space, and other regulations.

Detached second units shall meet the requirements in Section 18.106.060 of this chapter and the following requirements:

- A. Detached second units shall not exceed 15 feet in height and shall be limited to one-story structures, except that a detached second unit may be constructed above a detached garage, provided the garage meets the minimum setback requirements for detached second units. Second units constructed above a detached garage shall not exceed 25 feet in height in the R-1 district and the RM district, and shall not exceed 30 feet in the A district. Height is measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure.
- B. Detached second units shall be subject to the following minimum setback requirements:

Zoning District	Side Yard Setback	Rear Yard Setback
One-family residential lots in the R-1-40,000 district and in planned unit developments which follow the site development standards of the R-1-40,000 district	20 feet	20 feet
All other lots	5 feet ¹	10 feet

¹ Side yard setback shall be a minimum of 10 feet on the street side of a corner lot.

- C. The gross floor area of a detached second unit shall not exceed 1,200 square feet.
- D. Except as modified by this chapter, all other regulations embodied in the zoning of the property for Class I accessory structures shall apply to the development of detached second units on one-family residential lots. (Ord. 2080 § 2, 2013; Ord. 1885 § 2, 2003)

18.106.060 Required standards for all second units.

All second units shall meet the following standards:

- A. Only one other residential unit shall be permitted on a lot with a second unit and one of the residential units shall be owner occupied. The resident owner shall be a signatory to any lease for the rented unit and shall be the applicant for any permit issued under this chapter.

- B. The second unit shall not be sold or held under a different legal ownership than the primary residence; nor shall the lot containing the second unit be subdivided.
- C. One additional off-street parking space on the lot shall be made continuously available to the occupants of the second unit.
- D. The maximum floor area ratio requirement of a lot shall not be exceeded due to the addition/conversion of space to accommodate an attached or detached second unit.
- E. The second unit shall have access to at least 80 square feet of open space on the lot.
- F. The resident owner shall install address signs that are clearly visible from the street during both daytime and evening hours and which plainly indicate that two separate units exist on the lot, as required by the fire marshal. The resident owner shall obtain the new street address for the second unit from the planning division.
- G. Adequate roadways, public utilities and services shall be available to serve the second unit.
- H. The owner of the lot on which a second unit is located shall participate in the city's monitoring program to determine rent levels of the second units being rented.
- I. The second unit shall not be located on property that is listed in the California Register of Historical Places.
- J. The second unit shall comply with other zoning and building requirements generally applicable to residential construction in the applicable zone where the property is located.
- K. A restrictive covenant shall be recorded against the lot containing the second unit with the Alameda County recorder's office prior to the issuance of a building permit from the building division stating that:

The property contains an approved second unit pursuant to Chapter 18.106 of the Pleasanton Municipal Code and is subject to the restrictions and regulations set forth in that Chapter. These restrictions and regulations generally address subdivision and development prohibitions, owner occupancy and lease requirements, limitations on the size of the second unit, parking requirements, and participation in the city's monitoring program to determine rent levels of the second units being rented. Current restrictions and regulations may be obtained from the city of Pleasanton planning division. These restrictions and regulations shall be binding upon any successor in ownership of the property.

(Ord. 2080 § 2, 2013; Ord. 2000 § 1, 2009; Ord. 1885 § 2, 2003)

Title 20

BUILDINGS AND CONSTRUCTION

Chapters:

- 20.04 Building Administrative Code**
- 20.08 Building Code**
- 20.10 Residential Code**
- 20.12 Plumbing Code**
- 20.16 Mechanical Code**
- 20.20 Electrical Code**
- 20.24 Fire Code**
- 20.26 Green Building Code**
- 20.28 Housing Code**
- 20.32 Dangerous Buildings Code**
- 20.36 Security Regulations**
- 20.44 Survey and Site Plan Required**
- 20.55 Swimming Pool, Spa and Hot Tub Code**
- 20.65 International Property Maintenance Code**

Chapter 20.04

BUILDING ADMINISTRATIVE CODE

Sections:

- 20.04.010 Pleasanton Building Administrative Code adopted.**
- 20.04.015 Pleasanton Building Administrative Code amendments.**

20.04.010 Pleasanton Building Administrative Code adopted.

A. There is adopted for the city of Pleasanton, an administrative code for the technical codes including the 2012 Editions of the International Building Code, the International Residential Code, International Property Maintenance Code, the 2012 Editions of the Uniform Mechanical Code and Uniform Plumbing Code, the 2011 Edition of the National Electrical Code, the 2013 California Green Building Standards Code and the 1997 Edition of the Uniform Housing Code as herein described. The administrative code shall be known as the Pleasanton Building Administrative Code and the same is adopted and incorporated as set out in this chapter.

B. Where there is a reference in Administrative Code to the “building official,” “code official,” or “authority having jurisdiction” it shall mean the chief building and safety official or in the absence of the chief, the interim, temporary or acting chief building and safety official. (Ord. 2083 § 2, 2013; Ord. 2015 § 2, 2011)

20.04.015 Pleasanton Building Administrative Code amendments.

Chapter 1A

TITLE, SCOPE AND GENERAL

SECTION 101A—TITLE, PURPOSE AND SCOPE

101A.1 Title. These regulations shall be known as the Pleasanton Building Administrative Code, hereinafter referred to as “this code.”

101A.2 Purpose. The purpose of this code is to provide for the administration and enforcement of the Building, Residential, Electrical, Plumbing, Mechanical, Energy, Historical, Fire, Existing Building, Green Building, Swimming Pool,

Housing and Property Maintenance Codes which may also be referred to as the “technical codes” as adopted by the City of Pleasanton.

101A.3 Scope. The provisions of this code shall serve as the administrative, organizational and enforcement rules and regulations for the technical codes which regulate site preparation and construction, alteration, movement, enlargement, replacement, demolition, repair, use and occupancy of buildings, structures and equipment of every building or structure or any appurtenances connected or attached to such buildings or structures within this jurisdiction. Provisions in the appendices shall not apply unless specifically adopted. Wherein any provisions in this code conflict with Section 108 of the California Building Code for all occupancies regulated by Housing and Community Development (HCD) that section shall govern.

SECTION 102A—APPLICATION TO EXISTING BUILDINGS AND BUILDING SERVICE EQUIPMENT

102A.1 General. Buildings, structures and their building and/or property service equipment to which additions, alterations or repairs are made shall comply with all the requirements of the technical codes for new facilities, except as specifically provided in this section.

102A.2 Additions, Alterations or Repairs. Additions, alterations or repairs may be made to a building or its building and/or property service equipment without requiring the existing building or its building and/or property service equipment to comply with all the requirements of the technical codes, provided the addition, alteration or repair conforms to that required for a new building or building service equipment.

Additions, alterations or repairs made to existing structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building and

Safety Official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or building service equipment to become structurally unsafe or overloaded; will not provide adequate egress in compliance with the provisions of the Building Code or will obstruct existing exits; will create a fire hazard: will reduce required fire resistance; will cause building service equipment to become overloaded or exceed their rated capacities: will create a health hazard or will otherwise create conditions dangerous to human life. A building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories and area permitted by the Building Code for new buildings. A building plus new additions shall not exceed the height, number of stories and area specified by the Building Code for new buildings.

Additions or alterations shall not be made to an existing building or structure when the existing building or structure is not in full compliance with the provisions of the Building Code except when the addition or alteration will result in the existing building or structure being no more hazardous based on life safety, fire safety and sanitation, than before such additions or alterations are undertaken.

EXCEPTION: Alterations of existing structural elements, or additions of new structural elements, which are not required by Section 102A.4 and which are initiated for the purpose of increasing the lateral-force resisting strength or stiffness of an existing structure need not be designed for forces conforming to these regulations provided that an engineering analysis is submitted to show that:

1. The capacity of existing structural elements required to resist forces is not reduced, and
2. The lateral loading to required existing structural elements is not increased beyond their capacity, and

3. New structural elements are detailed and connected to the existing structural elements as required by these regulations, and

4. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by these regulations, and

5. An unsafe condition as defined above is not created.

Alterations or repairs to an existing building or structure which are nonstructural and do not adversely affect a structural member or a part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed, subject to approval by the Building and Safety Official. Installation or replacement of glass shall be as required for new installations. Minor additions, alterations and repairs to existing building service equipment installations may be made in accordance with the technical code in effect at the time the original installation was made, subject to approval of the Building and Safety Official, and provided such additions, alterations and repairs will not cause the existing building service equipment to become unsafe, insanitary or overloaded.

102A.3 Existing Installations. Building service equipment lawfully in existence at the time of the adoption of the technical codes may have their use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and a hazard to life, health or property has not been created by such building service equipment.

102A.4 Existing Occupancy. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the California Building Code or the California Fire Code, or as is deemed necessary by the Building and Safety Official for the general safety and welfare of the occupants and the public. A change in the use or occupancy of any existing building or structure shall comply with the provisions of Section

thereof is in violation of any ordinance or regulation or any of the provisions of this code.

(Ord. 2015 § 2, 2011)

Chapter 20.08**BUILDING CODE****Sections:**

- 20.08.010 California Building Code adopted.**
20.08.020 CBC Chapter 1 Division II deleted.
**20.08.030 CBC Section 310.8 added—
Installation of spark arrestors.**
**20.08.040 CBC Section 903 amended—
Automatic sprinkler systems.**
**20.08.050 CBC Section 904 amended—
Alternative automatic fire-
extinguishing systems.**
**20.08.060 CBC Section 907.2.11.2 Item 5
added—Groups R-2, R-2.1, R-3,
R-3.1, R-4.**
**20.08.070 CBC Section 1505.1 amended—
Fire classification.**
**20.08.080 CBC Section 1613.8 amended—
Earthquake loads.**
**20.08.090 CBC Section 1705.3 amended—
Concrete construction.**
**20.08.100 CBC Section 1809.8 amended—
Plain concrete footings.**
**20.08.110 CBC Section 1905.1.8 amended—
ACI 318 Section 22.10.1.**
**20.08.120 CBC Section 1907.1 amended—
Minimum slab provisions.**
**20.08.130 Table 2306.3.(3) amended—
Allowable shear for wind or
seismic forces for shear walls of
lath and plaster or gypsum board
wood framed wall assemblies.**
**20.08.140 CBC Section 2308.12.4 amended—
Braced wall line sheathing.**
**20.08.150 CBC Section 2308.12.5 amended—
Attachment of sheathing.**
**20.08.160 CBC Chapter 24 amended—Glass
and glazing.**
**20.08.170 CBC Chapter 31B adopted and
amended—Public swimming pools.**

20.08.010 California Building Code adopted.

A. The International Building Code, 2012 Edition, as amended and set forth in the California Building Code, Title 24, Part 2 of the California Code of Regulations, published by the International Code Council is hereby adopted, together with Appendices H and J, except as set forth in this chapter.

B. The International Building Code (IBC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Building Code.

C. These regulations shall be known as the Pleasanton Building Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “building official” or “authority having jurisdiction” it shall mean the “building and safety official” or in the absence of the building and safety official, the interim, temporary, or acting building and safety official. (Ord. 2083 § 1, 2013)

20.08.020 CBC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted in its entirety. (Ord. 2083 § 1, 2013)

**20.08.030 CBC Section 310.8 added—
Installation of spark arrestors.**

Section 310 is amended by adding Section 310.8 to read as follows:

310.8 Installation of Spark Arrestors. Existing dwelling units shall be retrofitted with a spark arrestor upon the occurrence of any of the following events:

1. Upon notice from the City;
2. Re-roofing;
3. Resale of the dwelling unit;
4. Issuance of a building permit for alterations, repairs or additions in excess of \$1,000.00.

In the event of a resale of a dwelling unit, the seller shall be responsible to comply with this ordinance. Any real property professional representing the seller shall be required to notify the seller of seller’s obligation to comply with this ordinance.

The spark arrestor shall conform to the requirements specified in the CBC Section 2113.9.2.

(Ord. 2083 § 1, 2013)

**20.08.040 CBC Section 903 amended—
Automatic sprinkler systems.**

Section 903 of the California Building Code 2013 Edition, (24 C.C.R. Part 2), and including by reference the International Building Code, 2012 Edition is amended to read as shown in Section 903 of the Pleasanton Fire Code (PMC Chapter 20.24). (Ord. 2083 § 1, 2013)

**20.08.050 CBC Section 904 amended—
Alternative automatic fire-
extinguishing systems.**

Section 904 of the California Building Code 2013 Edition, (24 C.C.R. Part 2), and including by reference the International Building Code, 2012 Edition is amended to read as shown in Section 904 of the Pleasanton Fire Code (PMC Chapter 20.24). (Ord. 2083 § 1, 2013)

**20.08.060 CBC Section 907.2.11.2 Item 5
added—Groups R-2, R-2.1, R-3, R-
3.1, R-4.**

Section 907.2.11.2 is amended by adding Section 907.2.11.2 Item 5 to read as follows:

5. No R-2, R-2.1, R-3, R-3.1 or R-4 occupancies may be sold or traded in the City of Pleasanton unless and until the seller installs or provides for the installation of smoke alarms in accordance with Section 907.2.11.2. This requirement may be met by the seller placing in an escrow account, for the use of the buyer, sufficient funds to pay for said installation.

(Ord. 2083 § 1, 2013)

**20.08.070 CBC Section 1505.1 amended—Fire
classification.**

Table 1505.1 Minimum Roof Coverings Classification is deleted, and Section 1505.1 is amended to add the following paragraph to read as follows:

Roof coverings shall be fire retardant minimum Class B or higher for all buildings regardless of type of construction.

(Ord. 2083 § 1, 2013)

**20.08.080 CBC Section 1613.8 amended—
Earthquake loads.**

Section 1613 is amended by adding Section 1613.8 to read as follows:

1613.8 ASCE 7, Section 12.8.7. Modify ASCE 7, Section 12.8.7 by amending Equation 12.8-16 as follows:

$$\theta = \frac{P_x \Delta I}{V_x h_{sx} C_d} \quad (12.8-16)$$

(Ord. 2083 § 1, 2013)

**20.08.090 CBC Section 1705.3 amended—
Concrete construction.**

Section 1705.3 is amended to read as follows:

1705.3 Concrete Construction. The special inspections and verifications for concrete construction shall be as required by this section and Table 1705.3.

Exceptions: Special inspections shall not be required for isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 pound per square inch (psi) (17.2 mPa).

(Ord. 2083 § 1, 2013)

**20.08.100 CBC Section 1809.8 amended—Plain
concrete footings.**

Section 1809.8 is amended to read as follows:

1809.8 Plain Concrete Footings. The edge thickness of plain concrete footings supporting walls of other than light-frame construction shall not be less than 8 inches (203mm) where placed on soil and in all cases, as a minimum, one ½" (51mm) continuous rebar shall be placed at the top and at the bottom of all grade beams and spread footings.

Exception: For plain concrete footings supporting Groups R-3 and one story Group U occupancies the edge thickness is permitted to be 6 inches (152mm), provided that the footing does not extend beyond a distance greater than the thickness of the footing on either side of the supported wall. In all cases, as a minimum, one ½" (51mm) continuous rebar shall be placed at the top and at the bottom of all grade beams and spread footings.

(Ord. 2083 § 1, 2013)

**20.08.110 CBC Section 1905.1.8 amended—ACI
318 Section 22.10.1.**

Section 1905.1.8 is amended to read as follows: 1905.1.8 ACI 318, Section 22.10. Delete ACI 318, Section 22.10, and replace with the following:

22.10 - Plain concrete in structures assigned to seismic design category C, D, E or F.

22.10.1- Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

- (a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.
- (b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exception: In detached one and two-family dwellings three stories or less in height and constructed with stud bearing walls, plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

(Ord. 2083 § 1, 2013)

**20.08.120 CBC Section 1907.1 amended—
Minimum slab provisions.**

Section 1907.1 is amended to read as follows:

1907.1 General. The thickness of concrete floor slabs supported directly on the ground shall not be less than 3½ inches (89 mm). A minimum 10-mil (0.010 inch, .20mm) polyethylene moisture retarder with joints lapped not less than 6 inches (152 mm) shall be placed above a minimum of 4-inches (102 mm) of crushed or angular rock capillary moisture barrier or other approved equivalent methods and materials used to provide slab-stability and moisture protection of the interior environment of the building. The capillary moisture barrier material shall have a maximum particle size of ¾-inch with no more than 10 percent smaller than ¼-inch. In order to promote a more uniform curing of the slab and to provide protection for the polyethylene moisture retarder, a minimum of two-inches of fine clean sand shall be placed directly over the moisture

retarder. As a minimum and in all cases where a slab is to be placed inside of a building, the slab shall be reinforced with not less than six inches by six inches ten gauge welded wire mesh or an approved alternate installed on approved supports at mid height of the concrete slab.

Exception: A vapor retarder, sand and rock are not required:

1. For detached structures accessory to occupancies in Group R-3, such as garages, utility buildings or other unheated facilities.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and carports attached to occupancies in Group R-3.
3. For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building and the rock is determined not to be needed for support or stability of the concrete floor slab.
4. For driveways, walks, patios and other flatwork which will not be enclosed at a later date.
5. Where approved based on local site conditions.

In all slabs under habitable spaces, a minimum of 4 inches (102 mm) of crushed rock capillary water barrier shall be provided under the minimum 10 mil vapor retarder. The vapor barrier shall be protected by a minimum of 2 inches (51 mm) of sand, or equivalent protection.

(Ord. 2083 § 1, 2013)

**20.08.130 Table 2306.3.(3) amended—
Allowable shear for wind or seismic forces for shear walls of lath and plaster or gypsum board wood framed wall assemblies.**

Table 2306.3.(3) is amended to read as follows:

TABLE 2306.3.(3)
LATH AND PLASTER OR GYPSUM BOARD WOOD FRAMED WALL ASSEMBLIES

TYPE OF MATERIAL	THICKNESS OF MATERIAL	WALL CONSTRUCTION	FASTENER SPACING ^a MAXIMUM (inches)	MINIMUM FASTENER SIZE ^{b, c, h, i}	
1. Expanded metal or woven wire lath and Portland cement plaster	7/8"	Unblocked	6	No. 11 gage 1-1/2" long, 7/16" head No. 16 gage galv. staple, 7/8" legs	
2. Gypsum lath, plain or perforated with vertical joints staggered	3/8" lath and 1/2" plaster	Unblocked	5	No. 13 gage galv. 1-1/8" long, 19/64" head, plasterboard nail	
3. Gypsum lath, plain or perforated	3/8" lath and 1/2" plaster	Unblocked	5	No. 16 gage galv. staple, 1-1/8" long, 0.120" nail, min. 3/8" head, 1-1/4" long	
4. Gypsum board, gypsum veneer base or water-resistant gypsum backing board	1/2"	Unblocked ^d	7	5d cooler (1-5/8" × 0.086") or wallboard 0.120" nail, min. 3/8" head, 1-1/2" long No. 16 gage galv. staple, 1-1/2" long	
		Unblocked ^d	4		
		Unblocked	7		
		Unblocked	4		
		Blocked	7		
		Blocked	4		
		Unblocked	8/12 ^f	No. 6—1-1/4" screws ^g	
		Blocked ^e	4/16 ^f		
		Blocked ^{d, e}	4/12 ^f		
		Blocked ^e	8/12 ^f		
	Blocked ^e	6/12 ^f			
	5/8"	Unblocked ^d		7	6d cooler (1-7/8" × 0.092") or Wallboard 0.120" nail, min. 3/8" head, 1-3/4" long No. 16 gage galv. staple, 1-1/2" legs, 1-5/8" long
				4	
		Blocked ^e		7	
			4		
Blocked ^e Two-ply		Base ply: 9 Face ply: 7		Base ply-6d cooler (1-7/8" × 0.092") or wallboard 1-3/4" × 0.120" nail, min. 3/8" head 1-5/8" 16 gage galv. Staple 1-5/8" 16 gage galv. staple Face ply-8d cooler (2-3/8" × 0.113") or wallboard 0.120" nail, min. 3/8" head, 2-3/8" long No. 15 gage galv. staple, 2-1/4" long	
Unblocked			8/12 ^h	No. 6—1-1/4" screws ^g	
Blocked ^e		8/12 ^h			

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per foot = 14.5939 N/m.

- a. Applies to fastening at studs, top and bottom plates and blocking.
- b. Alternate fasteners are permitted to be used if their dimensions are not less than the specified dimensions. Drywall screws are permitted to substitute for the 5d (1-5/8" x 0.086"), and 6d (1-7/8" x 0.092") (cooler) nails listed above, and No. 6 1-1/4", inch Type S or W screws for 6d (1-7/8" x 0.092") (cooler) nails.
- c. For properties of cooler nails, see ASTM C 514.
- d. Maximum framing spacing of 24 inches on center.
- e. All edges are blocked, and edge fastening is provided at all supports and all panel edges.
- f. First number denotes fastener spacing at the edges; second number denotes fastener spacing at intermediate framing members.
- g. Screws are Type W or S.
- h. Staples shall have a minimum crown width of 7/16 inch, measured outside the legs, and shall be installed with their crowns parallel to the long dimension of the framing members.
- i. Staples for the attachment of gypsum lath and woven-wire lath shall have a minimum crown width of 3/4 inch, measured outside the legs.

(Ord. 2083 § 1, 2013)

**20.08.140 CBC Section 2308.12.4 amended—
Braced wall line sheathing.**

Section 2308.12.4 is amended to read as follows:

2308.12.4 Braced Wall Line Sheathing. Braced wall lines shall be braced by one of the types of sheathing prescribed by Table 2308.12.4 as shown in Figure 2308.9.3. The sum of lengths of braced wall panels at each braced wall line shall conform to Table 2308.12.4. Braced wall panels shall be distributed along the length of the braced wall line and start at not more than 8 feet (2,438mm) from each end of the braced wall line. Panel sheathing joints shall occur over studs or blocking. Sheathing shall be fastened to studs, top and bottom plates and at panel edges occurring over blocking. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide [1½ inch (38 mm)] or large members.

Braced wall panel construction types shall not be mixed within a braced wall line.

Braced wall panels required by Section 2308.12.4 may be eliminated when all of the following requirements are met:

- 1. For one story detached garage Group U occupancies not more than 25 feet in depth or length.
- 2. The roof and three enclosing walls are solid sheathed with ½-inch nominal thickness wood structural panels with 8d common nails placed 3/8 inches from panel edges and spaced not more than 6 inches on center along all panel edges and 12 inches on center along intermediate framing members. Wall openings for doors or windows are permitted provided a minimum 4 foot wide wood structural braced panel with minimum height to length ratio

of 2 to 1 is provided at each end of the wall line and that the wall line be sheathed for 50% of its length.

Cripple walls having a stud height exceeding 14 inches (356 mm) shall be considered a story for the purpose of this section and shall be braced as required for braced wall lines in accordance with Table 2308.12.4. Where interior braced wall lines occur without a continuous foundation below, the length of parallel exterior cripple wall bracing shall be one and one-half times the lengths required by Table 2308.12.4. Where the cripple wall sheathing type used is Type S-W and this additional length of bracing cannot be provided, the capacity of Type S-W sheathing shall be increased by reducing the spacing of fasteners along the perimeter of each piece of sheathing to 4 inches (102 mm) o.c.

(Ord. 2083 § 1, 2013)

**20.08.150 CBC Section 2308.12.5 amended—
Attachment of sheathing.**

Section 2308.12.5 is amended to read as follows:

2308.12.5 Attachment of Sheathing. Fastening of braced wall panel sheathing shall not be less than that prescribed in Table 2308.12.4 or Table 2304.9.1. Wall sheathing shall not be attached to framing members by adhesives.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at maximum 24 inches (6,096 mm) on center with four 8d nails per leg (total eight 8d nails per clip). Braced wall panels shall be laterally braced at each top corner and at maximum 24 inch (6,096 mm) intervals along the top plate of discontinuous vertical framing.

(Ord. 2083 § 1, 2013)

20.08.160 CBC Chapter 24 amended—Glass and glazing.

Chapter 24 is amended to add Section 2411 to read as follows:

2411 Shower Enclosures.

2411.1 General. Glazing and installation of framed and frameless shower units shall be in accordance with manufacturer's instructions and the AGA Industry Frameless Shower Standards (AGA-SHI) and comply with Category II of CPSC 16 CFR 1201.

2411.1.1 Structural Framing. The entire surround of a shower opening shall be no less than nominal wood stud construction or steel studs with wood furring.

2411.1.2 Jumping Retainers. A device shall be installed in the header that prevents a sliding panel from accidentally vacating the opening.

2411.1.3 Towel Bars and Handles. Horizontal bars and handle shall not be mounted to the interior of the glass surfaces. A vertical handle may be mounted to the interior of the door.

2411.1.4 Hinged Doors. Hinged doors shall open outward and provide a minimum of 22 inches (559 mm) clear opening when opened to 90°. Bi-folding doors: No portion of a bi-fold door may open into the shower area.

Exception: Self centering doors that swing both ways are permitted provided there is no restriction for the door to open outward to 90°.

2411.1.5 Steam/Canopied Enclosures. The roof or enclosed glass top of a shower enclosure shall be 3/8 inch (9.5mm) tempered laminated glass or 3/8 inch (9.5mm) plastic and shall not exceed 36 inches (914 mm) in the short dimension.

2411.2 Frameless Light Glass Shower Enclosures.

2411.2.1 Minimum Thickness. Frameless Light Hinging and Sliding Shower Doors shall be a minimum of 3/16 inch (5.0 mm) tempered glass.

2411.2.2 Size Limitation. Compression hinged doors shall not exceed 28 inch (711 mm) in width. Compression attached rollers

to sliding doors shall not exceed 32 inches (813 mm) in width. Neither may exceed 70 inches (1,778 mm) in height.

Exception: When ¼ inch (6 mm) tempered glass is used with through-glass fastening, hinged doors shall not exceed 36 inches (914 mm) in width and 96 inches (2,438 mm) in height.

2411.2.3 Panels. All 3/16 inch (5.0 mm) or ¼ inch (7mm) panels shall be framed and attached to three sides.

2411.3 Frameless Heavy Glass Shower Enclosures.

2411.3.1 Hinges. Hinge weights shall not exceed the manufacturer's tested maximum load. Each hinge shall be labeled with its load rating and the label may not be removed before inspection. Three hinges are allowed only when a plumb substrate is provided.

2411.3.2 Screws. Stainless steel screws shall be used of minimum size #10 and a length sufficient to make a minimum penetration into the wood frame of 1½ inch (38 mm). This penetration into the substrate shall be sealed with a non-hardening, asphalt base sealant.

2411.3.3 Minimum Thickness. Hinged shower doors and stationary panels shall be a minimum of 3/8 inch (10 mm) tempered glass.

2411.3.4 Recommended Clearances. Clearance between a door and panel or door and wall shall be no less than 1/8 inch (3.2 mm). Clearance at the bottom of the door shall be no less than 3/16 inch (5 mm) between the exposed glass edge and the curb or threshold.

2411.4 Size Limitation.

2411.4.1 Doors. Shower doors shall not exceed 38 inches (965 mm) in width or 150 lbs. in weight.

Exception: These limits may be exceeded only when a licensed engineer submits a stamped calculation.

2411.4.2 Non-Load Bearing Panels. 3/8 inch (10 mm) panels may not exceed 110 (2,794 mm) united inches, width + height (UI). ½ inch (12 mm) panels shall not exceed 120 (3,048 mm) UI, as per

AGA•SH1. Height limitation, 84 inches (2,134mm).

Exception: When three sides of the panel are attached to the structure, the UI limitations may be removed. A transom shall be considered the same as a header or ceiling mount and shall be secured with channel or clips on 4 sides.

2411.5 Mechanical Fastening Hardware (Metal Clips, Header, Tube Bracing or Channels).

2411.5.1 Metal Clips. U Channels shall be fastened to the finished shower wall. The only permitted penetration through the finished shower wall shall be the mounting screws for clips, channels, and hinges. Reglet design is not recommended.

2411.5.2 Clip Location. Clips on the long edge of the glass shall be located between 4 inches (102 mm) and 8 inches (203 mm) from each end of the glass. A third clip shall be on the long edge if the glass exceeds 48" in length. Clips shall be centered on the short edge on panels up to 16 inches (406 mm) in width. For greater widths, two clips shall be used, one at each one-third point.

2411.5.3 Non-Load Bearing Side Panels. Non-load bearing side panels shall be mounted by mechanical fasteners on the bottom and the top or bottom and one vertical side.

Exception: For two in-line side panels (such as a buttress design) and/or to a return panel, the vertical butt joint(s) shall be sealed with a structural silicone sealant and shall be secured at the top with a joint spanning clip(s) or header.

2411.5.4 Load-Bearing Side Panels. Load-bearing side panels and any return panel shall be secured with mechanical fasteners on three sides. The minimum width of a load-bearing panel shall be 5 inches (127 mm).

(Ord. 2083 § 1, 2013)

20.08.170 CBC Chapter 31B adopted and amended—Public swimming pools.

Chapter 31B is adopted and amended to add the following sections to read as follows:

3119B.3.1 Existing Pool and Spa Enclosures.

Any new or replacement swimming pool, spa, swimming pool/spa enclosure shall be constructed and maintained per the current requirements in Chapter 31B of the California Building Code. Any existing swimming pool, spa, swimming pool/spa enclosure repair may maintain the existing barrier and latch height requirements in place at the time of the original lawfully permitted construction approval.

3119B.5 Barrier Prerequisite to Filling of Pool.

An inspection to verify pool barriers are installed, functional and in compliance with the current laws and approved plans shall occur and be approved by the Building and Safety Official before water may be introduced into any public pool or spa.

(Ord. 2083 § 1, 2013)

Chapter 20.10**RESIDENTIAL CODE****Sections:**

- 20.10.010 California Residential Code adopted.**
- 20.10.020 CRC Chapter 1 Division II deleted.**
- 20.10.030 CRC Section R202 amended—Definitions.**
- 20.10.040 CRC Table R301.2(1) amended—Climate and geographic design criteria.**
- 20.10.050 CRC Table R301.5 amended—Minimum uniformly distributed live loads.**
- 20.10.060 CRC Section R308.7 added—Shower enclosures.**
- 20.10.070 CRC Section R313 amended—Automatic fire sprinkler systems.**
- 20.10.080 CRC Section R314.3.5 added—Smoke alarm installation at time of sale or transfer.**
- 20.10.090 CRC Section R329 added—Installation of spark arrestors.**
- 20.10.100 CRC Section R403.1.3 amended—Seismic reinforcing.**
- 20.10.110 CRC Section R507.1 amended—Decks.**
- 20.10.120 CRC Section R506.2.4 amended—Reinforcement support.**
- 20.10.130 CRC Table R602.10.3(3) amended—Bracing requirements based on seismic design category.**
- 20.10.140 CRC Section R602.10.2.1 amended—Reinforcement support.**
- 20.10.150 CRC Section R907.7 added—Fire classification.**
- 20.10.160 CRC Section AG102 amended—Definitions.**
- 20.10.170 CRC Section AG105 amended—Barrier requirements.**

20.10.010 California Residential Code adopted.

A. The International Residential Code, 2012 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 2.5, published by the International Code Council is hereby adopted, together with Appendices G and H except as set forth in this chapter.

B. The International Residential Code (IBC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Residential Code.

C. These regulations shall be known as the Pleasanton Residential Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “building official” or “authority having jurisdiction” it shall mean the “building and safety official” or in the absence of the building and safety official, the interim, temporary or acting building and safety official. (Ord. 2083 § 1, 2013)

20.10.020 CRC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted. (Ord. 2083 § 1, 2013)

20.10.030 CRC Section R202 amended—Definitions.

Section R202 is amended by adding the following definition to read as follows:

BALCONY, EXTERIOR, is an exterior floor projecting from and supported by a structure, without additional independent supports. (Ord. 2083 § 1, 2013)

20.10.040 CRC Table R301.2(1) amended—Climate and geographic design criteria.

Table R301.2(1) is amended to read as follows:

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDER- LAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k		Weathering ^a	Frost line depth ^b	Termite ^c					
N/A	85 mph	NO	D ₀ , D ₁ , D ₂ , E	negligible	N/A	Very Heavy	32°	NO	Footnote g	2%	58.7°

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., “negligible,” “moderate” or “severe”) for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The City of Pleasanton does not require additional depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature was selected from the columns of 97½-percent values for winter from Appendix D of the International Plumbing Code.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The date of the City of Pleasanton’s entry into the National Flood Insurance Program: May 5, 1971.
The date(s) of the Flood Insurance Study: August 3, 2009; September 30, 1997; September 19, 1984; June 1980 revised August 31, 1982.
The panel numbers and dates of all currently effective FIRMs adopted by the City of Pleasanton, as amended: Panel 06001C0304G; Panel 06001C0308G; Panel 06001C0309G; Panel 06001C0316G; Panel 06001C0317G; Panel 06001C0318G; Panel 06001C0319G; Panel 06001C0328G; Panel 06001C0336G; Panel 06001C0337G; Panel 06001C0339G; Panel 06001C0343G; Panel 06001C0460G; Panel 06001C0476G; Panel 06001C0480G; and Panel 06001C0485G, all effective August 3, 2009.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall fill in this part of the table with “NO.”
- i. The City of Pleasanton selected the 100-year (99%) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°)” at www.ncdc.noaa.gov/fpsf.html.
- j. The City of Pleasanton selected the mean annual temperature from the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32°F)” at www.ncdc.noaa.gov/fpsf.html.
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

(Ord. 2083 § 1, 2013)

**20.10.050 CRC Table R301.5 amended—
Minimum uniformly distributed live
loads.**

Table R301.5 is amended to read as follows:

**TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(in pounds per square foot)**

USE	LIVE LOAD
Attics without storage ^b	10
Attics with limited storage ^{b, g}	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and decks ^e	60
Fire escapes	40
Guardrails and handrails ^d	200 ^h
Guardrail in-fill components ^f	50 ^h
Passenger vehicle garages ^a	50 ^a
Rooms other than sleeping room	40
Sleeping rooms	30
Stairs	40 ^c

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm², 1 pound = 4.45 N.

- a. Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- b. Attics without storage are those where the maximum clear height between joist and rafter is less than 42 inches, or where there are not two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high by 2 feet wide, or greater, located within the plane of the truss. For attics without storage, this live load need not be assumed to act concurrently with any other live load requirements.
- c. Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- d. A single concentrated load applied in any direction at any point along the top.
- e. *Decks that are not exterior balconies may be designed at 40 psf.* See Section R502.2.2 for decks attached to exterior walls.
- f. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- g. For attics with limited storage and constructed with trusses, this live load need be applied only to those portions of the bottom chord where there are two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high or greater by 2 feet wide or greater, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member, provided that each of the following criteria is met.
 1. The attic area is accessible by a pull-down stairway or framed in accordance with Section R807.1.
 2. The truss has a bottom chord pitch less than 2:12.
 3. Required insulation depth is less than the bottom chord member depth. The bottom chords of trusses meeting the above criteria for limited storage shall be designed for the greater of the actual imposed dead load or 10 psf, uniformly distributed over the entire span.
- h. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of one another, and loads are assumed not to occur with any other live load.

(Ord. 2083 § 1, 2013)

20.10.060 CRC Section R308.7 added—Shower enclosures.

Section R308 is amended by adding Section R308.7 to read as shown in Section 2411 of the Pleasanton Building Code (PMC Chapter 20.08). (Ord. 2083 § 1, 2013)

20.10.070 CRC Section R313 amended—Automatic fire sprinkler systems.

Section R313 is deleted in its entirety and amended to read as follows:

R313.1 Automatic Fire Sprinkler Systems. An automatic residential fire sprinkler system shall be designed and installed in accordance with NFPA 13D in all new one- and two-family dwellings and townhouses. In addition, the fire-sprinkler system shall be designed and sprinklers shall be installed in the following locations:

1. Attic shall be provided with intermediate temperature-rated residential fire sprinklers for detection coverage, and located at a spacing equivalent to 30 feet by 30 feet centers and a maximum distance of 15 feet from outside walls.
2. Fire sprinklers shall be provided in garages. Fire sprinklers shall be intermediate rated, quick response type, with a maximum coverage area of 130 square feet per sprinkler.

R313.2 Large One- and Two-Family Dwelling Residential Sprinkler Systems. In addition to the requirements specified in R313.1, one- and two-family dwellings with a habitable floor area greater than 7,500 square feet shall have an automatic fire-sprinkler system designed to include all sprinklers within a compartment, up to a maximum of four sprinklers.

(Ord. 2083 § 1, 2013)

20.10.080 CRC Section R314.3.5 added—Smoke alarm installation at time of sale or transfer.

Section R314.3 is amended by adding Section R314.3.5 to read as follows:

R314.3.5 Installation at Time of Resale or Transfer. No one- or two-family dwelling may be sold or traded in the City of Pleasanton unless and until the seller installs or provides for the in-

stallation of smoke alarms in accordance with Section R314.3. This requirement may be met by the seller placing in an escrow account, for the use of the buyer, sufficient funds to pay for said installation.

(Ord. 2083 § 1, 2013)

20.10.090 CRC Section R329 added—Installation of spark arrestors.

Chapter 3 is amended by adding Section R329 Installation of Spark Arrestors to read as follows:

R329 Installation of Spark Arrestors. Existing one- and two-family dwellings shall be retrofitted with a spark arrestor upon the occurrence of any of the following events:

1. Upon notice from the City;
2. Re-roofing;
3. Resale of the dwelling unit;
4. Issuance of a building permit for alterations, repairs or additions in excess of \$1,000.00.

In the event of a resale of a dwelling unit, the seller shall be responsible to comply with this ordinance. Any real property professional representing the seller shall be required to notify the seller of seller’s obligation to comply with this ordinance.

The spark arrestor shall conform to the requirements specified in the CRC Section R1003.9.2.

(Ord. 2083 § 1, 2013)

20.10.100 CRC Section R403.1.3 amended—Seismic reinforcing.

Section R403.1.3 is amended to read as follows:

R403.1.3 Seismic Reinforcing. Concrete footings located in Seismic Design Categories D₀, D₁ and D₂, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D₀, D₁ and D₂ where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1,219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and ex-

tend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D₀, D₁ and D₂ where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1,219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D₀, D₁ and D₂, masonry stem walls without solid grout and vertical reinforcing are not permitted.

Exception: In detached one- and two-family dwellings which are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

One No. 4 reinforcing bar at the top of the footing and one No. 4 reinforcing bar at the bottom of the footing.

(Ord. 2083 § 1, 2013)

**20.10.110 CRC Section R507.1 amended—
Decks.**

Section R507.1 is amended to read as follows:

R507.1 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. For exterior balconies with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table R301.5 acting on the cantilevered portion of the exterior balcony.

(Ord. 2083 § 1, 2013)

**20.10.120 CRC Section R506.2.4 amended—
Reinforcement support.**

Section R506.2.4 is amended to read as follows:

R506.2.4 Reinforcement Support. Where provided in slabs on ground, reinforcement shall be

supported to remain in place from the center to upper one-third of the slab for the duration of the concrete placement. As a minimum, and in all cases where a slab is to be placed inside of a building, the slab shall be reinforced with not less than six inches by six inches ten gauge welded wire mesh, or an approved alternate.

In all slabs under habitable spaces, a minimum of 4 inches (102 mm) of crushed rock capillary water barrier shall be provided under a minimum 10 mil vapor retarder. The vapor barrier shall be protected by a minimum of 2 inches (51 mm) of sand or equivalent protection.

(Ord. 2083 § 1, 2013)

**20.10.130 CRC Table R602.10.3(3) amended—
Bracing requirements based on
seismic design category.**

Table R602.10.3(3) is amended to read as follows:

Add the “e” footnote notation in the title of Table R602.10.3(3) after the three footnotes currently shown, to read:

TABLE R602.10.3(3)^{a, b, c, d, e}

Add a new footnote “e” to the end of CRC Table R602.10.3(3) to read:

- e. In Seismic Design Categories D₀, D₁ and D₂, Method GB is not permitted, and the use of Method PCP is limited to one-story single family dwellings and accessory structures.

(Ord. 2083 § 1, 2013)

**20.10.140 CRC Section R602.10.2.1 amended—
Reinforcement support.**

Section R602.10.2.1 is amended to add Section R602.10.2.1.1 to read as follows:

R602.10.2.1.1 Limits on Methods GB and PCP. In Seismic Design Categories D₀, D₁ and D₂, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D₀, D₁ and D₂, the use of Method PCP is limited to one-

story single-family dwellings and accessory structures.

(Ord. 2083 § 1, 2013)

20.10.150 CRC Section R907.7 added—Fire classification.

Section R902.1 is amended to read as follows:

R902.1 Roofing Covering Materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class B roofing shall be installed in the City of Pleasanton. Roofing required by this section shall be listed shall be tested in accordance with UL 790 or ASTM E108.

(Ord. 2083 § 1, 2013)

20.10.160 CRC Section AG102 amended—Definitions.

Section AG102 definition of “SWIMMING POOL” is amended to read as follows:

SWIMMING POOL means any structure intended for swimming or recreational bathing that contains water over 18 inches (457 mm) deep. Swimming pool includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas and nonportable wading pools.

(Ord. 2083 § 1, 2013)

20.10.170 CRC Section AG105 amended—Barrier requirements.

Section AG105 is amended to read as follows:

AG105.1 Application. The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near drowning by restricting access to swimming pools, spas and hot tubs.

AG105.2 Outdoor Swimming Pool. Whenever a building permit is issued for construction of a new swimming pool or spa, or any building permit is issued for remodeling of an existing pool or spa, at a private, single-family home, it shall be surrounded by a barrier which shall comply with the following:

1. The pool shall be isolated from access to a home by an enclosure that meets the requirements of AG105.5.1.
2. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
3. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1,143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1-3/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1-3/4 inches (44 mm) in width.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1,143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1-3/4 inches (44 mm) in width.
5. Maximum mesh size for chain link fences shall be a 2-1/4-inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1-3/4 inches (44 mm).
6. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1-3/4 inches (44 mm).
7. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 6, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 60 inches (1,372 mm) from the

bottom of the gate, the release mechanism and openings shall comply with the following:

- 7.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
 - 7.2. The gate and barrier shall have no opening larger than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.
8. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:
- 8.1. The pool shall be equipped with an approved powered safety cover in compliance with ASTM F 1346; or
 - 8.2. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1,372 mm) above the threshold of the door; or
 - 8.3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 8.1 or 8.2 described above.
9. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps:
- 9.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access; or
 - 9.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

Prior to the issuance of any final approval for the completion of permitted construction or remodel-

ing work, the Building and Safety Official shall inspect and verify the drowning safety prevention devices required have been installed and functional properly.

AG105.3 Indoor Swimming Pool. Walls surrounding an indoor swimming pool shall comply with Section AG105.2, Item 8.

AG105.4 Prohibited Locations. Barriers shall be located to prohibit permanent structures, equipment or similar objects from being used to climb them.

AG105.5 Barriers.

AG105.5.1 Enclosure; Required Characteristics. An enclosure shall have all of the following characteristics:

1. Any access gates through the enclosure open away from the swimming pool and are self-closing with a self-latching device placed no lower than 60 inches (1,524 mm) above the ground.
2. A minimum height of 60 inches (1,524 mm).
3. A maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches (51 mm).
4. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than 4 inches (102 mm) in diameter.
5. An outside surface free of protrusions, cavities or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

AG105.5.2 Barrier Exceptions. Spas or hot tubs with locking safety covers that comply with the American Society for Testing Materials Emergency Performance Specification (ASTM ES 13-89) or ASTM F 1346, as listed in Section AG107, shall be exempt from the provisions of this appendix.

AG105.6 Barrier Prerequisite to Filling of Pool. An inspection to verify pool barriers are installed, functional and in compliance with the approved plans shall occur and be approved by the Building and Safety Official before water may be introduced into any pool or spa.

AG105.7 Existing Pool and Spa Barriers. Any new or replacement pool barrier shall be constructed and maintained per the current barrier requirements in the Section AG105.5.1. Any existing swimming pool, spa, swimming pool/spa enclosure repair may maintain the original barrier and latch height requirements lawfully in place at the time of the original permitted construction.

Every person in possession of land within the City of Pleasanton, either as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a private swimming pool or spa, shall at all times maintain on the lot or premises upon which such pool is located and completely surround such pool, lot or premises a fence or other solid structure or barrier. All gates or doors opening through such enclosure shall be kept securely closed at all such times when not in actual use and shall be equipped with a self-closing and self-latching device designed to keep and capable of keeping such door or gate securely closed at all times when not in actual use.

(Ord. 2083 § 1, 2013)

Chapter 20.12

PLUMBING CODE

Sections:

- 20.12.010** **Uniform Plumbing Code adopted.**
- 20.12.020** **CPC Chapter 1 Division II deleted.**
- 20.12.030** **CPC Section 1.8.4.2 amended—
Fees.**
- 20.12.040** **CPC Section 412.1 amended—
Fixture count.**

412.1 Fixture Count. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum numbers as shown in either Table 4-1 of the California Plumbing Code, Table 2902.1 of the California Building Code, or as determined by the Building and Safety Official.

(Ord. 2083 § 1, 2013)

20.12.010 **Uniform Plumbing Code adopted.**

A. The Uniform Plumbing Code, 2012 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 5, published by the International Association of Plumbing and Mechanical Officials is hereby adopted, together with Chapter 16A Part II, Appendices G and L except as set forth in this chapter.

B. The Uniform Plumbing Code (UPC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Plumbing Code.

C. These regulations shall be known as the Pleasanton Plumbing Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “building official” or “authority having jurisdiction” it shall mean the “building and safety official” or in the absence of the building and safety official, the interim, temporary or acting building and safety official. (Ord. 2083 § 1, 2013)

20.12.020 **CPC Chapter 1 Division II deleted.**

Chapter 1 Division II is deleted in its entirety. (Ord. 2083 § 1, 2013)

20.12.030 **CPC Section 1.8.4.2 amended—Fees.**

Section 1.8.4.2 is amended to read as follows:

Fees. The fees for permits and plan reviews of said Code shall be as set forth in the City of Pleasanton Master Fee Schedule.

(Ord. 2083 § 1, 2013)

20.12.040 **CPC Section 412.1 amended—Fixture count.**

Section 412.1 is amended to read as follows:

Chapter 20.16

MECHANICAL CODE

Sections:

- 20.16.010 California Mechanical Code adopted.**
- 20.16.020 CMC Chapter 1 Division II deleted.**
- 20.16.030 CMC Section 1.8.4.2 amended—Fees.**

20.16.010 California Mechanical Code adopted.

A. The Uniform Mechanical Code, 2012 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 4, published by the International Association of Plumbing and Mechanical Officials is hereby adopted, together with all appendices except as set forth in this chapter.

B. The Uniform Mechanical Code (UPC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Mechanical Code.

C. These regulations shall be known as the Pleasanton Mechanical Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “building official” or “authority having jurisdiction” it shall mean the “building and safety official” or in the absence of the building and safety official, the interim, temporary or acting building and safety official. (Ord. 2083 § 1, 2013)

20.16.020 CMC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted in its entirety. (Ord. 2083 § 1, 2013)

20.16.030 CMC Section 1.8.4.2 amended—Fees.

Section 1.8.4.2 is amended to read as follows:

Fees. The fees for permits and plan reviews of said Code shall be as set forth in the City of Pleasanton Master Fee Schedule.

(Ord. 2083 § 1, 2013)

Chapter 20.20

ELECTRICAL CODE

Sections:

- 20.20.010 California Electrical Code adopted.**
- 20.20.020 CEC Section 89.108.4.2 amended—
Fees.**
- 20.20.030 CEC Annex H—Deleted.**

20.20.010 California Electrical Code adopted.

A. The National Electrical Code, 2011 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 3, published by the National Fire Protection Association is hereby adopted, together with all appendices except as set forth in this chapter.

B. The National Electrical Code (NEC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Electrical Code.

C. These regulations shall be known as the Pleasanton Electrical Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “building official” or “authority having jurisdiction” it shall mean the “building and safety official” or in the absence of the building and safety official, the interim, temporary or acting building and safety official. (Ord. 2083 § 1, 2013)

**20.20.020 CEC Section 89.108.4.2 amended—
Fees.**

Section 89.108.4.2 is amended to read as follows:

Fees. The fees for permits and plan reviews of said Code shall be as set forth in the City of Pleasanton Master Fee Schedule.

(Ord. 2083 § 1, 2013)

20.20.030 CEC Annex H—Deleted.

Annex H is deleted in its entirety. (Ord. 2083 § 1, 2013)

Chapter 20.24
FIRE CODE

Sections:

- 20.24.010 California Fire Code adopted.**
- 20.24.020 CFC Chapter 1, Division II, Table 105.6.8 amended—Permit amounts for compressed gases.**
- 20.24.030 CFC Chapter 1, Division II, Table 105.6.10 amended—Permit amounts for cryogenic fluids.**
- 20.24.040 CFC Section 105.6.16 Item 3 amended—Flammable and combustible liquids.**
- 20.24.050 CFC Section 105.6.16 Item 12 added—Permit amounts for hazardous materials, flammable and combustible liquids and gases at residential occupancies.**
- 20.24.060 CFC Table 105.6.20 amended—Permit amounts for hazardous materials.**
- 20.24.070 CFC Section 105.6.47 Item 4 added—Radioactive materials.**
- 20.24.080 CFC Section 108 deleted—Board of appeals.**
- 20.24.090 CFC Section 114 added—Unauthorized discharges.**
- 20.24.100 CFC Section 605.12 added—Immersion heaters.**
- 20.24.110 CFC Section 903.2 amended—Automatic sprinkler systems where required.**
- 20.24.120 CFC Section 903.3.1.2 amended—NFPA 13R sprinkler systems.**
- 20.24.130 CFC Section 903.3.1.3 amended—NFPA 13D sprinkler systems.**
- 20.24.140 CFC Section 5003.2.10 added—Biodiesel and methanol equipment.**
- 20.24.150 CFC Section 5003.5.2 added—Ventilation ducting.**
- 20.24.160 CFC Section 5003.5.3 added—H occupancies.**
- 20.24.170 CFC Section 5003.13 added—Automatic filling of tanks.**
- 20.24.180 CFC Section 5608.2 added—Prohibition of fireworks.**
- 20.24.190 CFC Section 5608.3 added—Seizure of fireworks.**
- 20.24.200 CFC Section 5704.2.7.5.8 amended—Exception.**

20.24.210 CFC Section 1103.5 amended—Existing commercial or industrial buildings or structures.

20.24.010 California Fire Code adopted.

A. The International Fire Code, 2012 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 9, published by the International Code Council is hereby adopted, together with Appendices D as amended, E (informational purposes), F, and H as amended except as set forth in this chapter.

B. The International Fire Code (IFC) adopted by reference for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Fire Code.

C. These regulations shall be known as the Pleasanton Fire Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “fire official,” “fire code official” or “authority having jurisdiction,” it shall mean the “fire chief” or in the absence of the fire chief, the fire marshal. (Ord. 2083 § 1, 2013)

20.24.020 CFC Chapter 1, Division II, Table 105.6.8 amended—Permit amounts for compressed gases.

Table 105.6.8 is amended to read:

Type of Gas	Amount (Cubic Feet at NTP)
Corrosive	200
Flammable (except cryogenic fluids and LPG)	200
Highly Toxic	Any amount
Inert and Simple Asphyxiant	1,000
Moderately Toxic	Any amount
Oxydizing (including oxygen)	200
Pyrophoric	Any amount
Toxic	Any amount
All other gases subject to HMBP reporting (per material)	200
Inert other than simple Asphyxiant	200

(Ord. 2083 § 1, 2013)

20.24.030 CFC Chapter 1, Division II, Table 105.6.10 amended—Permit amounts for cryogenic fluids.

Table 105.6.10 is amended to read:

Type of Cryogenic Fluid	Cubic Feet at NTP
Corrosive	Any Amount
Flammable	Any Amount
Inert	200
Oxidizing (including oxygen)	200
Physical or health hazard not indicated above	Any amount
All other materials subject to HMBP requirements (per material)	200

(Ord. 2083 § 1, 2013)

20.24.040 CFC Section 105.6.16 Item 3 amended—Flammable and combustible liquids.

Section 105.6.16 Item 3 is amended to read:

To store, handle or use Class II or Class IIIA liquids in excess of 25 gallons except for fuel oil in the fuel tanks of portable equipment.

(Ord. 2083 § 1, 2013)

20.24.050 CFC Section 105.6.16 Item 12 added—Permit amounts for hazardous materials, flammable and combustible liquids and gases at residential occupancies.

Section 105.6.16 Item 12 is added to read:

12. Storage of flammable and combustible liquids and flammable gases at Group R occupancies are limited as follows:

1. Outside storage of flammable liquids (including gasoline) is limited to 30 gallons.
2. Outside storage of combustible liquids (including diesel and kerosene) is limited to 55 gallons.
Exception: Emergency generators used for life safety purposes.
3. Outside storage of compressed and liquefied flammable gas is limited to 15 gallons or 540 cubic feet.
Exceptions:
 - a. Emergency generators used for life safety purposes.
 - b. Facility gas supply for occupancies not provided with natural gases services. Amounts over 1,000 gallons must be approved by the fire official.
4. Manufacture of Biodiesel and Methanol at Residential Occupancies. The manufacture of biodiesel and methanol is prohibited in Residential Occupancies and in U Occupancies associated with Residential Occupancies both inside and outside buildings.

(Ord. 2083 § 1, 2013)

20.24.060 CFC Table 105.6.20 amended—Permit amounts for hazardous materials.

Table 105.6.20 is amended to add:

Moderately toxic gas	20 cubic feet
Other materials subject to California Health and Safety Code Chapter 6.95 Hazardous Materials Business Plan requirements	55 gallons (liquids) 500 pounds (solids)
Irritants and sensitizers	5,000 pounds

(Ord. 2083 § 1, 2013)

**20.24.070 CFC Section 105.6.47 Item 4 added—
Radioactive materials.**

Section 105.6.47 Item 4 is added to read:

4. Radioactive Materials. To store or handle more than one micro curie (37,000 Becquerel) of radioactive material not contained in a sealed source or more than 1 mill curie (37,000,000 Becquerel) of radioactive material in a sealed source or sources, or any amount of radioactive material for which a specific license from the Nuclear Regulatory Commission is required.

(Ord. 2083 § 1, 2013)

**20.24.080 CFC Section 108 deleted—Board of
appeals.**

Section 108 is deleted. (Ord. 2083 § 1, 2013)

**20.24.090 CFC Section 114 added—
Unauthorized discharges.**

Section 114 is added to read:

114.1 Unauthorized Discharges. The Fire Department may charge fees to recover the cost of response to incidents involving the discharge or the threatened discharge of a hazardous (or suspected hazardous) material.

(Ord. 2083 § 1, 2013)

**20.24.100 CFC Section 605.12 added—
Immersion heaters.**

Section 605.12 is added to read:

605.12 Immersion Heaters. All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

(Ord. 2083 § 1, 2013)

**20.24.110 CFC Section 903.2 amended—
Automatic sprinkler systems where
required.**

Section 903.2 is amended to read:

903.2 Where Required. Approved automatic fire extinguishing systems in new buildings and structures shall be as provided in all new occupancies and locations.

Exception: Group U occupancies that do not exceed 400 square feet of floor area.

(Ord. 2083 § 1, 2013)

**20.24.120 CFC Section 903.3.1.2 amended—
NFPA 13R sprinkler systems.**

Section 903.3.1.2 is amended to read:

903.3.1.2 NFPA 13R Sprinkler Systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R as amended in Chapter 47 and the following; Sprinklers shall be provided in all attic areas.

(Ord. 2083 § 1, 2013)

**20.24.130 CFC Section 903.3.1.3 amended—
NFPA 13D sprinkler systems.**

Section 903.3.1.3 is amended to read:

903.3.1.3 NFPA 13D Sprinkler Systems. Residential automatic fire sprinklers systems shall be installed in accordance to NFPA 13D in all new one- and two-family dwellings. In addition, the fire-sprinkler system shall be designed and sprinklers shall be installed in the following additional locations:

1. Attic shall be provided with intermediate temperature-rated residential fire sprinklers for detection coverage, and located at a spacing equivalent to 30 feet by 30 feet centers and a maximum distance of 15 feet from outside walls.
2. Fire sprinklers shall be provided in garages. Fire sprinklers shall be intermediate rated, quick response type, with a maximum coverage area of 130 square feet per sprinkler.

(Ord. 2083 § 1, 2013)

**20.24.140 CFC Section 5003.2.10 added—
Biodiesel and methanol equipment.**

Section 5003.2.10 is added to read:

5003.2.10 Biodiesel and Methanol Equipment.

Biodiesel and methanol manufacturing/processing equipment shall be listed or approved. Such equipment shall at a minimum adequately address electrical system, materials of construction, ventilation, seismic and process control and shut-down safety issues.

(Ord. 2083 § 1, 2013)

**20.24.150 CFC Section 5003.5.2 added—
Ventilation ducting.**

Section 5003.5.2 is added to read:

5003.5.2 Ventilation Ducting. Product conveying ducts for venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.

(Ord. 2083 § 1, 2013)

**20.24.160 CFC Section 5003.5.3 added—H
occupancies.**

Section 5003.5.3 is added to read:

5003.5.3 H Occupancies. In “H” occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. Flow direction indicators are required.

(Ord. 2083 § 1, 2013)

**20.24.170 CFC Section 5003.13 added—
Automatic filling of tanks.**

Section 5003.13 is added to read:

5003.13 Automatic Filling of Tanks. Systems that automatically fill flammable or combustible liquid tanks shall be equipped with approved over-fill protection, that sends an alarm signal to a location that is normally occupied during normal business hours and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested in a manner acceptable to the fire code official on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

Exception: Emergency generator tanks.

(Ord. 2083 § 1, 2013)

**20.24.180 CFC Section 5608.2 added—
Prohibition of fireworks.**

Section 5608.2 is added to read:

5608.2 Prohibition of Fireworks. It shall be unlawful for any person, corporation, or entity to possess, store, offer for sale, expose for sale, sell at retail or wholesale, use or explode any fireworks.

Exception: The use of fireworks as part of a professional display, operated by a California State licensed pyrotechnic operator as set forth in Section 5601.1.

(Ord. 2083 § 1, 2013)

**20.24.190 CFC Section 5608.3 added—Seizure of
fireworks.**

Section 5608.3 is added to read:

5608.3 Seizure of Fireworks. The Fire Chief shall seize, take, remove or cause to be removed at the expense of the owner all stocks of fireworks offered or exposed for sale, stored or held in violation of this article.

(Ord. 2083 § 1, 2013)

**20.24.200 CFC Section 5704.2.7.5.8 amended—
Exception.**

Section 5704.2.7.5.8, Exception, is amended to read:

Exception: Outside aboveground tanks with a capacity of 100 gallons (378 L) or less.

(Ord. 2083 § 1, 2013)

**20.24.210 CFC Section 1103.5 amended—
Existing commercial or industrial
buildings or structures.**

Section 1103.5 is amended to read:

1103.5 Existing Commercial or Industrial Buildings or Structures. An automatic fire sprinkler system shall be provided in existing commercial buildings in accordance with Section 1103.5.1, Section 1103.5.2 and as follows:

1. Additions to any commercial or industrial building creating a 50% or more increase of floor area, or an addition of any size creating a total area exceeding 8,000 square feet.

Exception: Additions not greater than 500 square feet in area to an existing non-fire sprinklered building providing accessory

storage space or solely for the purpose of providing accessibility shall not be required to be provided with automatic fire sprinklers.

2. When a change in occupancy classification results in an increased fire hazard or risk to business operations or increased life safety hazard of the occupants.
3. Any detached or attached structure added to a parcel of land already containing automatic extinguishing system protected buildings.

(Ord. 2083 § 1, 2013)

Chapter 20.26

GREEN BUILDING CODE

Sections:

- 20.26.010 California Green Building Standards (CALGreen) Code adopted.**
- 20.26.015 Section 101.3 Scope and applicability.**
- 20.26.020 Sections 4.106.2, 4.106.3, 5.106.1, A5.106 amended—Site development and storm water.**
- 20.26.025 Sections 4.408, 5.408 and Appendix A4 and A5—Construction waste reduction, disposal and recycling.**
- 20.26.030 Sections 5.304.2 and A5.304.2.1 amended—Outdoor water use.**
- 20.26.035 Checklists.**
- 20.26.040 Fees and plan review.**
- 20.26.045 Penalties for violation.**

20.26.010 California Green Building Standards (CALGreen) Code adopted.

There is adopted by reference that certain code known as the California Green Building Standards (CALGreen) Code at Title 24 California Code of Regulations Part 11 (2013 Edition), as more particularly described in this section, except such provisions that are amended, modified or deleted in this chapter, and the same is adopted and incorporated as fully as if set out in this chapter. A copy of said code is available for use by the public at the city of Pleasanton's building division. (Ord. 2083 § 1, 2013)

20.26.015 Section 101.3 Scope and applicability.

Section 101.3 Scope is amended to add the following:

The "newly constructed buildings or structure" subject to CALGreen and this chapter do not include renovations, including additions, to historic buildings, defined as any building listed or eligible for listing on a national, state or local register or listing of historic resources.

(Ord. 2083 § 1, 2013)

20.26.020 Sections 4.106.2, 4.106.3, 5.106.1, A5.106 amended—Site development and storm water.

CALGreen Sections 4.106.2, 4.106.3, 5.106.1 and A5.106 are amended to read:

Design storm water provisions in conformance with Municipal Code Chapter 9.14 Stormwater Management and Discharge Control, or any other requirements in effect at the time of application.

(Ord. 2083 § 1, 2013)

20.26.025 Sections 4.408, 5.408 and Appendix A4 and A5—Construction waste reduction, disposal and recycling.

A. As provided in Municipal Code Chapter 9.21, "regulated projects" as defined therein shall comply with Municipal Code Chapter 9.21, except that non-residential regulated projects shall additionally comply with CALGreen Section 5.408.4, Excavated soil and land clearing debris.

B. Projects that are not regulated by Municipal Code Chapter 9.21 shall comply with CALGreen Section 4.408 or 5.408, as applicable.

C. The following provisions of CALGreen are deleted: Section A4.408; Section A4.601.4, subsection 4, part 4.3; Section A5.408; and Section A5.601.2.4, subsection 3(b). (Ord. 2083 § 1, 2013)

20.26.030 Sections 5.304.2 and A5.304.2.1 amended—Outdoor water use.

CALGreen Sections 5.304.2 and A5.304.2.1, Outdoor potable water use, are amended to require a separate water meter and related water connection for the specified landscaped areas. (Ord. 2083 § 1, 2013)

20.26.035 Checklists.

The director of community development or designee may administratively implement changes to CALGreen Appendix A4 - Residential Occupancies Application Checklist and Appendix A5 - Nonresidential Checklists to incorporate the provisions of this chapter. (Ord. 2083 § 1, 2013)

20.26.040 Fees and plan review.

Fees for plan review and inspection to implement this chapter shall be as set forth in the master fee schedule (on file in the office of the city clerk). (Ord. 2083 § 1, 2013)

20.26.045 Penalties for violation.

Penalties for violation of this chapter will be as provided in Sections 1.12.020 and 1.12.030 of the Pleasanton Municipal Code. (Ord. 2083 § 1, 2013)

Chapter 20.28

HOUSING CODE

Sections:

- 20.28.010** **Uniform Housing Code adopted.**
- 20.28.015** **Fees.**
- 20.28.020** **Section 204(a) added—Penalties for violation.**

20.28.010 **Uniform Housing Code adopted.**

A. There is adopted by reference that certain code known as the Uniform Housing Code, as more particularly described in this section, except such portions as are amended, modified or deleted in this chapter, and the same is adopted and incorporated as fully as if set out at length in this chapter.

B. Said code is the California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1 (C.C.R., T25), and including by reference the Uniform Housing Code, 1997 Edition, prepared by the International Conference of Building Officials, one copy of which is on file with the city clerk for use by the public.

C. Where there is a reference in the code to the “building official” it shall mean the “chief building official” or in the absence of the chief, the interim, temporary or acting chief building official. (Ord. 1869 § 7, 2002; Ord. 1778 § 7, 1999; Ord. 1669 § 7, 1995; Ord. 1561 § 10, 1992; Ord. 1449 § 7, 1990; Ord. 1385 § 7, 1988; Ord. 1169 § 7, 1984; prior code § 2-16.32)

20.28.015 **Fees.**

Section 302 (Fees) of the Uniform Housing Code is hereby deleted. The fees for this code shall be as set forth in the master fee schedule (on file in the office of the city clerk). (Ord. 1669 § 7, 1995)

20.28.020 **Section 204(a) added—Penalties for violation.**

Section 204(a) is added to the Uniform Housing Code to read as follows:

Section 204(a). Penalties for violations will be provided in Section 1.12.020 of the Pleasanton Municipal Code.

(Ord. 1169 § 7, 1984; prior code § 2-16.33)

Chapter 20.55

SWIMMING POOL, SPA AND HOT TUB CODE

Sections:

20.55.010 Swimming Pool, Spa and Hot Tub Code adopted.

20.55.020 Part I (Administration) Article 1.11 amended—Cost of permit.

20.55.010 Swimming Pool, Spa and Hot Tub Code adopted.

A. There is adopted by reference that certain code known as the Uniform Swimming Pool, Spa and Hot Tub Code, more particularly described in this section, except such portions as are amended, modified or deleted in this chapter, and the same is adopted and incorporated as fully as if set out at length in this chapter.

B. Said code is the Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition, prepared by the International Association of Plumbing and Mechanical Officials, one copy of which is on file with the building and safety division for use by the public.

C. These regulations shall be known as the Pleasanton Swimming Pool, Spa and Hot Tub Code, hereinafter referred to as “this code.”

D. Where there is a reference in the code to the “building official” it shall mean the “building and safety official,” or in the absence of the building and safety official, the interim, temporary or acting building and safety official. (Ord. 2083 § 1, 2013)

20.55.020 Part I (Administration) Article 1.11 amended—Cost of permit.

Part I (Administration) Article 1.11 of the Uniform Swimming Pool, Spa and Hot Tub Code is amended to read as follows:

1.11 Cost of Permit.

A. Every applicant for a permit to install, alter or repair a swimming pool, spa or hot tub system or part thereof, shall state in writing on the application form provided for that purpose, the character of work proposed to be done and the amount and kind in connection therewith, together with such information pertinent thereto as may be required. Such applicant shall pay for each permit, at the time of making application, a fee as set forth in the Municipal Code Fees and Charges Table (on file in the office of the city clerk).

B. Any person who shall commence any swimming pool, spa or hot tub work for which a permit is required by this Code without having obtained a permit therefor shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by the section for such work; provided, however, that this provision shall not apply to emergency work when it shall be demonstrated to the satisfaction of the Administrative Authority that such work was urgently necessary and that it was not practical to obtain a permit therefor before the commencement of the work. In all such cases a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, a double fee as herein provided shall be charged.

C. Extra Inspections. When an extra inspection is necessary by reason of deficient or defective work, or otherwise through fault or error on the part of the holder of the permit or on the part of the holder’s employees, the holder shall pay a fee as set forth in the Municipal Code Fees and Charges Table (on file in the office of the city clerk).

(Ord. 2083 § 1, 2013)

Chapter 20.65

INTERNATIONAL PROPERTY MAINTENANCE CODE

Sections:

- 20.65.010 International Property Maintenance Code adopted.**
- 20.65.020 Section 102.3 amended—Application of other codes.**
- 20.65.030 Section 106.4 amended—Violation penalties.**
- 20.65.040 Section 109.4 deleted—Emergency repairs.**
- 20.65.050 Section 109.5 deleted—Cost of emergency repairs.**
- 20.65.060 Section 109.6 deleted—Violation penalties.**
- 20.65.070 Section 111 deleted—Demolition.**
- 20.65.080 Section 109.6 deleted—Means of appeal.**
- 20.65.090 Section 202 Definitions—Added.**
- 20.65.100 Section 302.4 amended—Weeds.**
- 20.65.110 Section 302.8 amended—Motor vehicles.**
- 20.65.120 Section 303 amended—Swimming pools, spas and hot tubs.**
- 20.65.130 Section 304.14 deleted—Insect screens.**
- 20.65.140 Section 404.5 deleted—Overcrowding.**
- 20.65.150 Section 404.6 amended—Efficiency unit.**

20.65.010 International Property Maintenance Code adopted.

A. There is adopted by reference that certain code known as the International Property Maintenance Code, more particularly described in this section, except such portions as are amended, modified or deleted in this chapter and the same is adopted and incorporated as fully as if set out at length in this chapter.

B. Said Code is the International Property Maintenance Code 2012 Edition including all appendices, published by the International Code Council.

C. These regulations shall be known as the Pleasanton Property Maintenance Code, hereinafter referred to as “this code.”

D. Wherein the Code references the “executive official” or the “code official” it shall mean the building and safety official or the acting, temporary or interim building and safety official. (Ord. 2083 § 1, 2013)

20.65.020 Section 102.3 amended—Application of other codes.

Section 102.3 of the International Property Maintenance Code, 2012 Edition is amended to read as follows:

102.3 Application of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the provisions of the current edition of the California Building, Plumbing, Electrical and Mechanical Codes as adopted by the City of Pleasanton.

(Ord. 2083 § 1, 2013)

20.65.030 Section 106.4 amended—Violation penalties.

Section 106.4 of the International Property Maintenance Code, 2012 Edition is amended to read as follows:

106.4 Violation Penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. A violation of any section of this code constitutes a violation of the Pleasanton Municipal Code. Penalties for violations will be as provided in Section 1.12.020, 1.24.030, 1.28.030 or any other application section of the Pleasanton Municipal Code.

(Ord. 2083 § 1, 2013)

20.65.040 Section 109.4 deleted—Emergency repairs.

Section 109.4 Emergency repairs, is deleted. (Ord. 2083 § 1, 2013)

20.65.050 Section 109.5 deleted—Cost of emergency repairs.

Section 109.5 Cost of emergency repairs, is deleted. (Ord. 2083 § 1, 2013)

20.65.060 Section 109.6 deleted—Violation penalties.

Section 109.6 Violation penalties, is deleted. (Ord. 2083 § 1, 2013)

20.65.070 Section 111 deleted—Demolition.

Section 111 Demolition, is deleted. (Ord. 2083 § 1, 2013)

20.65.080 Section 109.6 deleted—Means of appeal.

Section 109.6 Means of appeal, is deleted. (Ord. 2083 § 1, 2013)

20.65.090 Section 202 Definitions—Added.

Section 202 of the International Property Maintenance Code, 2012 Edition is amended to have these definitions read as follows:

International Electrical Code or ICC Electrical Code. International Electrical Code or ICC Electrical Code shall mean the Pleasanton Electrical Code.

International Mechanical Code or ICC Mechanical Code. International Mechanical Code or ICC Mechanical Code shall mean the Pleasanton Mechanical Code.

International Plumbing Code or ICC Plumbing Code. International Plumbing Code ICC Plumbing Code shall mean the Pleasanton Plumbing Code.

International Fuel Gas Code or ICC Fuel Gas Code. International Fuel Gas Fuel Gas Code or ICC Fuel Gas Code shall mean the Pleasanton Plumbing Code.

International Residential Code or ICC Residential Code. International Residential Code or ICC Residential Code shall mean the Pleasanton Residential Code.

(Ord. 2083 § 1, 2013)

20.65.100 Section 302.4 amended—Weeds.

Section 302.4 of the International Property Maintenance Code, 2012 Edition is amended to read as follows:

302.4 Weeds. All premises and exterior property shall be maintained free from weeds or uncontrolled plant growth in excess of 20 inches in height. All noxious weeds shall be prohibited on developed properties. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided: however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3

and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

(Ord. 2083 § 1, 2013)

20.65.110 Section 302.8 amended—Motor vehicles.

Section 302.8 of the International Property Maintenance Code, 2012 Edition is amended to read as follows:

302.8 Motor Vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exceptions:

1. A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.
2. A vehicle owned by the resident conducting major repair or restoration work on his own vehicle in an enclosed garage.

(Ord. 2083 § 1, 2013)

20.65.120 Section 303 amended—Swimming pools, spas and hot tubs.

Section 303 of the International Property Maintenance Code, 2012 Edition is amended to read as follows:

303.1 Swimming Pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas containing water more than 18 inches (457 mm) in depth shall be completely surrounded by a fence or barrier in compliance with PMC Section 20.08.180 or PMC Section 20.10.160, as applicable. Gates and doors in such

barriers shall be self-closing and self-latching. Where the self-latching device is less than 60 inches (1,524 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

(Ord. 2083 § 1, 2013)

20.65.130 Section 304.14 deleted—Insect screens.

Section 304.14 Insect screens, is deleted. (Ord. 2083 § 1, 2013)

20.65.140 Section 404.5 deleted—Overcrowding.

Section 404.5 Overcrowding, is deleted. (Ord. 2083 § 1, 2013)

20.65.150 Section 404.6 amended—Efficiency unit.

Section 404.6 of the International Property Maintenance Code, 2012 Edition is amended to read as follows:

404.6 Efficiency Unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit shall have a clear floor area of not less than 220 square feet (20.4 m²), exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

(Ord. 2083 § 1, 2013)

**Ordinance
Number**

2014	Approves application for PUD (Special)
2015	Adds Ch. 20.10; amends § 20.36.050; repeals Chs. 20.34, 20.40, 20.48, 20.52, 20.58 and 20.60; repeals and replaces Chs. 20.04, 20.08, 20.12, 20.16, 20.20, 20.24, 20.32, 20.55 and 20.65, buildings and construction (20.04, 20.32, 20.36)
2016	Rezone (Special)
2017	Adds § 18.08.057; amends §§ 18.08.055, 18.08.060, 18.44.090 and 18.88.030(C), zoning (18.08, 18.44, 18.88)
2018	Approves amendment to PUD (Special)
2019	Adds §§ 1.04.100, 9.14.125 and 9.20.085; amends Ch. 11.64, §§ 1.04.090, 2.24.010, 2.24.020, 9.08.120, 9.14.030—9.14.060, 9.14.080—9.14.100, 9.20.010, 14.04.120, 14.04.130, 17.16.006, 17.16.010, 17.16.040, 17.16.046, 17.16.080, 18.20.040, 19.12.020 and 19.12.070; deletes Traffic Appendix from Title 11, updates to multiple provisions of the Municipal Code (1.04, 2.24, 9.08, 9.14, 9.20, 11.64, 14.04, 17.16, 18.20, 19.12)
2020	Rezone (Special)
2021	Rezone (Special)
2022	Adds § 1.04.110; amends § 1.16.010, attorney fees and injunctive relief (1.04, 1.16)
2023	Approves application for PUD (Special)
2024	Approves application for PUD (Special)
2025	Approves modification to an approved PUD (Special)
2026	Rezone (Special)
2027	Rezone (Special)
2028	Rezone (Special)
2029	Rezone (Special)
2030	Rezone (Special)
2031	Rezone (Special)
2032	Rezone (Special)
2033	Rezone (Special)
2034	Rezone (Special)
2035	Approves application for PUD (Special)
2036	Approves application for PUD (Special)
2037	Approves amendment to a development agreement (Special)
2038	Adds §§ 9.04.078 and 9.20.045; amends §§ 2.32.070, 5.04.010, 5.12.030, 9.24.020(D), 9.24.070(C), 9.28.020(G), 15.44.040, 15.44.070, 18.08.420, 18.84.100, 18.84.140, 18.84.160(H), 18.110.050(B) and (C), 19.24.020, 19.24.030, 19.24.050, 19.24.060 and 19.24.140; repeals Ch. 6.16, various updates to the code (2.32, 5.04, 5.12, 9.04, 9.20, 9.24, 9.28, 15.44, 18.08, 18.84, 18.110, 19.24)
2039	Amends § 18.44.090, commercial districts (18.44)
2040	Amends contract with the Public Employees' Retirement System (Special)
2041	Approves application for PUD (Special)
2042	Approves application for PUD (Special)
2043	Approves application for PUD (Special)
2044	Approves amendment to PUD (Special)
2045	Approves amendment to PUD (Special)
2046	Approves amendment to PUD (Special)
2047	Approves amendment to PUD (Special)
2048	Approves amendment to PUD (Special)
2049	Approves amendment to PUD (Special)
2050	Approves amendment to PUD (Special)
2051	Approves application for PUD (Special)
2052	Approves amendment to PUD (Special)
2053	Amends contract with the California Public Employees' Retirement System (Special)

TABLES

**Ordinance
Number**

2054	Repeals and replaces Ch. 17.36, growth management program (17.36)
2055	Adds §§ 9.04.043, 18.08.523 and 18.116.060; amends §§ 9.04.035, 9.04.040, 18.08.055, 18.44.080(B), 18.44.090, 18.74.010, 18.74.020 and 18.124.120, noise and zoning (9.04, 18.08, 18.44, 18.74, 18.116, 18.124)
2056	Adds § 18.08.117 and Ch. 18.105, cottage food operations (18.08, 18.105)
2057	Approves application for PUD (Special)
2058	Approves application for PUD (Special)
2059	Amends §§ 2.28.030, 2.28.040, 2.28.080(D), 2.32.030, 2.32.040, 2.32.080(D), 2.34.030, 2.34.040, 2.34.080(D), 2.39.030, 2.39.040 and 2.39.080(D), commissions (2.28, 2.32, 2.34, 2.39)
2060	Adds Ch. 18.86, reasonable accommodation (18.86)
2061	Adds §§ 18.08.237, 18.08.552, 18.08.568, Chs. 18.82 and 18.107; amends §§ 18.08.100, 18.28.030, 18.32.030, 18.36.030, 18.44.070, 18.76.020 and 18.88.030(D), zoning (18.08, 18.28, 18.32, 18.36, 18.44, 18.76, 18.82, 18.88, 18.107)
2062	Adds §§ 18.08.017 and 18.08.166; amends §§ 18.08.155, 18.08.167, 18.28.030, 18.28.040, 18.32.030, 18.32.040, 18.36.030 and 18.76.020, zoning (18.08, 18.28, 18.32, 18.36, 18.76)
2063	Amends § 11.20.010, speed limits in certain zones (11.20)
2064	Adds Ch. 9.10, disposable food service ware (9.10)
2065	Adds § 19.40.060; amends §§ 1.12.020, 1.20.030, 2.29.030, 2.29.080, 5.08.040, 5.08.110, 13.08.020, 13.08.090, 13.08.150, 18.116.040, 18.124.130 and 18.124.170, clarification of violations and penalties (1.12, 1.20, 2.29, 5.08, 13.08, 18.116, 18.124, 19.40)
2066	(Pending)
2067	Approves application for PUD (Special)
2068	Approves development agreement (Special)
2069	Approves application for PUD (Special)
2070	Adds §§ 7.36.060—7.36.080, animals (7.36)
2071	Approves application for PUD (Special)
2072	Approves application for PUD (Special)
2073	Approves development agreement (Special)
2074	Approves development agreement (Special)
2075	Approves application for PUD (Special)
2076	Approves development agreement (Special)
2077	Rezone and approves application for PUD (Special)
2078	Approves application for PUD (Special)
2079	Approves development agreement (Special)
2080	Amends § 18.84.150 and Ch. 18.106, zoning (18.84, 18.106)
2081	Approves application for PUD (Special)
2082	Adds Ch. 17.38, density bonus (17.38)
2083	Adds Ch. 20.26; amends § 20.04.010; repeals and replaces Chs. 20.08—20.24, 20.55, 20.65, building and construction (20.04, 20.08, 20.10, 20.12, 20.16, 20.20, 20.24, 20.26, 20.55, 20.65)
2084	Approves development agreement (Special)

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