

SUPPLEMENT NO. 17

INSERTION GUIDE

PLEASANTON MUNICIPAL CODE

January 2017

(Covering Ordinances through 2153)

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

Remove pages listed in the column headed “Remove Pages” and in their places insert the pages listed in the column headed “Insert Pages.”

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

Remove Pages

Insert Pages

Preface Preface

TEXT

115 115
121—123/125 121—124/126
227 227
269—274 269—274
763—812/820 763—798/820

TABLES

ORD-25—ORD-26 ORD-25—ORD-26

INDEX

IX-1—IX-10 IX-1—IX-10.1
IX-13—IX-14 IX-13—IX-14
IX-23—IX-24 IX-23—IX-24

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 17, January 2017, and includes Ordinance 2153, passed November 15, 2016.

Quality Code Publishing
7701 15th Avenue NW
Seattle, Washington 98117
1-800-328-4348
www.qcode.us

The Internet edition of this code can be found at: <http://www.qcode.us/codes/pleasanton/>

Title 6

SPECIFIC BUSINESS REGULATIONS

Chapters:

- 6.04 Amusement Devices**
- 6.08 Bingo Games**
- 6.18 Marijuana and Hemp**
- 6.20 Horseracing License Fee**
- 6.24 Massage**
- 6.28 Newsracks**
- 6.30 Shopping Cart Regulations**
- 6.32 Display of Sexually Explicit Reading Material**
- 6.36 Solicitors and Certain Businesses**
- 6.40 Taxicabs**
- 6.44 Teenage Dances**
- 6.48 Kennels and Pet Shops**
- 6.52 Cable System Regulatory Ordinance**
- 6.54 State Video Franchises**
- 6.56 Alarms**
- 6.60 Mobilehome Space Rents**
- 6.64 Firearm Sales**

Chapter 6.18

MARIJUANA AND HEMP

Sections:

- 6.18.010** **Definitions.**
- 6.18.020** **Operation of marijuana and hemp dispensaries prohibited.**
- 6.18.025** **Commercial marijuana and hemp activities prohibited.**
- 6.18.030** **Marijuana and hemp cultivation restrictions and prohibitions.**
- 6.18.035** **Operation of commercial marijuana or hemp delivery prohibited.**
- 6.18.040** **No permits, licenses or entitlements for marijuana or hemp.**
- 6.18.050** **Penalty.**

6.18.010 **Definitions.**

As used in this chapter, the following terms shall be ascribed the following meanings:

A. “Commercial medical marijuana activity” means the cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution or sale of medical marijuana or medical marijuana products, in accordance with California Business and Professions Code Section 19300.5(k), as amended. Commercial medical marijuana activity does not include activity by qualified patients who only use medical marijuana for personal medical use in private and their primary caregivers.

B. “Commercial nonmedical marijuana activity” means the cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, retailing, or sale of nonmedical marijuana or hemp, or nonmedical marijuana or hemp products, in accordance with California Business and Professions Code Sections 26000 et seq., as amended.

C. “Cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading or trimming of cannabis or hemp, or any parts thereof, in accordance with California Business and Professions Code Section 19300.5(l), as amended, as well as California Health and Safety Code Sections 11362.1 et seq., as amended.

D. “Delivery” shall have the same meaning as set forth in California Business and Professions Code Section 19300.5(m), as amended.

E. “Hemp” shall be defined as set forth in California Health and Safety Code Section 11018.5, as amended.

F. “Indoor(s)” means inside of a fully enclosed and secure structure or within a private residence. A fully enclosed and secure structure must have a complete roof enclosure, supported by connecting walls from the ground to the roof, a foundation, slab or equivalent base to which the floor is secured by bolts or similar attachments, is secure against unauthorized entry, and is accessible through one or more lockable doors; walls must be constructed of solid non-transparent materials; and such structure must comply with Title 20 (Buildings and Construction).

G. “Marijuana accessories” shall be defined as set forth in California Health and Safety Code Section 11018.2, as amended.

H. “Marijuana products” shall be defined as set forth in California Health and Safety Code Section 11018.1, as amended.

I. “Medical marijuana” means marijuana in compliance with California Health and Safety Code Section 11362.5 et seq., as well as medical marijuana products, and cannabis and cannabis concentrate as defined by California Business and Professions Code Section 19300.5, as amended.

J. “Medical marijuana dispensary” means any facility or location, whether fixed or mobile, where medical marijuana is made available to, distributed by, or distributed to one or more of the following: a qualified patient, a person with an identification card, or a primary caregiver, in accordance with California Health and Safety Code Section 11362.5 et seq., and California Business and Professions Code Section 19300.5(n), as amended.

A medical marijuana dispensary shall not include the following uses, so long as such uses comply with this code, California Health and Safety Code Section 11362.5 et seq., as amended, and other applicable law:

1. A clinic licensed pursuant to Chapter 1 of Division 2 of the California Health and Safety Code, as amended;

2. A health care facility licensed pursuant to Chapter 2 of Division 2 of the California Health and Safety Code, as amended;

3. A residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the California Health and Safety Code, as amended;

4. A residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the California Health and Safety Code, as amended;

5. A hospice or a home health agency, licensed pursuant to Chapter 8 of Division 2 of the California Health and Safety Code, as amended.

K. “Nonmedical marijuana” means marijuana as defined in California Health and Safety Code Section 11018, as amended, that is intended to be used for non-medical purposes pursuant to California Health and Safety Code Section 11362.1 et seq., as amended.

L. “Person” means any individual, partnership, co-partnership, firm, association, joint stock company, corporation, limited liability corporation, collective, cooperative, or any combination thereof.

M. “Person with an identification card” shall have the meaning given that term by California Health and Safety Code Section 11362.7, as amended.

N. “Primary caregiver” shall have the meaning given that term by California Health and Safety Code Section 11362.7, as amended.

O. “Private residence” shall be defined as set forth in California Health and Safety Code Section 11362.2(b)(5), as amended.

P. “Qualified patient” shall have the meaning given that term by California Health and Safety Code Section 11362.7, as amended. (Ord. 2152 § 1, 2016; Ord. 2137 § 1, 2016; Ord. 1955 § 1, 2007)

6.18.020 Operation of marijuana and hemp dispensaries prohibited.

In addition to the other prohibitions in this chapter, no person shall operate or permit to be operated a medical marijuana, a nonmedical marijuana, or a hemp, dispensary in or upon any premises in the city. (Ord. 2152 § 1, 2016; Ord. 2137 § 1, 2016; Ord. 1955 § 1, 2007)

6.18.025 Commercial marijuana and hemp activities prohibited.

In addition to the other prohibitions in this chapter, commercial medical and nonmedical marijuana, and hemp, activities of all types shall not be operated or permitted in or upon any premises in the city. (Ord. 2152 § 1, 2016; Ord. 2137 § 1, 2016)

6.18.030 Marijuana and hemp cultivation restrictions and prohibitions.

A. In addition to the other prohibitions in this chapter, commercial cultivation of medical and non-medical marijuana and hemp shall not be operated or permitted in or upon any premises in the city.

B. The indoor cultivation of: (1) up to three medical marijuana plants by a qualified patient; or (2) up to nine medical marijuana plants by a primary caregiver—three such plants each for a maximum of three qualified patients being cared for by that primary caregiver; is not prohibited as long as such plants are not

visible to the public from a public area and such plants do not utilize space otherwise needed to park a vehicle in a garage.

C. The indoor cultivation of up to six marijuana plants per residence by a person age 21 or older is not prohibited as long as such plants are grown indoors. The following additional restrictions shall apply:

1. The limit of six marijuana plants per private residence shall apply regardless of how many individuals age 21 or older reside at the private residence.

2. The primary use of the property shall be for a residence. There shall be legal and functioning cooking, sleeping and sanitation facilities with proper ingress and egress.

3. Nonmedical marijuana cultivation is prohibited as a home occupation.

4. All areas used for cultivation of nonmedical marijuana, and any indoor grow lights, shall comply with Title 20 (Buildings and Construction).

5. The use of gas products (CO₂, butane, propane, natural gas, etc.) or generators for cultivation is prohibited.

6. A portable fire extinguisher shall be kept in the same area as where cultivation occurs.

7. If the inside of a residence’s garage is used to grow marijuana, such plants shall not utilize space otherwise needed to park a vehicle inside such garage.

8. Cultivation shall only take place on impervious surfaces.

9. A fully enclosed and secure structure used for cultivation must: (a) have a ventilation and filtration system installed that shall prevent marijuana plant odors from exiting the interior of the structure; (b) shall be located in the rear yard area of the parcel and must maintain a 10-foot minimum setback, or such larger setback as required by the zoning district; (c) the yard where the fully enclosed and secure structure is maintained must be enclosed by a solid fence at least six feet in height (and if a solid fence is not allowed by the zoning district, then cultivation must occur within the residence); and (d) adequate mechanical locking or electronic security systems must be installed. This subsection shall not apply to cultivation occurring in a garage.

10. From a public right-of-way, there shall be no exterior evidence of marijuana cultivation on the site.

D. Outdoor cultivation of medical and non-medical marijuana, or hemp, plants is prohibited in or upon any premises in the city. (Ord. 2152 § 1, 2016; Ord. 2137 § 1, 2016)

6.18.035 Operation of commercial marijuana or hemp delivery prohibited.

In addition to the other prohibitions in this chapter, all commercial deliveries of medical and nonmedical marijuana, and hemp that either originate or terminate within the city are expressly prohibited. (Ord. 2152 § 1, 2016; Ord. 2137 § 1, 2016)

6.18.040 No permits, licenses or entitlements for marijuana or hemp.

In addition to the other prohibitions in this chapter, no city permits, licenses, zoning certificates or entitlements shall be issued for any commercial medical or nonmedical marijuana, or hemp, activities, or other medical or nonmedical marijuana, or hemp, activities, in or upon any premises in the city. This section is also meant to prohibit all medical or nonmedical marijuana, and hemp, activities for which a state license is required. (Ord. 2152 § 1, 2016; Ord. 2137 § 1, 2016)

6.18.050 Penalty.

Any person violating any of the provisions of this chapter shall be subject to administrative citation as provided in Chapter 1.24. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall be punished accordingly. (Ord. 2152 § 1, 2016; Ord. 2137 § 1, 2016; Ord. 1955 § 1, 2007)

Chapter 6.20

HORSERACING LICENSE FEE

Section:

6.20.010 Designated.

6.20.010 Designated.

The city elects to receive one-third of one percent of the total parimutuel wagers placed within the enclosure of the Alameda County Agricultural Fair Association racing events. (Ord. 1201 § 1, 1985)

Title 9

HEALTH AND SAFETY

Chapters:

- 9.04 Noise Regulations**
- 9.08 Litter**
- 9.10 Disposable Food Service Ware**
- 9.14 Stormwater Management and Discharge Control**
- 9.16 Hazardous Materials Storage**
- 9.20 Garbage**
- 9.21 Construction and Demolition Debris**
- 9.22 Recycling**
- 9.24 Smoking in Public and Work Places**
- 9.28 Property Maintenance**
- 9.30 Water Management Plan**
- 9.32 Restrictions on Accessibility to Cigarettes and
Other Tobacco Products**
- 9.34 Graffiti Abatement**
- 9.36 Miscellaneous Health and Safety Regulations**

Chapter 9.30

WATER MANAGEMENT PLAN*

Sections:

- 9.30.010 Declaration of emergency.**
- 9.30.020 Purpose.**
- 9.30.030 Application of chapter.**
- 9.30.040 Definitions.**
- 9.30.050 Creation of classes.**
- 9.30.060 Stages for reduction in water use.**
- 9.30.070 Calculation of customer reduction in water use.**
- 9.30.080 Conservation measures.**
- 9.30.090 Emergency shutoff—Nonessential use.**
- 9.30.100 Excess use penalties.**
- 9.30.110 Prohibition of certain water uses.**
- 9.30.120 Adjustments.**
- 9.30.130 Notification to customers.**
- 9.30.140 Calculation of allowable water use for new customers.**
- 9.30.150 Severability.**

* Prior ordinance history: Ords. 1508, 1560, and 2000.

9.30.010 Declaration of emergency.

A water shortage emergency shall be declared by either the city manager or by resolution of the city council. The city manager may administratively determine that any water shortage is terminated, and inform the city council of such determination. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.020 Purpose.

The purpose of this chapter is to provide both voluntary and mandatory water conservation stages to minimize the effect of a shortage of water on the city's customers and, by means of this chapter, to adopt provisions that will significantly reduce the consumption of water over an extended period of time, thereby extending the available water required for the city's customers while reducing the hardship to the greatest extent possible on or to the city and on or to the general public. This chapter is also intended to implement the Urban Water Management Plan's water shortage contingency planning and stages of action. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.030 Application of chapter.

The provisions of this chapter shall apply to all customers, as defined herein, regardless of whether any customer using water shall have a contract for water service with the city. Notwithstanding other municipal code provisions inconsistent with this chapter, the provisions of this chapter shall supersede and prevail for the duration of a city council declared water shortage. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.040 Definitions.

- A. "City" means the city of Pleasanton.
- B. "City manager" means the city manager of the city, or designee.
- C. "Customer" means a person, firm, partnership, association, corporation and all other institutions and businesses receiving water from the water distribution system of the city.
- D. "Director" means the operations services director of the city, or designee.
- E. "Low water user" means a single-family residential individually metered customer using no more than a specified number of water units within one billing period as established by council resolution when a water shortage emergency is declared.
- F. "Illicit discharge" means any discharge into a storm drain system that is not composed entirely of stormwater. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.050 Creation of classes.

The following types of customers or uses are those which exist in the city's current utility billing system, as follows:

- A. "Single-family residential individually metered" consists of water service to land improved with structures designed to serve as a residence for a single family, including single-family home, townhomes, and condominiums.
- B. "Commercial and multiple-family" consists of water service to land improved with structures designed to serve commercial (including restaurants), recreational, charitable, educational and cultural uses, as well as residential uses sharing water meters.
- C. "Irrigation" consists of water service which is separately metered and is used exclusively to water turf and other landscaping areas.
- D. "Special landscape areas" are uses as defined in the California Water Efficient Landscape Ordinance Government Code Section 65591 et seq. (Ord.

2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.060 Stages for reduction in water use.

The following stages of action for reduction in water use depend on the total amount of water supplied to the city by Zone 7 and the amount of water the city is able to pump out of the groundwater basin from its own wells. These stages are based on the Urban Water Management Plan.

REDUCTIONS IN WATER USE

Stage	Overall Reduction	Voluntary or Mandatory
1	Up to 20%	Voluntary
2	Up to 20%	Mandatory
3	Up to 35%	Mandatory
4	35% or more	Mandatory

(Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.070 Calculation of customer reduction in water use.

A. When a water shortage is declared with mandatory reductions in water use, the director shall impose the applicable stage of mandatory reduction by calculating customers’ average usage for the same billing period from one to four prior years, as data is available. If sufficient historic usage information is not available, the director may base water use allocations on a combination of the limited historic usage data available, per-capita water use targets, water usage from similar customer types, and other activity-specific water usage data.

B. Usage of water in excess of a customer’s mandatory conservation amount is subject to excess use penalties in Section 9.30.100. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.080 Conservation measures.

The following conservation measures are applicable for adequate supply, and the declared water shortage stage(s) indicated:

A. Level: Adequate Supply. To protect and preserve the community water supply the elimination of wasteful water uses is essential at all times, regardless of water supply level. Pleasanton customers shall always observe the following regulations on water use:

1. Use potable water for irrigation of landscapes in a manner that does not result in runoff such that water flows onto adjacent property, non-irrigated

areas, driveways, private and public walkways, roadways, parking lots, or structures.

2. Schedule regular irrigation of lawn and landscape between the hours of 6:00 p.m. and 9:00 a.m. the following day. Watering is permitted at any hour if a hand-held nozzle or drip irrigation is used. Special landscapes are exempted.

3. The use of potable water to wash down sidewalks, walkways, driveways, parking lots, open ground or other hard surface areas by the direct application of water is prohibited.

4. The use of potable water for washing vehicles and/or machinery from a hose equipped with a shut-off nozzle is permitted as long as water does not enter the storm drain system.

5. Repair potable water leaks from breaks within the customer’s plumbing system within eight hours after customer is notified or discovers the break.

6. Reduce other interior or exterior uses of water to minimize or eliminate excessive runoff or waste.

7. Restaurants shall serve water to their customers only when specifically requested.

8. Operators of hotels and motels shall provide guests with the option of choosing not to have towels and linens laundered daily. The hotel or motel shall prominently display notice of this option in each guest-room using clear and easily understood language.

9. The use of water for construction activities should utilize recycled water, rather than potable water. Such use shall occur in a manner that does not result in runoff or illicit discharge into the storm drain system.

10. Commercial power washing should utilize recycled water, in a manner that does not result in water discharging into the storm drain system.

11. Pools should remain covered when not in use to prevent evaporation, and should be equipped with recirculating pump(s).

12. The use of potable water in non-recirculatory ponds, fountains, and other decorative water features is prohibited.

13. Use of potable water to irrigate outdoor landscaping during and within 48 hours after measurable rainfall is prohibited.

B. Level: Stage 1—Up to 20% Voluntary Reduction. There is sufficient uncertainty concerning water supplies for this year or in the next few years that it would be prudent to conserve local water supplies so that these supplies may be used to meet water demands in future years. The following restrictions shall be applicable during a Stage 1 activation of the water shortage contingency plan:

1. All of the adequate supply level restrictions, in subsection A, shall continue to be in effect during Stage 1.

2. Outdoor irrigation of lawn and ornamental landscaping shall be limited to one day per week October through March, and no more than three non-consecutive days per week April through September.

3. Commercial customers should post water conservation messages on bathroom lavatory mirrors.

4. The use of water for construction activities shall utilize recycled water, rather than potable water. Such use shall occur in a manner that does not result in runoff or illicit discharge into the storm drain system.

C. Level: Stage 2—Up to 20% Mandatory Reduction. There are definable events that lead to a reasonable conclusion that in the current and/or upcoming water years, water supplies may not be adequate to meet all customer water demands. The following mandatory restrictions shall be applicable during a Stage 2 activation of the water shortage contingency plan:

1. All of the prohibitions, restrictions, and recommendations set forth during adequate supply and voluntary Stage 1 level supply, shall all be in effect and shall all be mandatory.

2. Outdoor irrigation of lawn and ornamental landscaping shall be limited to one day per week October through March, and no more than three non-consecutive days per week April through September. Irrigation system checks for breaks/leak repairs by present irrigation professionals who remain on-site directly observing the system are excluded.

3. Restaurant kitchens shall be equipped with low-flow rinse nozzles.

D. Level: Stage 3—Up to 35% Mandatory Reduction. There are definable events that lead to a firm conclusion that in the current water year, water supplies will not be adequate to meet customers' water demands. The following mandatory restrictions shall be applicable during a Stage 3 activation of the water shortage contingency plan:

1. All of the prohibitions, restrictions, and recommendations set forth during adequate supply, voluntary Stage 1 level supply, and Stage 2 level supply, shall all be in effect and shall all be mandatory.

2. Outdoor watering under Stage 3 is restricted as follows:

a. 20 through 25% Mandatory Reduction. Lawn watering and landscape irrigation, for all customer classes, shall be reduced to no more than one day per week during the months of October through March, and no more than two non-consecutive days per week during the months of April through September.

b. 26 through 35% Mandatory Reduction:

i. Single-family residential individually metered and multi-family (non-irrigation) classes shall be limited in the use of all outdoor watering to hand-watering using a hose with a positive shut-off nozzle, drip, or subsurface irrigation on two non-consecutive days only.

ii. All other water customers classes not falling under subsection (D)(2)(b)(i) (with the exception of commercial nurseries, public sport fields, golf courses, and other water dependent industries, per subsection (D)(2)(b)(iii)) shall be limited in the use of all outdoor watering to hand-watering using a hose with a positive shut-off nozzle, drip, or subsurface irrigation to two non-consecutive weekdays; specified as Mondays and Thursdays unless otherwise granted permission for alternate watering days by the director.

iii. Commercial nurseries, public sport fields, golf courses and other water dependent industries shall work together with city staff under the direction of the director to develop an approved irrigation schedule.

c. Irrigation system checks for breaks/leak repairs by on-site irrigation professionals who remain on-site directly observing the system are excluded.

3. No person shall empty and refill a swimming pool except to prevent or repair structural damage or to comply with public health regulations.

4. Potable water shall not be used for decorative ponds, basins, lakes, waterways, and fountains.

5. Washing of autos, trucks, trailers, and other types of mobile equipment is permitted only at commercial car wash facilities that recycle all or part of the water.

E. Level: Stage 4—35% or More Mandatory Reduction. Earlier stages have been in effect and the reduction goal is not being met, or new definable events require increasing the reduction goal. The following mandatory restrictions shall be applicable during a Stage 4 activation of the water shortage contingency plan:

1. All of the prohibitions, restrictions, and recommendations set forth during adequate supply, voluntary Stage 1 level supply, Stages 2 level supply and Stage 3 level supply, shall all be in effect and shall all be mandatory.

2. The irrigation of turf or lawn using potable water is prohibited. All water customers, with the exception of commercial nurseries, golf courses, sport fields, and other water dependent industries, shall be limited in the use of all other non-lawn area watering to hand-watering from a container of less than five-gallon capacity on Saturday and Sunday only. The aforementioned water dependent industries shall work with city staff

under the direction of the director to develop an approved irrigation schedule.

3. No person shall drain and refill swimming pools and spas. Nor shall new pools be filled.

4. Laundromats are prohibited from using non-efficient washing machines.

5. Public Health and Safety. These regulations shall not be construed to limit water use which is immediately necessary to protect public health and/or safety. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.090 Emergency shutoff—Nonessential use.

A. It is the purpose of the city to protect the public health, safety and welfare, as well as property of customers within the city. Any time there is evidence that the fire storage water volume is threatened in any reservoir or that low water pressure may occur in any pressure zone, the city may, without notice, temporarily shut off by locking out any water service connection. The city shall restore such service as soon as an adequate water supply is assured. Efforts will be made to contact customers from the billing information on record if it appears that service will be interrupted for more than 24 hours.

B. Emergency public announcements may be made by electronic media, local radio and television whenever a shut off is found to be necessary. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.100 Excess use penalties.

A. Water usage in excess of the amount provided in Section 9.30.070 is subject to the following penalties:

	Exceed 1 time	Exceed 2 times	Exceed 3 times	Exceed 4 or more times
Stage 1 Up to 20% Voluntary	No penalty	No penalty	No penalty	No penalty
Stage 2 Up to 20% Mandatory	\$2.50 additional for all units	\$5 additional for all units + \$25	\$7.50 additional for all units + \$50	\$10 additional for all units + \$100
Stage 3 Up to 35% Mandatory	\$4 additional for all units + \$50	\$8 additional for all units + \$100	\$12 additional for all units + \$250	\$16 additional for all units + \$500
Stage 4 35% or More Mandatory	\$6 additional for all units + \$100	\$12 additional for all units + \$250	\$18 additional for all units + \$500	\$24 additional for all units + \$750

1. These excess use penalties may be added to a water bill using the identifier: “drought surcharge,” or billed separately, at the discretion of the director.

2. Additional penalties for multiple times exceeding water use amount are for the number of times within the prior 12 months.

B. The city manager is authorize to suspend excess use penalties for all customers when weather conditions, seasonal temperatures, or other factors make water use reduction impracticable. Such suspension of excess use penalties may be administratively enacted upon the following:

1. The city manager’s consultation with the director of operations services.

2. The city manager notifying the city council, and providing the city council with the option to discuss the suspension at a future city council meeting.

3. Notice provided to customers via water bills, as well as notices on the city’s website, stating the time period of such suspension (e.g., the starting and ending of dates).

4. After reaching the ending date of any suspension of excess use penalties, customers will not be subject to the possibility of any re-imposed excess use penalties until a full billing cycle beyond the suspension occurs. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.110 Prohibition of certain water uses.

During the time this chapter is in effect:

A. It is unlawful for any customer to use water obtained from the water system of the city of Pleasanton through fraud, including misrepresentation made to obtain a particular allocation.

B. It is unlawful for any customer to waste water. As used herein, the term “waste” means:

1. Use of potable water between 9:00 a.m. and 6:00 p.m. to irrigate grass, lawns, ground-cover, shrubbery, crops, vegetation, and trees, with the exception of hand watering and drip irrigation;

2. The application of potable water to outdoor landscaping in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures;

3. Use of potable water to irrigate outdoor landscaping during and within 48 hours after measurable rainfall;

4. Use of potable water to wash down sidewalks, walkways, driveways, parking lots, open ground or other hard surface areas by the direct application of water thereto;

5. Allowing potable water to escape from breaks within the customer's plumbing system for more than eight hours after the customer is notified or discovers the break;

6. Use of water in non-recirculating decorative ponds, fountains, and other water features;

7. The serving of drinking water other than upon request in eating or drinking establishments, including, but not limited to, restaurants, hotels, cafés, cafeterias, bars, or other public places where food or drink are served and/or purchased;

8. Use of potable water for any purpose in excess of the customer's allowed usage as provided in Section 9.30.070. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.120 Adjustments.

A. Any customer who believes that the application of the provisions of this chapter results in unfair treatment or causes undue hardship may seek an adjustment in the customer's allocation.

B. Such customer shall request the adjustment in writing and shall state with specificity the reasons why the adjustment is warranted, and provide any applicable supporting documentation. Such request for an adjustment shall be submitted within 30 days of receipt of the bill that is the subject of the adjustment request.

C. The director shall consider all requests and make a written decision, transmitted by U.S. mail or email, within 30 days of receiving all information supporting the adjustment request. In making a decision, the director shall give particular consideration to the following:

1. The reduction would cause conditions threatening to health, sanitation, fire protection or safety of the customer, the customer's dependents or the general public.

2. The reduction would cause unfair economic hardship including, but not limited to, loss of employment, loss of production, or loss of jobs, or be unfair or result in the unnecessary loss of a business.

3. Medical requirements of the customer.

4. Permanent change to the household size of the residential customer (temporary visitor(s)/guest(s) do not warrant a request for adjustment).

D. The director's decision may be appealed in writing to the city manager for reconsideration on the written record. Such appeal shall be submitted within 15 days of the date of the director's decision. The city manager shall review written material submitted by the customer, written information from the director, and shall issue a decision within 30 days of receipt of the com-

plete written materials. The city manager's decision as to the request shall be final. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.130 Notification to customers.

After the city council adopts a water shortage contingency plan stage, customers will be notified by publication in the newspaper and/or by mail. The failure of any customer to receive actual notice shall not invalidate any action taken by the city council as to a particular customer nor reduce the amount of the penalties provided herein. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.140 Calculation of allowable water use for new customers.

Where the current customer has no billing history, or only a partial billing history, the director shall determine the customer's allocation, based upon the allocation for similar customers. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

9.30.150 Severability.

If any provision of this chapter is held to be unconstitutional, it is the intent of the city council that such portion of such chapter be severable from the remainder and that the remainder be given full force and effect. (Ord. 2148 § 1, 2016; Ord. 2118 § 1, 2015; Ord. 2104 § 1, 2014; Ord. 2092 § 1, 2014)

Chapter 9.32

**RESTRICTIONS ON ACCESSIBILITY TO
CIGARETTES
AND OTHER TOBACCO PRODUCTS**

Sections:

- 9.32.010 Legislative findings and declarations.**
- 9.32.020 Definitions.**
- 9.32.030 Sale of cigarettes and other tobacco products from vending machines prohibited—Exception.**
- 9.32.040 Possession by minors of tobacco products in public places prohibited and free distribution of tobacco product samples prohibited.**
- 9.32.050 Violations and penalties.**

9.32.010 Legislative findings and declarations.

The city council hereby finds and determines that the adoption of this chapter is necessary to the promotion of the public health, safety and welfare. Each of the reasons set forth below provides a separate and independent basis for the council’s adoption of this chapter.

A. Substantial scientific evidence supports the causal relationship between using tobacco products and the deadly diseases such as lung cancer, chronic bronchitis, heart disease, emphysema and other types of cancer. The Surgeon General of the United States has determined that smoking is the leading cause of preventable death in this country.

B. An estimated annual 31,000 deaths in the state of California and 434,175 deaths nationwide are caused by cigarette smoking. The estimated annual economic burden to the state of California resulting from smoke-related health care costs and lost productivity is over \$7,100,000,000.00.

C. 90 percent of cigarette smoking initiation occurs between the ages of nine through 18 years, and many children are particularly attracted to e-cigarettes.

D. Minors currently have ready access to cigarettes and other tobacco products as a result of noncompliance with existing laws that prohibit the sale of such tobacco products to minors, and the widespread availability of cigarette vending machines, the free distribution of tobacco products in public places, and seeing other minors with e-cigarettes in public parks or other youth gathering areas.

E. The free distribution of cigarettes and other tobacco products encourages people to begin smoking and using tobacco products and thereby become ad-

dicted to the habit, discourages people from quitting smoking, and tempts those who had quit smoking to begin smoking again. Encouraging smoking and discouraging those who are currently smoking from overcoming the habit endangers the public health by leading more people into habits that cause illness and death.

F. Free distribution of cigarettes and other tobacco product promotes unsightly litter, thereby increasing the costs to the public in cleaning the streets; and also causes pedestrian traffic congestion.

G. The compelling purpose and intent of this chapter includes:

1. To prevent young people from using nicotine until they are mature and capable of making an informed and rational decision;
2. To reduce significantly the ability of young people from illegally obtaining tobacco products by banning cigarette vending machines and prohibiting the free distribution of tobacco products in public places;
3. To reduce the ability of young people to possess e-cigarettes in public parks or other public places where youth gather, as that may influence other youth to try such tobacco products; and
4. To promote generally the health and welfare of all people in the community against the health hazards and harmful effects of using addictive tobacco products. (Ord. 2120 § 1, 2015; Ord. 1529 § 1, 1991)

9.32.020 Definitions.

For the purposes of this chapter, the following terms shall be defined as set forth herein:

A. “Cigarette vending machine” means any electronic or mechanical device or appliance the operation of which depends upon the insertion of money, whether in coin or paper bill, or other thing representative of value, which dispenses or releases a tobacco product and/or tobacco accessories.

B. “Distribution” means to give, sell, deliver, dispense, issue, or cause or hire any person to give, sell, deliver, dispense, issue or offer to give, sell, deliver, dispense or issue.

C. “E-cigarette” means an activated or functioning device, whether an electronic cigarette as defined by California Health and Safety Code Section 119405 (“e-cigarette”) or a similar device, including, but not limited to, a device intended to emulate smoking, which permits a person to inhale vapors or mists that may or may not include nicotine.

D. “Person” shall mean an individual, firm, partnership, joint venture, unincorporated association, corporation, estate, trust, trustee, or any other group or combination of the above acting as a unit, excepting

Title 20

BUILDINGS AND CONSTRUCTION

Chapters:

- 20.04 Pleasanton Building Administrative Code**
- 20.06 Existing Building 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**
- 20.70 Expedited Permitting Process for Small Residential
Rooftop Solar Systems**

Chapter 20.04

PLEASANTON BUILDING ADMINISTRATIVE
CODE

Sections:

20.04.010	Title, purpose and scope.
20.04.020	Application to existing buildings and service equipment.
20.04.030	Definitions.
20.04.040	Conflicting provisions.
20.04.050	Alternate materials, methods of design and methods of construction.
20.04.060	Modifications.
20.04.070	Organization and enforcement.
20.04.080	Powers and duties of the Building and Safety Official.
20.04.090	Dangerous or unsafe buildings, structures or building service equipment.
20.04.100	Board of appeal.
20.04.110	Violations.
20.04.120	Permits required.
20.04.130	Work exempt from permit.
20.04.140	Emergency repairs.
20.04.150	Repairs.
20.04.160	Public service agencies.
20.04.170	Application for permit.
20.04.180	Submittal documents.
20.04.190	Deferred submittals.
20.04.200	Information on plans and specifications.
20.04.210	Time limitation of application.
20.04.220	Expiration of plan review.
20.04.230	Design professional in responsible charge.
20.04.240	Special inspection and observation program.
20.04.250	Permit issuance.
20.04.260	Retention of plans.
20.04.270	Validity of permit.
20.04.280	Permit expiration.
20.04.290	Suspension or revocation.
20.04.300	Annual permits.
20.04.310	Fees.
20.04.320	Fee refunds.
20.04.330	Inspections.
20.04.340	Preliminary inspection.
20.04.350	Required building inspections.
20.04.360	Required building and/or property service equipment inspections.
20.04.370	Reinspections.

20.04.380	Special inspections.
20.04.390	Structural observation.
20.04.400	Energy connections.
20.04.410	Use or occupancy.

* Prior ordinance history: Ords. 2120, 2083, and 2015.

20.04.010 Title, purpose and scope.

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

Purpose. The purpose of this code is to provide for the administration and enforcement of the Building, Residential, Electrical, Mechanical, Plumbing, 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.

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. (Ord. 2153 § 2, 2016)

20.04.020 Application to existing buildings and service equipment.

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.

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 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.

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.

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, the California Existing 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 20.04.410 of this code and the California Existing Building Code.

Installation of smoke alarms. No residential property 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 of the California Building Code or Section R314 of the California Residential Code, as applicable. 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.

Maintenance. Buildings, structures and building and/or property service equipment, existing and new, and parts thereof shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by the technical codes shall be maintained in conformance with the technical code under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures and their building service equipment. To determine

compliance with this section, the Building and Safety Official may cause a structure to be inspected.

Moved buildings. Buildings, structures and their building and/or property service equipment moved into or within the City of Pleasanton shall comply with the provisions of the technical codes for new buildings or structures and their building and/or property service equipment.

Temporary structures. Temporary structures such as reviewing stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the Building and Safety Official for a limited period of time. Buildings or structures erected under a special permit need not comply with the type of construction or fire-resistive time periods required by the Building Code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

Historic buildings. Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building, structure, or its building and/or property service equipment may be made without conforming to the requirements of the technical codes as provided in Section 408 of the California Existing Building Code and when authorized by the Building and Safety Official, provided:

A. The building or structure has been designated under constituted authority of the City of Pleasanton as having special historical or architectural significance.

B. Unsafe conditions as described in this code are corrected.

C. The restored building or structure and its building service equipment will be no more hazardous based on life and fire-safety and sanitation than the existing building. (Ord. 2153 § 2, 2016)

20.04.030 Definitions.

For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in this section. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, latest edition, shall be considered as providing ordinarily accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

ADDITION is an extension or increase in floor area or height of a building or structure.

ALTER or ALTERATION is a change or modification in construction or building and/or property service equipment.

APPROVED as to materials, types of construction, equipment and systems, refers to approval by the Building and Safety Official. The Building and Safety Official may require an investigation and tests conducted by technical or scientific organizations at the applicant's expense, or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

APPROVED AGENCY is an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when the agency has been approved by the Building and Safety Official.

BUILDING is a structure used or intended for supporting or sheltering a use or occupancy.

BUILDING CODE shall mean the California Residential Code for one- and two-family dwelling occupancies, and shall mean the California Building Code for all other occupancies, as adopted by this jurisdiction.

BUILDING, EXISTING is a building erected prior to the adoption of this code, or one for which a legal building permit has been issued.

BUILDING AND SAFETY OFFICIAL is the officer or other designated authority charged with the administration and enforcement of the technical codes, or a regularly authorized deputy. Where there is a reference in any of the technical codes to the "Building Official" or "Authority Having Jurisdiction" it shall mean the Chief Building and Safety Official or in the absence of the Chief Building and Safety Official, the interim, temporary or acting Chief Building and Safety Official.

BUILDING and/or PROPERTY SERVICE EQUIPMENT refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting and transportation facilities essential to the occupancy of the building or structure for its designated use.

ELECTRICAL CODE is the California Electrical Code, as adopted by the City of Pleasanton.

IBC STANDARDS are those standards published in the California Reference Code as adopted by the City of Pleasanton.

JURISDICTION as used in this code, is the City of Pleasanton which adopts this code for administrative regulations within its area of authority.

LISTED and LISTING are terms referring to equipment and materials included in a list published by an approved testing laboratory, inspection agency, or other organization concerned with product evaluation that maintains periodic inspection of current productions of listed equipment or materials. The published list shall state that the material or equipment complies with approved nationally recognized codes, standards or tests and has been tested or evaluated and found suitable for use in a specified manner.

MECHANICAL CODE is the California Mechanical Code, as adopted by the City of Pleasanton.

OCCUPANCY is the purpose for which a building, or part thereof, is used or intended to be used.

ON-SITE WORK is work that is constructed outside of a building on a property between a building foundation and the property line.

OWNER is any person, agent, firm or corporation having a legal or equitable interest in the property.

PERMIT is an official document or certificate issued by the Building and Safety Official authorizing performance of a specified activity.

PERSON is a natural person, heirs, executors, administrators or assigns, and also includes a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

PLUMBING CODE is the California Plumbing Code, as adopted by the City of Pleasanton.

REPAIR is the reconstruction or renewal of any part of an existing building, structure or building and/or property service equipment for the purpose of its maintenance.

SHALL as used in this code, is mandatory.

STRUCTURAL OBSERVATION means the visual observation of the structural system, for general conformance to the approved plans and specifications, at significant construction stages and at completion of the structural system.

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

TECHNICAL CODES refer to those codes adopted by this jurisdiction containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of buildings and structures and building service equipment as herein defined.

VALUATION or VALUE as applied to a building and its building and/or property service equipment shall be the estimated cost to construct or replace the building and its building and/or property service equipment in

kind, based on current labor and material replacement costs as determined by the Building and Safety Official. (Ord. 2153 § 2, 2016)

20.04.040 Conflicting provisions.

When there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of the technical codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. When conflicting provisions or requirements occur between this code, the technical codes and other codes or laws, the Building and Safety Official shall determine which provision or requirement shall govern. (Ord. 2153 § 2, 2016)

20.04.050 Alternate materials, methods of design and methods of construction.

The provisions of the technical codes are not intended to prevent the use of any material, method of design or method of construction not specifically prescribed by the technical codes, provided an alternate has been approved and its use authorized by the Building and Safety Official, or for all occupancies regulated by the Fire code, the Fire Code Official.

An alternative material, design or method of construction shall be approved where the Building and Safety Official or Fire Code Official finds that the proposed design is satisfactory and complies with the intent of the provisions of the technical codes, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation.

The Building and Safety Official or Fire Code Official shall require that sufficient evidence or proof be submitted to substantiate claims that may be made regarding its use. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in the technical codes, shall consist of valid research reports from approved sources. Whenever there is insufficient evidence of compliance with the provisions of the technical codes, or evidence that a material or method does not conform to the requirements of technical codes, or in order to substantiate claims for alternative materials or methods, the Building and Safety Official or Fire Code Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted

test methods, the Building and Safety Official or Fire Code Official shall approve the testing procedures. Tests shall be performed by an approved agency. The details of an action granting approval of an alternate shall be recorded in the files of the Building and Safety Division and the Livermore Pleasanton Fire Department. (Ord. 2153 § 2, 2016)

20.04.060 Modifications.

Wherever there are practical difficulties involved in carrying out the provisions of this code or any technical code, the Building and Safety Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building and Safety Official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of technical codes and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of actions granting modifications shall be recorded and entered in the files of the Building and Safety Division. (Ord. 2153 § 2, 2016)

20.04.070 Organization and enforcement.

There is hereby established in the City of Pleasanton a Division of Building and Safety which shall be under the administrative and operational control of the Building and Safety Official.

Whenever the term or title "administrative authority," "responsible official," "Building and Safety Official," "chief inspector," "authority having jurisdiction," or other similar designation is used herein or in any of the technical codes, it shall be construed to mean the Building and Safety Official designated by the authority of the City of Pleasanton. (Ord. 2153 § 2, 2016)

20.04.080 Powers and duties of the Building and Safety Official.

The Building and Safety Official is hereby authorized and directed to enforce all the provisions of this code and the referenced technical codes. For such purposes, the Building and Safety Official shall have the powers of a law enforcement officer.

The Building and Safety Official shall have the power to render interpretations of this code and the referenced technical codes, and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary to clarify the application of the provisions of this code or the technical codes. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

Deputies. In accordance with prescribed procedures and with the approval of the appointing authority, the Building and Safety Official may appoint such number of technical officers, plan reviewers and inspectors and other employees as shall be authorized from time to time. The Building and Safety Official may deputize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency.

Right of Entry. When necessary to make an inspection to enforce any of the provisions of this code the technical codes, or when the Building and Safety Official has reasonable cause to believe that there exists in any building or upon a premises a condition which is contrary to or in violation of this code or any of the technical codes which makes the building or premises unsafe, dangerous or hazardous, the Building and Safety Official is authorized to enter the building or premises at all reasonable times to inspect or to perform the duties imposed by this code, provided that if such building or premises be occupied, that credentials be presented to the occupant and entry requested. If such building or premises is unoccupied, the Building and Safety Official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If entry is refused, the Building and Safety Official shall have recourse to the remedies provided by law to secure entry.

Stop Orders. Whenever the Building and Safety Official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the Building and Safety Official is authorized to issue a stop work order. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Violations. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

The Building and Safety Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension,

repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

If the notice of violation is not complied with promptly, the Building and Safety Official is authorized to request the City Attorney to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building and Safety Official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

When a building or structure or building and/or property service equipment therein regulated by this code and the technical codes is being used contrary to the provisions of such codes, the Building and Safety Official may order such use discontinued by written notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the Building and Safety Official after receipt of such notice to make the structure, or portion thereof, or building and/or property service equipment comply with the requirements of such codes.

Authority to Disconnect Utilities. The Building and Safety Official or the Building and Safety Official's authorized representative shall have the authority to authorize disconnection of utility service or energy supplied to the building, structure or building and/or property service equipment therein regulated by this code or the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section 20.04.400. The Building and Safety Official shall notify the serving utility and wherever possible the owner and occupant of the building, structure or building and/or property service equipment of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

Authority to Condemn Building Service and/or Property Equipment. When the Building and Safety Official ascertains that building and/or property service equipment regulated in the technical codes has become hazardous to life, health or property, or has become unsanitary, the Building and Safety Official shall order in writing that such equipment either be removed or restored to a safe or sanitary condition, as appropriate. The written notice itself shall fix a time limit for compliance with such order. Defective building and/or property service equipment shall not be maintained after receiving such notice.

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner and occupant of such building, structure or premises.

When any building and/or property service equipment is maintained in violation of the technical codes and in violation of a notice issued pursuant to the provisions of this section, the Building and Safety Official shall institute appropriate action to prevent, restrain, correct or abate the violation.

Connection After Order to Disconnect. Persons shall not make connections from an energy, fuel or power supply nor supply energy or fuel to building and/or property service equipment which has been disconnected or ordered to be disconnected by the Building and Safety Official or the use of which has been ordered to be discontinued by the Building and Safety Official until the Building and Safety Official authorizes the reconnection and use of such equipment. (Ord. 2153 § 2, 2016)

20.04.090 Dangerous or unsafe buildings, structures or building service equipment.

Buildings or structures regulated by this code and the technical codes which are structurally inadequate or have inadequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe buildings.

Building and/or property service equipment regulated by such codes, which constitutes a fire, electrical or health hazard, or an unsanitary condition, or is otherwise dangerous to human life is, for the purpose of this section, unsafe. Use of buildings, structures or building and/or property service equipment constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use.

Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in a deteriorated condition or otherwise unable to sustain the design loads which are specified in the Building Code are hereby designated as unsafe building appendages.

Unsafe buildings, structures or appendages and building and/or property service equipment are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in Chapter 20.32, the Pleasanton Dangerous Buildings Code, or such alternate procedure as may be adopted by the City of Pleasanton. As an alternative, the Building and Safety Official or other employee or official of the City of Pleasanton as designated by the governing body may institute other appropriate action to prevent, restrain, correct or abate the violation.

Substandard Buildings. Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the listed substandard conditions in California Health and Safety Code Section 17920.3 to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building.

All buildings or portions thereof which are determined to be substandard are declared to be public nuisances and may be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in the International Property Maintenance Code, the Pleasanton Dangerous Buildings Code or by any other remedy available at law. It shall be unlawful to maintain or use any such substandard building. Except that any condition which would require displacement of sound walls or ceilings to meet height, length, or width requirements of ceilings, rooms, and dwellings shall not by itself be considered sufficient existence of dangerous conditions making a substandard building, unless the building was constructed, altered or converted in violation of such requirements in effect at the time of construction, alteration or conversion.

Illegal Buildings, Structures or Installations.

A. Every building or structure or portion thereof, and every electrical, plumbing or mechanical installation or portion thereof, erected, installed, constructed, enlarged, altered, repaired, moved, converted, or improved without a permit and which was subject to the requirements for permits by the California Building Code as adopted by the City of Pleasanton is declared to

be an illegal building, structure or installation. All illegal buildings, structures or installations shall be made to conform to the provisions of this chapter or shall be demolished and removed as may be required by the Building and Safety Official.

B. Whenever necessary to assure compliance with the foregoing provisions, the owner of any illegal building, structure or installation shall uncover any concealed portions of such building, structure, electrical, plumbing, or mechanical installation for inspection and shall perform such tests as may be required by the Building and Safety Official.

C. It is unlawful to use or maintain any illegal buildings, structure or installation or portion thereof which was erected, installed, constructed, enlarged, altered, repaired, moved, converted, or improved without a permit.

D. All illegal buildings, structures or installations or portions thereof may be abated by being made to conform to the provisions of this chapter or by demolition and remove in accordance with the provisions specified by any remedy available at law.

Emergency Measures.

A. Imminent danger. When, in the opinion of the Code Official, there is imminent danger of failure or collapse of a building that endangers life, or when any building or part of a building has fallen and life is endangered by the occupation of the building, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors, or the presence of toxic fumes, gases, or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Code Official shall cause to be posted at each entrance to such structure a notice prohibiting occupancy. It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or of demolishing the same.

B. Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the code official there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such emergency.

C. Closing streets. When necessary for public safety, the code official shall temporarily close structures and close or order the authority having jurisdiction to close sidewalks, streets, public ways, and places adjacent to unsafe structures, and prohibit the same from being utilized.

D. Emergency repairs. For the purposes of this section, the code official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

E. Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The city attorney may institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

F. Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code. (Ord. 2153 § 2, 2016)

20.04.100 Board of appeal.

In order to hear and decide appeals of orders, decisions or determinations made by the Building and Safety Official relative to the application and interpretations of the technical code, there shall be and is hereby created a board of appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to building construction and building and/or property service equipment and who are not employees of the jurisdiction. The Building and Safety Official shall be an ex officio member and shall act as secretary to said board but shall have no vote upon any matter before the board. The board of appeals shall be appointed by the city council and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building and Safety Official.

Alternatively, the City may use five building official members of the East Bay Chapter of the International Code Council, chosen on a case-by-case basis, to serve as the board of appeals for the City of Pleasanton. The ICC East Bay Chapter, an organization of building officials, building inspectors, and construction industry personnel, was formed in 1947 to help maintain consistent and uniform code enforcement and code interpretation for our region. Building officials from jurisdictions within Alameda, Contra Costa Counties and neighboring counties are also members. Building official members of

the ICC East Bay Chapter are well versed in the technical and administrative provisions of construction codes.

Limitations of Authority. The board of appeals shall have no authority relative to interpretation of the administrative provisions of this code or the administrative provisions of the technical codes nor shall the board be empowered to waive requirements of either this code or the technical codes. (Ord. 2153 § 2, 2016)

20.04.110 Violations.

It shall be unlawful for a person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building, structure or building and/or property service equipment, or cause or permit the same to be done in violation of this code and the technical codes. Penalties for violations will be as provided in Section 1.12.020 of the Pleasanton Municipal Code. (Ord. 2153 § 2, 2016)

20.04.120 Permits required.

Except as specified in Section 20.04.130, any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building and Safety Official and obtain the required permit. (Ord. 2153 § 2, 2016)

20.04.130 Work exempt from permit.

Exemption from the permit requirements of this or any other code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of these technical codes or any other laws or ordinances of the City of Pleasanton. Permits shall not be required for the following:

A. Building.

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).

2. Fences not over 7 feet (1829 mm) high.

3. Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,925 L)

and the ratio of height to diameter or width does not exceed 2:1.

5. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and are not part of an accessible route.

6. Painting, papering, carpeting, and similar finish work.

7. Temporary motion picture, television and theater stage sets and scenery.

8. Prefabricated swimming pools accessory to a Group R-3 Occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.

9. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

10. Swings and other playground equipment accessory to detached one- and two-family dwellings.

11. Window and door replacements or retrofits that do not alter the dimensions, opening style, wall framing or weather protection barrier of the existing window or door opening in a Group R-3 Occupancy.

12. Window awnings supported by an exterior wall of Group R- 3 and Group U Occupancies that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

13. Non-fixed and movable fixtures, cases, counters and partitions not over 5 feet 9 inches (1753 mm) high.

14. Decks at one- and two-family occupancies not exceeding 200 square feet (18.58 m²) in area, that are not more than 30" above grade at any point, are not attached to the dwelling and do not serve the required exit door.

15. Repairs to a roof that do not exceed the lesser of 25 percent of the roof area or a maximum of 500 square feet.

B. Electrical.

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.

2. Repair of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.

3. Listed, cord-and-plug temporary decorative lighting in or outside of one- and two-family dwellings.

4. Repair or replacement of current-carrying parts of any switch, contactor or control device the same location.

5. Reinstallation of attachment plug receptacles when the receptacle is not moved from its previous location, but not the outlets therefor.

6. Repair or replacement of any over current device of the required capacity in the same location.

7. Temporary wiring for experimental purposes in suitable experimental laboratories.

8. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

9. Low-energy power, control and signal circuits of Class II and Class III as defined in the Electrical Code.

C. Gas.

1. Portable heating, cooking or clothes drying appliances.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

D. Mechanical.

1. Portable heating appliances.

2. Portable ventilating appliances.

3. Portable cooling units.

4. Portable evaporative coolers.

5. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by the Mechanical code.

6. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

7. Refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.

8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

E. Plumbing.

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that should any concealed trap, drain pipe, water, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and

reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures. (Ord. 2153 § 2, 2016)

20.04.140 Emergency repairs.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application must be submitted within the next business day to the building official. (Ord. 2153 § 2, 2016)

20.04.150 Repairs.

Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting away of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electrical wiring or mechanical or any other work affecting public health or general safety. (Ord. 2153 § 2, 2016)

20.04.160 Public service agencies.

A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution, metering or other related equipment that is under the ownership and control of public or private agencies by established right. (Ord. 2153 § 2, 2016)

20.04.170 Application for permit.

To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the building and safety division for that purpose. Every such application shall:

- A. Identify and describe the work to be covered by the permit for which application is made.
- B. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
- C. Indicate the use or occupancy for which the proposed work is intended.
- D. Be accompanied by plans, diagrams, computations and specifications, and other data as required in Section 20.04.180.

E. State the valuation of the proposed work, based on current labor and material costs.

F. Be signed by the applicant, or the applicant's authorized agent.

G. Give such other data and information as may be required by the Building and Safety Official. (Ord. 2153 § 2, 2016)

20.04.180 Submittal documents.

Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data shall constitute the submittal documents and shall be submitted in three or more sets with each application for a permit. When such plans are not prepared by an architect or engineer, the Building and Safety Official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The Building and Safety Official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law.

EXCEPTION: The Building and Safety Official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code. (Ord. 2153 § 2, 2016)

20.04.190 Deferred submittals.

For the purposes of this section, deferred submittals are defined as those portions of the design which are not submitted at the time of the application and which are to be submitted to the Building and Safety Official within a specified period. Deferral of any submittal items shall have prior approval of the Building and Safety Official. The registered design professional in responsible charge shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the Building and Safety Official. Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building and Safety Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building and Safety Official. (Ord. 2153 § 2, 2016)

20.04.200 Information on plans and specifications.

Plans and specifications shall be drawn to scale on substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

Where conventional construction provisions are identified in Group R 3 occupancies, all braced wall lines shall be identified on the construction documents and all pertinent information including, but not limited to, bracing methods, location and length of braced wall panels, foundation requirements of braced wall panels at top and bottom shall be provided. Plans for buildings of other than Group R 3 and Group U Occupancies shall indicate how required structural and fire resistive integrity will be maintained where penetrations will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems. (Ord. 2153 § 2, 2016)

20.04.210 Time limitation of application.

An application for a permit for any proposed work that did not require a plan review shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building and Safety Official is authorized to grant one or more extensions of time for an additional period not exceeding 180 days. The extension shall be requested in writing and justifiable cause demonstrated. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. (Ord. 2153 § 2, 2016)

20.04.220 Expiration of plan review.

An application for a permit for any proposed work under review shall be deemed to have been abandoned 360 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building and Safety Official is authorized to grant one extension of time for an additional period not exceeding 180 days. The extension shall be requested in writing and justifiable cause demonstrated. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee. (Ord. 2153 § 2, 2016)

20.04.230 Design professional in responsible charge.

When it is required that documents be prepared by an architect or engineer, the Building and Safety Official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner may designate a substitute registered design professional in responsible charge who shall perform all the duties required of the original registered design professional in responsible charge. The Building and Safety Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating all submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. (Ord. 2153 § 2, 2016)

20.04.240 Special inspection and observation program.

When special inspection is required by Section 20.04.380, the registered design professional in responsible charge shall prepare an inspection program which shall be submitted to the Building and Safety Official for approval prior to issuance of the building permit. The inspection program shall designate the portions of the work to have special inspection, the name or names of the individuals or firms who are to perform the special inspections and indicate the duties of the special inspectors.

The special inspector shall be employed by the owner, the registered design professional in responsible charge, or an agent of the owner, but not the contractor or any other person responsible for the work.

When structural observation is required by Section 20.04.390, the inspection program shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The inspection program shall include samples of inspection reports and provide time limits for submission of reports. (Ord. 2153 § 2, 2016)

20.04.250 Permit issuance.

The application, plans, specifications, computations and other data filed by an applicant for permit shall be reviewed by the Building and Safety Official or his or her authorized representative. Such plans may be re-

viewed by other departments of the City of Pleasanton to verify compliance with any applicable laws under its jurisdiction. If the Building and Safety Official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and the technical codes and other pertinent laws and ordinances, and that the fees specified in Section 20.04.310 have been paid, the Building and Safety official shall issue a permit therefor as soon as practicable.

When the Building and Safety Official issues a permit, the construction documents shall be approved in writing or by a stamp which states "REVIEWED" or "REVIEWED FOR CODE COMPLIANCE." One set of construction documents so reviewed shall be retained by the Building and Safety Official. Another set of approved plans and specifications shall be returned to the applicant, shall be kept at the site of work at all times during which the work authorized, and shall be open to inspection by the Building and Safety Official or his or her authorized representative. Such approved plans and specifications shall not be changed, modified or altered without authorizations from the Building and Safety Official, and all work regulated by this code and the technical codes shall be done in accordance with the approved plans.

The Building and Safety Official is authorized to issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building or structure or building and or property service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of the technical codes. The holder of a partial permit shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire building, structure or building service will be granted. (Ord. 2153 § 2, 2016)

20.04.260 Retention of plans.

The Building and Safety Division shall maintain an official copy, which may be an electronic copy, of the plans for every building during the life of the building, for which the division issues a building permit. Except for plans of a common interest development as defined in Section 1351 of the Civil Code, plans need not be filed for:

- A. Single or multiple dwellings not more than two stories and basement in height.
- B. Garages and other structures appurtenant to buildings in subsection A.

C. Farm or ranch buildings.

D. Any one-story building not constructed of steel frame or concrete where the span between bearing walls does not exceed 25 feet. (Ord. 2153 § 2, 2016)

20.04.270 Validity of permit.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the City of Pleasanton. Permits presuming to give authority to violate or cancel the provisions of this code or the technical codes or of other ordinances of the City of Pleasanton shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building and Safety Official from thereafter requiring the correction of errors in construction documents and other data. The Building and Safety Official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of the City of Pleasanton. (Ord. 2153 § 2, 2016)

20.04.280 Permit expiration.

Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced, or if 180 days has elapsed since the most recent approval has been given by the Building and Safety Official for a required inspection, as enumerated in Section 20.04.350 of this code. The Building and Safety Official is authorized to grant, in writing, one or more extension of time, for a period not more than 180 days. The extension shall be requested in writing and justifiable cause demonstrated.

If the permit has expired, before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The Building and Safety Official may extend the time for

action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. (Ord. 2153 § 2, 2016)

20.04.290 Suspension or revocation.

The Building and Safety Official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code. (Ord. 2153 § 2, 2016)

20.04.300 Annual permits.

In lieu of an individual permit for each installation or alteration, an annual permit shall, upon application, be issued to any person, firm, or corporation for the installation, alteration, and maintenance of equipment in or on buildings or premises owned or occupied by the applicant for the permit. Upon application and approval by the Building and Safety Official, a licensed contractor as agent for the owner or tenant shall be issued an annual permit. The applicant shall keep records of all work done, and the records shall be transmitted periodically to the Building and Safety Official. (Ord. 2153 § 2, 2016)

20.04.310 Fees.

A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

A. **Permit Fees.** The fee for each permit shall be established by resolution. Where a technical code has been adopted by the City of Pleasanton for which no fee has been established by resolution, the fee required shall be established by the Building and Safety Official based on time and material.

The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as finish work, painting, roofing, electrical, gas, mechanical, plumbing equipment, elevators, fire-extinguishing systems and permanent systems. If, in the opinion of the Building and Safety Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building and Safety Official. Final building permit valuation shall be set by the Building and Safety Official.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee established by the Building and Safety Official that shall be in addition to the required permit fees.

The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

B. **Plan Review Fees.** When submittal documents are required by Section 20.04.180, a plan review fee shall be paid at the time of submitting the submittal documents for plan review.

1. The building, energy, access, fire sprinkler, fire alarm, grading, on-site, electrical, mechanical and/or plumbing plan review fee shall be established by resolution.

2. The plan review fees specified in this section are separate fees from the permit fees specified in Section 20.04.180 and are in addition to the permit fees.

3. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 20.04.190, one or more additional plan review fees shall be charged at the rate established by resolution.

C. **Investigation Fees.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a special investigation fee established by resolution. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued.

The investigation fee shall be equal to the amount of the permit fee established by resolution. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes nor from the penalty prescribed by law. (Ord. 2153 § 2, 2016)

20.04.320 Fee refunds.

The Building and Safety Official may authorize refunding of a fee paid hereunder which was erroneously paid or collected. The Building and Safety Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Building and Safety Official may authorize refunding of not more than 80 percent of the plan review

fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination or inspection time has been expended.

The Building and Safety Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment. (Ord. 2153 § 2, 2016)

20.04.330 Inspections.

Construction or work for which a permit is required shall be subject to inspection by the Building and Safety Official and the construction or work shall remain accessible and exposed for inspection purposes until approved. In addition, certain types of construction shall have continuous inspection as specified in Section 20.04.380. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code, the technical codes or of other ordinances of the City of Pleasanton. Inspections presuming to give authority to violate or cancel the provisions of this code, the technical codes or of other ordinances of the City of Pleasanton shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building and Safety Official nor the City of Pleasanton shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the lot may be required by the Building and Safety Official to verify that the structure is located in accordance with the approved plans.

Inspection Requests. It shall be the duty of the person doing the work authorized by a permit to notify the Building and Safety Official that such work is ready for inspection. The Building and Safety Official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be made electronically, in writing or by telephone at the option of the Building and Safety Official. It shall be the duty of the person requesting any inspections required either by this code or the technical codes to provide access to and means for inspection of the work.

In addition to scheduled inspections required herein, the Building and Safety Official may inspect any existing building or structure for cause within the City or when requested to do so by an owner or person acting under authority of the owner. Such request shall be made in writing by the property owner, who may be required to submit evidence to indicate such authority. A

statement of all findings shall be sent to the owner and a record shall be kept on file in the office of the Building and Safety Official. Applications shall be accompanied by an inspection fee established by resolution.

Inspection Approval Required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building and Safety Official. The Building and Safety Official, upon notification, shall make the requested inspections and shall either indicate that that portion of the construction is satisfactory as completed or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions which do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building and Safety Official.

There shall be a final inspection and approval by the Building and Safety Official of all buildings, structures, plumbing, mechanical and or electrical and on-site permits when completed and ready for occupancy and use.

Inspection Record Card. Work requiring a permit shall not be commenced until the permit holder or the agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the Building and Safety Official conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the Building and Safety Official. (Ord. 2153 § 2, 2016)

20.04.340 Preliminary inspection.

Before issuing a permit, the Building and Safety Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed. (Ord. 2153 § 2, 2016)

20.04.350 Required building inspections.

Reinforcing steel or structural framework of any part of a building or structure or any plumbing, mechanical or electrical components shall not be covered or concealed without first obtaining the approval of the Building and Safety Official. Protection of joints and penetrations in fire- resistive assemblies shall not be concealed from view until inspected and approved.

The Building and Safety Official shall require notification from the permit holder in order to make the following inspections:

1. Foundation Inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in

place. Plumbing, mechanical or electrical components are required to be in place. For concrete foundations, required forms shall be in place prior to inspection. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

2. Under-Slab and Under-Floor Inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing or insulation installed, including the subfloor.

3. Floodplain Inspection in Designated Flood Hazard Areas. Upon placement of the lowest floor and prior to further vertical construction, a registered design professional shall prepare and submit documentation to the Building and Safety Official of the elevation of the lowest floor, including basement, as required in Section 1612.5 of the California Building Code, or for one-and two-family dwellings, Section R322 of the California Residential Code.

4. Shear and Roof Inspection. A lateral bracing, roof framing and sheathing inspection shall be made before any weather protection covering or roofing material is installed on the walls or roof of any building.

5. Plumbing, Mechanical, Gas and Electrical Inspection. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection.

6. Frame Inspection. Framing inspections shall be made after the roof deck or sheathing are approved and the structure is adequately protected from weather intrusion, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating, wiring, piping and ducts are approved. Moisture content of framing members shall be verified in accordance with the California Green Building Standards Code.

7. Sprinkler System Pre-Concealment Inspection. Fire sprinklers shall be installed in all required locations, and the sprinkler piping installation shall be tested and inspected prior to the concealment of any sprinkler system piping.

8. Energy Efficiency Inspections. Inspections shall be made to determine compliance with Title 24, Part 6 and shall include, but not be limited to, inspections for: envelope insulation R- and U-values, fenestra-

tion U-value, duct system R-value, and HVAC and water-heating equipment efficiency. Wall and concealed ceiling insulation inspections are required to be made after the frame inspection is approved and before being covered.

9. Lath and/or Wallboard Inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

EXCEPTION: Gypsum board that is not part of a fire-resistance-rated assembly.

10. Fire-Resistance-Rated Construction Inspection. Wherever fire-resistance-rated construction is required, the Building and Safety Official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

11. Other Inspections. In addition to the inspections specified above, the Building and Safety Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

12. Final Inspection. Final inspection shall be made after the permitted work is complete and prior to occupancy. (Ord. 2153 § 2, 2016)

20.04.360 Required building and/or property service equipment inspections.

For all stand-alone plumbing, mechanical and electrical permits and all other building and/or property service equipment for which a permit is required by this code shall be inspected by the Building and Safety Official. Building service equipment intended to be concealed by a permanent portion of the building shall not be concealed until inspected and approved. Before any property service equipment is buried or covered it shall be inspected by the Building and Safety Official. When the installation of building and/or property service equipment is complete, a final inspection shall be made. Building and/or property service equipment regulated by the technical codes shall not be connected to the water, fuel or power supply or sewer system until authorized by the Building and Safety Official.

The requirements of this section shall not be considered to prohibit the operation of building service equipment installed to replace existing building service

equipment serving an occupied portion of the building in the event a request for inspection of such building service equipment has been filed with the Building and Safety Official not more than 48 hours after the replacement work is completed, and before any portion of such building service equipment is concealed by permanent portions of the building. (Ord. 2153 § 2, 2016)

20.04.370 Reinspections.

A reinspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when inspections called for are not made. Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building and Safety Official.

After a reinspection fee has been assessed, the applicant shall first pay the assessed re-inspection fee as established by resolution before being permitted to schedule another inspection. (Ord. 2153 § 2, 2016)

20.04.380 Special inspections.

Where application is made for construction as described in this Chapter 17 of the California Building Code, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1704 of the California Building Code. These inspections are in addition to the inspections identified in Section 20.04.350 of this code.

EXCEPTION: Special inspections are not required for work of a minor nature as approved by the Building and Safety Official. (Ord. 2153 § 2, 2016)

20.04.390 Structural observation.

Structural observation shall be provided when so designated by the architect or engineer of record, or when such observation is specifically required by the Building and Safety Official and comply with the requirements in Section 1704 of the California Building Code.

The owner shall employ a registered design professional to perform structural observations as defined in Section 1704.2 of the California Building Code. Prior to the commencement of observations, the structural observer shall submit to the Building and Safety Official a written statement identifying the frequency and extent of structural observations. At the conclusion of the work

included in the permit, the structural observer shall submit to the Building and Safety Official a written statement that the site visits have been made and identify any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved.

Structural observation does not include or waive the responsibility for the inspections required by Section 20.04.350, 1704 of the California Building Code or other sections of this code. (Ord. 2153 § 2, 2016)

20.04.400 Energy connections.

No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the Building and Safety Official.

The Building and Safety Official shall have the authority to authorize the temporary connection of the building or other service equipment to the source of energy, fuel or power. (Ord. 2153 § 2, 2016)

20.04.410 Use or occupancy.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof be made until the Building and Safety Official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the City of Pleasanton. Certificates presuming to give authority to violate or cancel the provisions of this code or the technical codes or of other ordinances of the City of Pleasanton shall not be valid.

EXCEPTION: One- and two-family dwellings, Group U Occupancies and work exempt from permits under Section 20.04.130.

Change in Use. Changes in the character or use of an existing structure shall not be made except as specified in the California Existing Building Code.

Certificate Issued. After the Building and Safety Official inspects the building or structure and finds no violations of the provisions of the technical codes or other laws which are enforced by the City of Pleasanton, the Building and Safety Official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.

5. A statement that the described portion of the structure has been inspected for compliance with the requirements of the technical codes for the occupancy and the division of occupancy and the use for which the proposed occupancy is classified.

6. The name of the Building and Safety Official.

7. The edition of the code under which the permit was issued.

8. The use and occupancy.

9. The type of construction.

10. The design occupant load.

11. If an automatic sprinkler system is provided, whether the sprinkler system is required.

12. Any special stipulations and conditions of the building permit.

Temporary Certificate of Occupancy. The Building and Safety Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building and Safety Official shall set a time period during which the temporary certificate of occupancy is valid. A fee for a temporary certificate of occupancy shall be established by resolution.

The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building and Safety Official.

Revocation. The Building and Safety Official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code. (Ord. 2153 § 2, 2016)

Chapter 20.06

EXISTING BUILDING CODE

Section:

20.06.010 California Existing Building Code adopted.

20.06.010 California Existing Building Code adopted.

A. The International Existing Building Code, 2015 Edition, as amended and set forth in the California Existing Building Code, Title 24, Part 10 of the California Code of Regulations, published by the International Code Council (including Appendices Chapters A1, A3 and A4) is hereby adopted with the exception of: Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 and Chapter 1 Division II (see now Chapter 20.04).

B. The International Existing Building Code (IEBC) 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 2016 California Existing Building Code (CEBC).

C. Where there is a reference in the CEBC 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. 2153 § 3, 2016)

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

- 20.08.010 California Building Code adopted.**
- 20.08.020 CBC Chapter 1 Division I amended.**
- 20.08.030 CBC Chapter 1 Division II deleted.**
- 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 1505.1 amended—Fire
classification.**
- 20.08.070 CBC Section 1705.3 amended—
Concrete construction.**
- 20.08.080 CBC Section 1809.8 amended—
Plain concrete footings.**
- 20.08.090 CBC Section 1905.1.7 amended—
ACI 318 Section 14.1.4.**
- 20.08.100 CBC Section 3109.4.4.2 added—
Construction permit: safety features
required.**
- 20.08.110 CBC Appendix Section J104
deleted.**

* Prior ordinance history: Ord. 2083.

20.08.010 California Building Code adopted.

A. The International Building Code, 2015 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 C 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 2016 California Building Code (CBC).

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. 2153 § 2, 2016)

20.08.020 CBC Chapter 1 Division I amended.

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted. (Ord. 2153 § 2, 2016)

20.08.030 CBC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code. (Ord. 2153 § 2, 2016)

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

Section 903 of the California Building Code 2016 Edition, (24 C.C.R. Part 2), and including by reference the International Building Code, 2015 Edition is amended to read as shown in Section 903 of the Pleasanton Fire Code (PMC Chapter 20.24). (Ord. 2153 § 2, 2016)

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

Section 904 of the California Building Code 2016 Edition (24 C.C.R. Part 2), and including by reference the International Building Code, 2015 Edition is amended to read as shown in Section 904 of the Pleasanton Fire Code (PMC Chapter 20.24). (Ord. 2153 § 2, 2016)

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

Table 1505.1 Minimum Roof Coverings Classification is deleted, and Section 1501.1 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. 2153 § 2, 2016)

**20.08.070 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.

Exception: 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. 2153 § 2, 2016)

20.08.080 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 (203 mm) where placed on soil and in all cases, as a minimum, one No. 4 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 (152 mm), 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 No. 4 continuous rebar shall be placed at the top and at the bottom of all grade beams and spread footings.

(Ord. 2153 § 2, 2016)

20.08.090 CBC Section 1905.1.7 amended—ACI 318 Section 14.1.4.

Section 1905.1.7 is amended to read as follows:

1905.1.7 ACI 318, Section 14.1.4. Delete ACI 318, Section 14.1.4, and replace with the following:

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

14.1.4.1 - 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.

Exception: In detached one- and two-family dwelling three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to 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. 2153 § 2, 2016)

20.08.100 CBC Section 3109.4.4.2 added—Construction permit: safety features required.

Section 3109.4.4.2 is amended to add the following paragraph to read as follows:

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 pool or spa.

(Ord. 2153 § 2, 2016)

20.08.110 CBC Appendix Section J104 deleted.

Section J104 is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code.

(Ord. 2153 § 2, 2016)

Chapter 20.10

RESIDENTIAL CODE*

Sections:

- 20.10.010 California Residential Code adopted.**
- 20.10.020 CRC Chapter 1 Division I amended.**
- 20.10.030 CRC Chapter 1 Division II deleted.**
- 20.10.040 CRC Table R301.2(1) amended—Climate and geographic design criteria.**
- 20.10.050 CRC Section R313 amended—Automatic fire sprinkler systems.**
- 20.10.060 CRC Table R602.10.3(3) amended—Bracing Requirements based on seismic design category.**
- 20.10.070 CRC Section R602.10.4.4 added—Limits on methods GB and PCP.**
- 20.10.080 CRC Section R907.7 amended—Fire classification.**
- 20.10.090 CRC Appendix J Section AJ102.4.1 amended—Energy efficiency.**
- 20.10.100 CRC Appendix J Section AJ301.2 amended—Water closets.**
- 20.10.110 CRC Appendix J Section AJ301.3 amended—Electrical.**
- 20.10.120 CRC Appendix J Section AJ401.4 amended—Structural.**
- 20.10.130 CRC Appendix J Section AJ501.5.1 amended—Electrical equipment and wiring.**
- 20.10.140 CRC Appendix J Section AJ501.5.3.3 amended—Ground-fault circuit-interruption.**

20.10.010 California Residential Code adopted.

A. The International Residential Code, 2015 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 Appendix J 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 2016 California Residential Code (CRC).

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. 2153 § 2, 2016)

20.10.020 CRC Chapter 1 Division I amended.

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted. (Ord. 2153 § 2, 2016)

20.10.030 CRC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code. (Ord. 2153 § 2, 2016)

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

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

* Prior ordinance history: Ord. 2083.

**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 ^b	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed mph ^d	Topographic effects ^k	Special Wind Region ^l	Wind- borne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c					
N/A	85 mph	NO	NO	NO	D ₀ , D ₁ , D ₂ , E	Negligible	N/A	Very Heavy	32°	NO	See Footnote g	2%	58.7°

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

- a. The weathering index for the City of Pleasanton is classified as “negligible.”
- b. The City of Pleasanton does not require additional depth of footing below finish grade.
- c. The City of Pleasanton has a history of local subterranean termite damage.

- d. The City of Pleasanton is in the 85 mph wind speed zone.
- e. The outdoor design dry-bulb temperature for the City of Pleasanton was selected from the columns of 97½-percent values for winter from Appendix D of the International Plumbing Code.
- f. The City of Pleasanton is in Seismic design categories D₀, D₁, D₂ and E.
- 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. The panel numbers 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.
- h. The City of Pleasanton does not have a history of local damage from the effects of ice damming.
- 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. There is not any local historical data documenting structural damage to buildings due to topographic wind speed-up effects in the City of Pleasanton.
- l. The City of Pleasanton is not in a Special Wind Region.
- m. The City of Pleasanton is not in a Wind-borne debris zone.
(Ord. 2153 § 2, 2016)

**20.10.050 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. 2153 § 2, 2016)

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

Table R602.10.3(3) footnote “e” is amended to read as follows:

- e. Method CS-SFB and Method GB are not permitted, and the use of Method PCP is limited to one-story single-family dwellings and accessory structures.

(Ord. 2153 § 2, 2016)

**20.10.070 CRC Section R602.10.4.4 added—
Limits on methods GB and PCP.**

Section R602.10.4 is amended to add Section R602.10.4.4 to read as follows:

R602.10.4.4 Limits on methods GB and PCP. 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. The use of Method PCP is limited to one-story single-family dwellings and accessory structures.

(Ord. 2153 § 2, 2016)

**20.10.080 CRC Section R907.7 amended—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. 2153 § 2, 2016)

20.10.090 CRC Appendix J Section AJ102.4.1 amended—Energy efficiency.

Section AJ102.4.1 is amended to be read as follows:

AJ102.4.1 Energy efficiency. Replacement windows shall comply with the fenestration requirements in the California Energy Code, Title 24 Part 6.

(Ord. 2153 § 2, 2016)

20.10.100 CRC Appendix J Section AJ301.2 amended—Water closets.

Section AJ301.2 is amended to be read as follows:

AJ301.2 Water closets. Where any water closet is replaced with a newly manufactured water closet, the replacement water closet shall comply with the requirements of the California Plumbing Code Section 411.0.

(Ord. 2153 § 2, 2016)

20.10.110 CRC Appendix J Section AJ301.3 amended—Electrical.

Section AJ102.4.1 is amended to be read as follows:

AJ301 Electrical. Repair or replacement of electrical wiring and equipment undergoing repair with like material shall be permitted.

Exceptions:

1. Replacement of electrical receptacles shall comply with the requirements in the California Electrical Code, Title 24 Part 5.
2. Plug fuses of the Edison-base type shall be used for replacements only where there is not evidence of over-fusing or tampering in accordance with the applicable requirements in the California Electrical Code, Title 24 Part 5.
3. For replacement of nongrounding-type receptacles with grounding-type receptacle and for branch circuits that do not have an equipment grounding conductor in the branch circuitry, the

grounding conductor of a grounding-type receptacle outlet shall be permitted to be grounded to any accessible point on the grounding electrode system, or to any accessible point on the grounding electrode conductor, as allowed and described in the California Electrical Code, Title 24 Part 5.

(Ord. 2153 § 2, 2016)

20.10.120 CRC Appendix J Section AJ401.4 amended—Structural.

Section AJ401.4 is amended to be read as follows:

AJ401.4 Structural. Unreinforced masonry buildings shall have parapet bracing and wall anchors of an approved design.

(Ord. 2153 § 2, 2016)

20.10.130 CRC Appendix J Section AJ501.5.1 amended—Electrical equipment and wiring.

Section AJ501.5.1 is amended to be read as follows:

AJ501.5.1 Materials and methods. Newly installed electrical equipment and wiring relating to work done in any work area shall comply with the materials and methods requirements of the California Electrical Code, Title 24 Part 5.

Exception: Electrical equipment and wiring in newly installed partitions and ceilings shall comply with the applicable requirements of the California Electrical Code, Title 24 Part 5.

(Ord. 2153 § 2, 2016)

20.10.140 CRC Appendix J Section AJ501.5.3.3 amended—Ground-fault circuit-interruption.

Section AJ501.5.3.3 is amended to be read as follows:

AJ501.5.3.3 Ground-fault circuit-interruption. Ground-fault circuit-interruption shall be provided on newly installed receptacle outlets if required by the California Electrical Code, Title 24 Part 5.

(Ord. 2153 § 2, 2016)

Chapter 20.12

PLUMBING CODE*

Sections:

- 20.12.010 Uniform Plumbing Code adopted.**
- 20.12.020 CPC Chapter 1 Division I amended.**
- 20.12.030 CPC Chapter 1 Division II deleted.**
- 20.12.040 CPC Section 422.1 amended—
Fixture count.**
- 20.12.050 CPC Section 612.0 deleted.**

422.1 of the California Plumbing Code, Table 2902.1 of the California Building Code, or as otherwise determined by the Building and Safety Official.

(Ord. 2153 § 2, 2016)

- 20.12.050 CPC Section 612.0 deleted.**
Section 612.0 is deleted. (Ord. 2153 § 2, 2016)

* Prior ordinance history: Ord. 2083.

20.12.010 Uniform Plumbing Code adopted.

A. The Uniform Plumbing Code, 2015 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 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 2016 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. 2153 § 2, 2016)

20.12.020 CPC Chapter 1 Division I amended.

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted. (Ord. 2153 § 2, 2016)

20.12.030 CPC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code. (Ord. 2153 § 2, 2016)

20.12.040 CPC Section 422.1 amended—Fixture count.

Section 422.1 is amended to read as follows:

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

Chapter 20.16

MECHANICAL CODE*

Sections:

- 20.16.010 California Mechanical Code adopted.**
- 20.16.020 CMC Chapter 1 Division I amended.**
- 20.16.030 CMC Chapter 1 Division II deleted.**
- 20.16.040 CMC Appendix A deleted.**

* Prior ordinance history: Ord. 2083.

20.16.010 California Mechanical Code adopted.

A. The Uniform Mechanical Code, 2015 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 2016 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. 2153 § 2, 2016)

20.16.020 CMC Chapter 1 Division I amended.

Chapter 1 Division I Sections 1.8.4, 1.8.5, 1.8.7 and 1.8.8 are deleted. (Ord. 2153 § 2, 2016)

20.16.030 CMC Chapter 1 Division II deleted.

Chapter 1 Division II is deleted and replaced by Chapter 20.04, the Pleasanton Building Administrative Code. (Ord. 2153 § 2, 2016)

20.16.040 CMC Appendix A deleted.

CMC Appendix A is deleted. (Ord. 2153 § 2, 2016)

Chapter 20.20

ELECTRICAL CODE*

Sections:

20.20.010 California Electrical Code adopted.

20.20.020 CEC Section 89.108.4 deleted.

* Prior ordinance history: Ord. 2083.

20.20.010 California Electrical Code adopted.

A. The National Electrical Code, 2014 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 2016 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. 2153 § 2, 2016)

20.20.020 CEC Section 89.108.4 deleted.

Section 89.108.4 is deleted. (Ord. 2153 § 2, 2016)

Chapter 20.24**FIRE CODE*****Sections:**

- 20.24.010 California Fire Code adopted
- 20.24.015 CFC Sections 104.9 Alternate Materials, CFC Section 1.11.4 Fees and CFC Section 113 Fees deleted.
- 20.24.020 CFC Chapter 1, Division II, Table 105.6.9 amended—Permit Amounts for Compressed Gases.
- 20.24.030 CFC Chapter 1, Division II, Table 105.6.11 amended—Permit Amounts for Cryogenic Fluids.
- 20.24.040 CFC Chapter 1, Division II, Section 105.6.17 Item 3 amended—Flammable and combustible liquids.
- 20.24.050 CFC Chapter 1, Division II, Section 105.6.17 Item 12 added—Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies.
- 20.24.060 CFC Chapter 1, Division II, Table 105.6.21 amended—Permit Amounts for Hazardous Materials.
- 20.24.070 CFC Chapter 1, Division II, Section 105.6.49 Item 4 added—Radioactive Materials.
- 20.24.080 CFC Chapter 1, Division II, Section 108 deleted—Board of Appeals.
- 20.24.090 CFC Chapter 1, Division II, Section 114 added—Unauthorized Discharges.
- 20.24.100 CFC Section 605.13 added—Immersion Heaters.
- 20.24.110 CFC Section 903.2 amended—Automatic Sprinkler Systems.
- 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.

* Prior ordinance history: Ord. 2083.

20.24.010 California Fire Code adopted

A. The International Fire Code, 2015 Edition, including both building standards and non-building standards, 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 additional Appendices D, E (informational purposes), and F (informational purposes) except as set forth in this chapter. For Chapter 11, only those sections adopted by the State Fire Marshal are adopted.

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 2016 California Fire Code (CFC).

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. 2153 § 2, 2016)

20.24.015 CFC Sections 104.9 Alternate Materials, CFC Section 1.11.4 Fees and CFC Section 113 Fees deleted.

Chapter 1 Division I Section 1.11.4 Fees is deleted and replaced by PMC Section 20.04.310; Section 104.9 Alternate materials and methods is deleted and replaced by PMC Section 20.04.050; Section 113 Fees is deleted and replaced by PMC Section 20.04.310. (Ord. 2153 § 2, 2016)

20.24.020 CFC Chapter 1, Division II, Table 105.6.9 amended—Permit Amounts for Compressed Gases.

Table 105.6.9 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, carbon dioxide, simple asphyxiant and other gases with a 1,000 cubic foot threshold for the HMBP program	1000
Moderately Toxic	Any amount
Oxidizing (including oxygen)	200
Pyrophoric	Any amount
Toxic	Any amount
All other gases subject to HMBP reporting (per material)	200

(Ord. 2153 § 2, 2016)

20.24.030 CFC Chapter 1, Division II, Table 105.6.11 amended—Permit Amounts for Cryogenic Fluids.

Table 105.6.11 is amended to read:

Type of Cryogenic Fluid	Cubic feet at NTP
Corrosive	Any Amount
Flammable	Any Amount
Inert, carbon dioxide, simple asphyxiant and other gases with a 1,000 cubic foot threshold for the HMBP program	1000
Oxidizing (including oxygen)	200
Physical or health hazard not indicated above	Any amount
All other materials subject to HMBP requirements (per material)	200

(Ord. 2153 § 2, 2016)

20.24.040 CFC Chapter 1, Division II, Section 105.6.17 Item 3 amended—Flammable and combustible liquids.

Section 105.6.17 Item 3 is amended to read:

3. 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. 2153 § 2, 2016)

20.24.050 CFC Chapter 1, Division II, Section 105.6.17 Item 12 added—Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies.

Section 105.6.17 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. Fixed 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. 2153 § 2, 2016)

20.24.060 CFC Chapter 1, Division II, Table 105.6.21 amended—Permit Amounts for Hazardous Materials.

Table 105.6.21 is amended to add:

Moderately toxic gas	20 cubic feet
Irritants and Sensitizers	550 gallons (liquids) 5000 pounds (solids)
Other materials subject to California Health and Safety Code Chapter 6.95 Hazardous Materials Business Plan requirements	55 gallons (liquids) 500 pounds (solids)

(Ord. 2153 § 2, 2016)

20.24.070 CFC Chapter 1, Division II, Section 105.6.49 Item 4 added—Radioactive Materials.

Section 105.6.49 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. 2153 § 2, 2016)

20.24.080 CFC Chapter 1, Division II, Section 108 deleted—Board of Appeals.

Section 108 is deleted and replaced by PMC Section 20.04.100. (Ord. 2153 § 2, 2016)

20.24.090 CFC Chapter 1, Division II, Section 114 added—Unauthorized Discharges.

Section 114 is added to read:

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. 2153 § 2, 2016)

20.24.100 CFC Section 605.13 added—Immersion Heaters.

Section 605.13 is added to read:

605.13 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. 2153 § 2, 2016)

20.24.110 CFC Section 903.2 amended—Automatic Sprinkler Systems.

903.2 is deleted and replaced with the following:

903.2 Where required.

1. Automatic fire extinguishing systems shall be provided in all new buildings and structures, including any detached or attached structure added to a parcel of land already

containing automatic extinguishing system protected buildings.

Exception:

- a. Detached U Occupancies, other than trash enclosures, that do not exceed 400 square feet of floor area.
 - b. Trash enclosures that have been exempted by the fire code official or that meet the following conditions:
 - i. The enclosure, including the cover and door, are constructed of non-combustible materials.
 - ii. The enclosure does not exceed 180 square feet in size.
 - iii. The enclosure is stand-alone structure, be a minimum of 20 feet from adjacent buildings and a minimum of 10 feet from property line(s).
 - iv. The enclosure is used exclusively for waste garbage contained within approved trash containers. No outdoor storage is permitted within the trash enclosure.
 - c. Photo Voltaic Arrays covering parking stalls only.
2. Existing commercial or industrial buildings not currently provided with automatic fire extinguishing systems shall be provided with an automatic fire extinguishing systems as follows:
- a. When modification to the building results in a 50% or greater increase of the total floor area of the building or brings the over total of floor area of the building to more than 8,000 square feet, the entire building shall be provided with an automatic fire extinguishing system.

Exception: Additions providing accessory storage space not greater than 500 square feet in area to an existing non-fire sprinklered building or solely for the purpose of providing accessibility shall not result in a requirement that the building be provided with an automatic extinguishing system.

- b. 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, the new occupancy and all fire areas that the new occupancy exits through shall be provided with an automatic extinguishing system.

Exception: Public assembly occupancies not exceeding an occupant load of 150, whether occupying an entire building or a portion of a building.

- 3. Existing residential buildings not currently provided with automatic fire extinguishing systems shall be provided with an automatic fire extinguishing systems as follows:
 - a. When a modification or modifications to the building results in a 50% or greater increase of the total floor area of the building.
 - b. In the garage when a new attached or detached garage is added and the modification does not otherwise require the addition of an automatic fire protection system throughout the building.

(Ord. 2153 § 2, 2016)

**20.24.120 CFC Section 903.3.1.2 amended—
NFPA 13R Sprinkler Systems.**

Section 903.3.1.2 paragraph 1 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 in buildings not exceeding 60 feet (18,288 mm) in height above grade plan shall be permitted to be installed throughout in accordance with NFPA 13R as amended in Chapter 80 and the following:

- Sprinklers shall be provided in all attic areas

(Ord. 2153 § 2, 2016)

**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. Automatic sprinkler systems installed in one- and two-

family dwellings; Group R-3; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D, as amended in Chapter 80.

In addition, the fire-sprinkler system shall be designed and sprinklers shall be installed in the following additional locations:

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

(Ord. 2153 § 2, 2016)

**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. 2153 § 2, 2016)

**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. 2153 § 2, 2016)

**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. 2153 § 2, 2016)

**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. 2153 § 2, 2016)

Exception: Outside aboveground tanks with a capacity of 100 gallons (378 L) or less.
(Ord. 2153 § 2, 2016)

**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. 2153 § 2, 2016)

**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 is authorized to 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. 2153 § 2, 2016)

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

Section 5704.2.7.5.8, Exception, is amended to read:

Chapter 20.26

GREEN BUILDING CODE*

Sections:

- 20.26.010 California Green Building Standards (CALGreen) Code adopted.**
- 20.26.020 Section 101.3 Scope and Applicability amended.**
- 20.26.030 Section 108 Local Enforcing Agency added.**
- 20.26.040 Section 4.106 Site Development amended.**
- 20.26.050 Section 4.408 Construction Waste Reduction, Disposal and Recycling amended.**
- 20.26.060 Section 5.106 Stormwater pollution prevention amended.**
- 20.26.070 Section 5.304 Outdoor Water Use amended.**
- 20.26.080 Section 5.408 Construction Waste Reduction, Disposal and Recycling amended.**

* Prior ordinance history: Ord. 2083.

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 (2016 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. 2153 § 2, 2016)

20.26.020 Section 101.3 Scope and Applicability amended.

Section 101.3 Scope is amended to read as follows:

Scope. The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, unless otherwise indicated in this code, throughout the State of California. Any “Newly constructed building or structure” subject to CALGreen and this chapter does 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. It is not the intent that this code substitute or be identified as meeting the certification requirements of any green building program.

(Ord. 2153 § 2, 2016)

20.26.030 Section 108 Local Enforcing Agency added.

Section 108 is added to read as follows:

The Building Department of the City of Pleasanton shall enforce all the provisions of this law, this code and the other rules and regulations promulgated by the Building Standards Commission, the Department of Housing and Community Development or the Division of the State Architect, and Chapter 20.04, the Pleasanton Building Administrative Code.

(Ord. 2153 § 2, 2016)

20.26.040 Section 4.106 Site Development amended.

Section 4.106.1, is amended to read as follows:

4.106.1 General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall be 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. 2153 § 2, 2016)

20.26.050 Section 4.408 Construction Waste Reduction, Disposal and Recycling amended.

Section 4.408 is amended to read as follows:

4.408.1 Construction waste management. As provided in Municipal Code Chapter 9.21, “regulated projects” as defined therein shall comply with Municipal Code Chapter 9.21. Projects that are not regulated by Municipal Code Chapter 9.21 shall comply with CALGreen Section 4.408, as applicable.

(Ord. 2153 § 2, 2016)

20.26.060 Section 5.106 Stormwater pollution prevention amended.

Section 5.106.1, is amended to read as follows:

5.106.1 Stormwater pollution prevention.

Newly constructed projects and additions which disturb less than one acre of land shall prevent the pollution of stormwater runoff from construction activities and shall be 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. 2153 § 2, 2016)

20.26.070 Section 5.304 Outdoor Water Use amended.

CALGreen Sections 5.304.2 is amended to add item 3 as follows.

3. Outdoor potable water use requires a separate water meter and related water connection for the specified landscaped areas.

(Ord. 2153 § 2, 2016)

20.26.080 Section 5.408 Construction Waste Reduction, Disposal and Recycling amended.

Section 5.408 is amended to read as follows:

5.408.1 Construction waste management. As provided in Municipal Code Chapter 9.21, “regulated projects” as defined therein shall comply with Municipal Code Chapter 9.21. Projects that are not regulated by Municipal Code Chapter 9.21 shall comply with CALGreen Section 5.408, as applicable.

5.408.2 (Reserved)

5.408.3 Excavated soil and land clearing debris. [BSC] 100 percent of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on- or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the Alameda County Department of Agriculture Commissioner and follow its direction for recycling or disposal of material.
(<http://www.acgov.org/cda/awm/contactus.htm?c=01>)
2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture.
(www.cdfa.ca.gov)

(Ord. 2153 § 2, 2016)

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)

**Ordinance
Number**

2093	Amends §§ 2.29.030, 2.38.080, 2.48.050, 5.08.020, 9.24.020, 13.08.090, 14.04.060, 14.04.130, 15.12.080, 18.20.010 and 18.48.180, various updates to the code (2.29, 2.38, 2.48, 5.08, 9.24, 13.08, 14.04, 15.12, 18.20, 18.48)
2094	Adds Ch. 17.26 and §§ 18.36.095 and 18.88.035, transit incentive (17.26, 18.36, 18.88)
2095	Amends §§ 19.08.040 and 19.36.060, street design improvements (19.08, 19.36)
2096	Approves application for PUD (Special)
2097	Amends §§ 9.30.110 and 14.04.060, water conservation (9.30, 14.04)
2098	Approves application for PUD (Special)
2099	Approves application for PUD (Special)
2100	Approves application for PUD (Special)
2101	Approves development agreement (Special)
2102	Approves application for PUD (Special)
2103	Approves application for PUD (Special)
2104	Amends Ch. 9.30, water conservation plan (9.30)
2105	Approves development agreement (Special)
2106	Approves application for PUD (Special)
2107	Approves application for PUD (Special)
2108	Approves application for PUD (Special)
2109	Approves application for PUD (Special)
2110	Approves application for PUD (Special)
2111	Rezone (Special)
2112	Repeals and replaces Ch. 17.36, growth management program (17.36)
2113	Adds Ch. 18.103; amends §§ 18.28.030, 18.28.040, 18.32.030, 18.36.030, 18.40.030 and 18.44.090; repeals Ord. 145, beekeeping (18.28, 18.32, 18.36, 18.40, 18.44, 18.103)
2114	Approves application for PUD (Special)
2115	Adds Ch. 14.06, regulation of recycled water use (14.06)
2116	Adds Ch. 14.20, recycled water use for landscape irrigation (14.20)
2117	Amends contract with the Public Employees' Retirement System (Special)
2118	Amends Ch. 9.30 and § 14.04.060(G), water conservation (9.30, 14.04)
2119	Amends Ch. 5.36, tourism business improvement district (5.36)
2120	Adds §§ 7.36.075, 11.04.055, 11.04.057 and 11.36.230; amends §§ 1.20.020, 2.29.030, 3.32.010, 6.40.020(A), 9.08.170, 9.21.010—9.21.070, 9.32.010—9.32.050, 13.08.040, 13.08.110, 13.08.140, 17.16.003, 17.16.006, 17.16.110, 17.46.020, 17.46.050, 17.46.070, 17.46.100, 17.46.110, 17.46.130, 18.08.172, 18.100.100, 18.124.100, 18.124.110 and 20.04.015; moves Ch. 19.44 to Ch. 17.46; repeals Ch. 6.68, omnibus ordinance to clarify provisions (1.20, 2.29, 3.32, 6.40, 7.36, 9.08, 9.21, 9.32, 11.04, 11.36, 13.08, 17.16, 17.46, 18.08, 18.100, 18.124, 20.04)
2121	Approves application for PUD (Special)
2122	Approves application for PUD (Special)
2123	Approves application for PUD (Special)
2124	Approves development agreement (Special)
2125	Amends §§ 9.24.010, 9.24.040, 13.08.010 and 13.08.190, smoking (9.24, 13.08)
2126	Adds Ch. 20.70, expedited permitting process for small residential rooftop solar systems (20.70)
2127	Approves application for PUD (Special)
2128	Amends contract with the California Public Employees' Retirement System (Special)
2129	Approves application for PUD (Special)
2130	Amends § 18.20.010(B)(15), projects subject to design review (18.20)
2131	Amends § 5.28.040; repeals § 5.28.100, new business exemption (5.28)
2132	Amends §§ 2.39.020 and 2.39.030, civic arts commission (2.39)
2133	Approves application for PUD (Special)
2134	Approves development agreement (Special)

TABLES

**Ordinance
Number**

2135	Approves application for PUD (Special)
2136	Amends §§ 9.24.040 and 13.08.190, smoking (9.24, 13.08)
2137	Urgency ordinance amending Ch. 6.18, medical marijuana (6.18)
2138	Amends § 2.04.020, salaries (2.04)
2139	Amends § 11.20.010, speed limits (11.20)
2140	Amends contract with the California Public Employees' Retirement System (Special)
2141	Approves application for PUD (Special)
2142	Approves application for PUD (Special)
2143	Approves development agreement (Special)
2144	Amends §§ 18.68.130, 19.04.020, 19.16.040, 19.20.110, 19.20.120, 19.22.050 and 19.22.060, subdivisions (18.68, 19.04, 19.16, 19.20, 19.22)
2145	Approves application for PUD (Special)
2146	Approves application for PUD (Special)
2147	Approves application for PUD (Special)
2148	Urgency ordinance amending Ch. 9.30, water management plan (9.30)
2149	Approves application for PUD (Special)
2150	Approves application for PUD (Special)
2151	Approves application for PUD (Special)
2152	Urgency ordinance amending Ch. 6.18, marijuana and hemp (6.18)
2153	Adds Ch. 20.06; amends Chs. 20.04—20.26, building and construction (20.04, 20.06, 20.08, 20.10, 20.12, 20.16, 20.20, 20.24, 20.26)

INDEX

— A —

ADMINISTRATIVE

Citations

advance deposit hardship waiver 1.24.070
 amount 1.24.040
 applicability of provisions 1.24.010
 dismissal 1.24.075
 enforcement officer 1.24.020
 hearing
 decision 1.24.100
 officer 1.24.080
 procedure 1.24.090
 request 1.24.060
 issuance 1.24.030
 judicial review 1.24.125
 notices 1.24.130
 payment
 collection 1.24.120
 generally 1.24.050
 late, charges 1.24.110

Code

See BUILDING Ch. 20.04

Remedies

applicability of provisions 1.28.010
 compliance order
 dispute 1.28.150
 failure to comply 1.28.110
 generally 1.28.030
 report of compliance 1.28.140
 costs
 See also lien
 assessment 1.28.100
 civil penalties 1.28.130
 director designated 1.28.020
 hearing
 findings, order 1.28.070
 notice 1.28.060
 officer 1.28.045
 procedure 1.28.050
 judicial review 1.28.120
 lien
 hearing 1.28.170

procedure 1.28.160
 recordation 1.28.180
 satisfaction 1.28.190
 notice service 1.28.040
 order 1.28.080
 penalties 1.28.090

ALARM SYSTEMS

Appeals 6.56.060
 Definitions 6.56.020
 False, penalties 6.56.050
 Purpose of provisions 6.56.010
 Requirements 6.56.030
 Terminating at police panel 6.56.040

ALCOHOLIC BEVERAGES

Appeals 10.20.040
 Conflicting provisions 10.20.050
 Exemption permit 10.20.030
 Exemptions from provisions 10.20.020
 Possession, consumption 10.20.010

AMUSEMENT DEVICES

Bingo machines 6.04.030
 Definitions 6.04.010
 Free games 6.04.020
 Standards 6.04.040

ANIMALS

Biting
 quarantine
 rabies exam when 7.32.020
 required 7.32.010
 report 7.32.030
 Care
 food, water 7.36.070
 protection from elements 7.36.060
 treatment for sick, injured 7.36.080
 Definitions 7.04.020
 Dogs
 See DOGS Chs. 7.12—7.20
 Feeding birds, wild animals prohibited 7.36.075
 Fowl, rabbits 7.36.040
 Impoundment
 destruction 7.24.060

ART, PUBLIC

fees

- additional 7.28.070
- care of animal 7.28.080
- generally 7.28.060
- generally 7.24.010
- notice 7.24.030
- reclamation 7.24.050
- redemption 7.24.040
- strays 7.24.020

Keeping regulations 7.36.010

Kennels

See KENNEL, PET SHOP PERMIT Ch. 6.48

Nuisances 7.08.010

Rabies

See Biting

Sanitary environment 7.36.050

Title of provisions 7.04.010

ART, PUBLIC

Definitions 13.16.030

Funds appropriation 13.16.040

Generally 13.16.010

Gifts, loans

- generally 13.16.070
- of state 13.16.080

Projects

- not-for-profit 13.16.060
- private places 13.16.050

Purpose of provisions 13.16.020

— B —

BICYCLES

License

- forms, fees 11.52.030
- prior 11.52.050
- required 11.52.020

Prohibited where 11.52.060

Racing, endurance contests 11.52.070

Regulations, additional 11.52.040

Riding two abreast 11.52.090

Statutory provisions 11.52.010

Stunt riding 11.52.080

BINGO GAMES

See also AMUSEMENT DEVICES Ch. 6.04

Appeals 6.08.160

Authority 6.08.010

Definitions 6.08.020

Eligible organizations 6.08.100

Permit

- application 6.08.050
- contents 6.08.070
- investigation 6.08.060
- limited 6.08.180
- posting 6.08.090
- required 6.08.030
- revocation
 - notice, hearing 6.08.140
 - when 6.08.130
- suspension 6.08.150
- term, fee 6.08.080

Profits, proceeds 6.08.110

Recordkeeping 6.08.120

Regulations 6.08.100

Violations, penalties 6.08.170

BUILDING

See also Specific Code

Administrative code

- alternate materials, methods 20.04.050
- applicability of provisions 20.04.020
- board of appeals 20.04.100
- building and safety official
 - authority 20.04.070
 - design professional 20.04.230
 - powers, duties 20.04.080
- conflicting provisions 20.04.040
- dangerous, unsafe buildings, structures 20.04.090
- definitions 20.04.030
- energy connections 20.04.400
- inspections
 - building, property service equipment 20.04.360
 - generally 20.04.330
 - preliminary 20.04.340
 - program 20.04.240
 - reinspections 20.04.370
 - required when 20.04.350

- special 20.04.380
- structural observation 20.04.390
- modifications 20.04.060
- permits
 - annual 20.04.300
 - application 20.04.170
 - deferred submittals 20.04.190
 - document submittal 20.04.180
 - expiration 20.04.280
 - fees generally 20.04.310
 - fees refund 20.04.320
 - issuance 20.04.250
 - plans, specifications information 20.04.200
 - public service agencies 20.04.160
 - required 20.04.120
 - revocation, suspension 20.04.290
 - time limits 20.04.210
 - validity 20.04.270
 - work exempt from 20.04.130
- plan
 - retention 20.04.260
 - review expiration 20.04.220
- repairs
 - emergency 20.04.140
 - generally 20.04.150
- title, purpose, scope 20.04.010
- use, occupancy 20.04.410
- violations, penalties 20.04.110
- Code
 - adopted 20.08.010
 - amendments 20.08.020—20.08.110
- Debris
 - See CONSTRUCTION, DEMOLITION DEBRIS
 - Ch. 9.21
- Dedications
 - criteria for land and fee 17.46.060
 - exemptions from provisions 17.46.120
 - fair market value 17.46.080
 - fees in lieu
 - See also formula
 - amount 17.46.070
 - disposition 17.46.110
 - formula
 - fees in lieu 17.46.050
 - land 17.46.040
 - generally 17.46.030
 - open space credit 17.46.090
 - parks, recreation improvements
 - access 17.46.130
 - subdivider provided 17.46.130
 - procedures 17.46.100
 - purpose of provisions 17.46.010
 - requirements 17.46.020
 - sale of land 17.46.150
- Density bonus
 - application requirements 17.38.120
 - calculation 17.38.040
 - child care facilities 17.38.090
 - condominium conversions 17.38.100
 - conflict of interest 17.38.140
 - definitions 17.38.020
 - development standards
 - generally, affordability 17.38.110
 - waiver, modification 17.38.060
 - eligibility 17.38.030
 - housing agreement 17.38.130
 - incentives, concessions 17.38.050
 - land donation 17.38.080
 - off-street parking reduction 17.38.070
 - purpose of provisions 17.38.010
- Geologic hazards
 - appeals 17.12.090
 - compliance required 17.12.030
 - construction limits 17.12.040
 - definitions 17.12.020
 - purpose of provisions 17.12.010
 - regulations, additional 17.12.100
 - report
 - conditions 17.12.080
 - preparation 17.12.060
 - review of need 17.12.050
 - waiver, exception 17.12.070
- Green
 - See GREEN BUILDING Chs. 17.50, 20.26
- Growth management program
 - administration 17.36.050
 - building permit
 - approval 17.36.080
 - issuance, denial, revocation 17.36.090
 - restriction 17.36.030

BUILDING SECURITY

- exemptions from provisions 17.36.040
- existing projects, effect 17.36.120
- fees, exactions 17.36.110
- modification to projects 17.36.100
- new residential unit limits 17.36.060
- objectives 17.36.020
- purpose of provisions 17.36.010

Inclusionary zoning

- See HOUSING Ch. 17.44

Low income housing fees

- See HOUSING Ch. 17.40

Site plan

- exceptions to provisions 20.44.100
- form 20.44.080
- information required 20.44.090
- required 20.44.070

Survey plat

- boundaries 20.44.040
- exceptions to provisions 20.44.060
- field controls 20.44.050
- form 20.44.020
- information required 20.44.030
- required 20.44.010

BUILDING SECURITY

- Administration 20.36.050

- Alternate provisions 20.36.040

Commercial buildings

- doors 20.36.080
- ladders 20.36.100
- lighting 20.36.110
- windows, openings 20.36.090

- Definitions 20.36.070

- Purpose of provisions 20.36.010

- Regulations, supplemental 20.36.030

Residential units

- doors
 - generally 20.36.120
 - overhead, sliding 20.36.150
- entry view 20.36.130
- lighting 20.36.160
- windows 20.36.140

- Right of entry 20.36.060

- Scope of provisions 20.36.020

BUSINESS LICENSES

- See also Specific Subject

- Appeals 5.08.070

Application

- collector powers 5.08.080
- first license 5.08.020
- information confidential 5.08.050
- renewal license 5.08.030
- statements
 - failure to file 5.08.060
 - requirements 5.08.040

- Contents 5.08.010

- Definitions 5.04.010

- Duplicates 5.08.100

- Effect of provisions 5.04.030

- Posting 5.08.110

- Purpose of provisions 5.04.020

Tax

- authority
 - enforcement 5.24.070
 - rules, regulations 5.24.060
- branch establishments 5.12.020
- constitutional apportionment 5.16.010
- deemed debt 5.24.080
- delinquent, penalties 5.24.020
- evidence of doing business 5.12.030
- exemptions from provisions
 - charitable organizations 5.20.030
 - designated 5.20.020
 - fairground concessions, exhibitors 5.24.050
 - generally 5.20.010
- gross receipts 5.24.040
- payment 5.24.010
- refunds 5.24.030
- remedies cumulative 5.24.090
- required 5.12.010

- Transferability 5.08.090

- Violations, penalties 5.32.010

— C —

CABLE SYSTEM

- See also STATE VIDEO FRANCHISES Ch. 6.54

- Consumer protection standards 6.52.060

- Definitions 6.52.030

Facility
 abandonment, removal 6.52.150
 construction 6.52.080
 Franchise
 application, renewal 6.52.050
 conditions 6.52.040
 fees, financial requirements 6.52.070
 force majeure 6.52.140
 recordkeeping 6.52.110
 violations, penalties 6.52.130
 Indemnification of city 6.52.100
 Intent of provisions 6.52.010
 Performance review 6.52.120
 Rights of grantor, subscriber 6.52.160
 Severability of provisions 6.52.170
 Technical standards 6.52.090
 Title of provisions 6.52.020

CAMPAIGN REFORM

Definitions 1.20.020
 Findings 1.20.010
 Statement filing 1.20.030
 Violations, penalties 1.20.040
 Voluntary expenditure limit
 compliance verification 1.22.040
 definitions 1.22.020
 designated 1.22.030
 findings 1.22.010
 violations, penalties 1.22.050

CITY

Name designated 1.08.010

CIVIC ARTS COMMISSION

Created 2.39.010
 Duties 2.39.020
 Meetings 2.39.080
 Membership
 appointment 2.39.030
 maintenance 2.39.050
 term 2.39.040
 Organization 2.39.070
 Vacancy filling 2.39.060

CLERK, CITY

Appointment 2.12.010
 Bond 2.12.020

CODE

Applicability of provisions 1.04.060
 Attorney fees recovery 1.04.110
 Authority delegation 1.04.030
 Claims against city 1.04.090
 Construction of provisions 1.04.010
 Definitions 1.04.020
 Judicial review time limit 1.04.080
 Reference applies to all amendments 1.04.050
 Severability of provisions 1.04.070
 Tax payment recovery 1.04.100
 Violations
 administrative citations, remedies
 See ADMINISTRATIVE Chs. 1.24, 1.28
 continuing 1.12.030
 infractions 1.12.020
 injunctive relief 1.16.010
 penalties 1.12.010
 Writing requirements 1.04.040

CONDOMINIUM CONVERSIONS

Agreement 17.04.110
 Application 17.04.070
 Definitions 17.04.020
 Dispute resolution 17.04.120
 Exemptions from provisions 17.04.050
 Findings 17.04.030
 Generally 17.04.10
 Hearing 17.04.080
 Procedures 17.04.060
 Public policy 17.04.130
 Requirements generally 17.04.040
 Standards 17.04.090
 Tenant provisions 17.04.100

CONSTRUCTION, DEMOLITION DEBRIS

Definitions 9.21.010
 Regulated projects 9.21.020
 Waste management plan
 appeals 9.21.070
 compliance 9.21.050

CONTRACTS

evaluation 9.21.040
exemptions from provisions 9.21.060
generally 9.21.030

CONTRACTS

Award 2.48.070
Conflict of interest 2.48.090
Definitions 2.48.020
Firms
 evaluation 2.48.050
 notice 2.48.040
Negotiation 2.48.060
Purpose of provisions 2.48.010
Qualification statements 2.48.030
Selection review board 2.48.080

CORPUS

Criminal records production 10.04.010

COUNCIL, CITY

Meetings 2.04.010
Salaries 2.04.02
Term of office 2.04.015
Vacancy filling 2.04.030

CRIMINAL JUSTICE ADMINISTRATION FEE

Payment 3.30.010

— D —

DANCES, TEEN

Action by police chief 6.44.030
Adult participation 6.44.070
Alcoholic beverages prohibited 6.44.050
Attendance 6.44.040
Definitions 6.44.010
Loitering prohibited 6.44.080
Permit
 required 6.44.020
 revocation 6.44.090
Supervision 6.44.100
Time limit 6.44.060

DANGEROUS BUILDINGS CODE

Adopted 20.32.010
Designated 20.32.020

DISASTER COUNCIL

See EMERGENCY SERVICES Ch. 2.44

DOCUMENTARY STAMP TAX

Authority 3.16.110
Exemptions from provisions
 bankruptcies 3.16.060
 debts 3.16.040
 foreclosures 3.16.090
 marriage dissolution 3.16.100
 partnerships 3.16.080
 public agencies 3.16.050
 Securities and Exchange Commission 3.16.070
Imposed, amount 3.16.020
Payment responsibility 3.16.030
Refunds 3.16.120
Title of provisions 3.16.010

DOGS

At large 7.16.010
Feces removal 7.36.030
Impoundment
 See ANIMALS Ch. 7.24
License
 application 7.12.040
 display to veterinarian 7.12.120
 exceptions to provisions
 police dogs 7.28.040
 service dogs 7.28.040
 exemptions from provisions 7.12.020
 fees
 designated 7.28.010
 duplicate tags 7.28.050
 failure to comply 7.28.020
 rabies vaccination required 7.12.050
 required 7.12.010
tag
 attach to collar 7.12.070
 counterfeit, imitation 7.12.110
 display upon request 7.12.080
 lost, destroyed 7.12.100

DOWNTOWN BUSINESS IMPROVEMENT DISTRICT

removal prohibited 7.12.090
term 7.12.030
Police, interference with 7.36.020
Vicious
abatement costs
collection 7.20.110
lien 7.20.090
payment 7.20.100
appeals 7.20.080
confinement 7.20.040
definitions 7.20.020
hearing
evidence 7.20.060
notice 7.20.050
investigation 7.20.030
nuisance 7.20.070
purpose of provisions 7.20.010

DOWNTOWN BUSINESS IMPROVEMENT DISTRICT

Assessments
collection 5.28.120
system 5.28.080
voluntary contribution 5.28.090
Boundaries 5.28.040
Contract powers 5.28.110
Established 5.28.010
Findings 5.28.060
Hearing 5.28.030
Purpose of provisions 5.28.070
Resolution of intention 5.28.020
Statutory authority 5.28.050

— E —

ELECTIONS

See CAMPAIGN REFORM Chs. 1.20, 1.22

ELECTRICAL CODE

Adopted 20.20.010
Amendments 20.20.020

EMERGENCY SERVICES

Definitions 2.44.020

Director, assistant director
officer created 2.44.050
powers, duties 2.44.060
Disaster council
created, membership 2.44.030
powers, duties 2.44.040
Expenditures 2.44.090
Organization 2.44.070
Plan 2.44.080
Purpose of provisions 2.44.010
Violations, penalties 2.44.100

EXISTING BUILDING CODE

Adopted 20.06.010

— F —

FINANCE

Director
assistants, deputies 2.16.060
bond 2.16.040
duties
additional 2.16.030
transfer 2.16.020
office established 2.16.010
reference to city clerk 2.16.050
Fiscal year 3.04.010

FIREARM SALES

Definitions 6.64.020
Insurance 6.64.080
Nonconforming use 6.64.140
Permit
application 6.64.040
approval conditions 6.64.060
denial grounds 6.64.100
investigation 6.64.050
issuance 6.64.090
required 6.64.030
revocation
grounds 6.64.110
hearing 6.64.120
transferability 6.64.130
Purpose of provisions 6.64.010

FIRE CODE

Saturday night specials
appeals 6.64.200
definitions 6.64.020
exclusions from provisions 6.64.165
exemptions from provisions 6.64.250
notice 6.64.180
prohibited 6.64.240
purpose of provisions 6.64.010
reconsideration 6.64.190
roster
 additions to 6.64.230
 adopted 6.64.170
 effective date 6.64.220
 publication 6.64.210
 violations, penalties 6.64.260
Secure facility 6.64.070

FIRE CODE

Adopted 20.24.010
Amendments 20.24.020—20.24.200

FIRE DEPARTMENT

Apparatus, equipment
 authority 2.24.040
 inventory 2.24.050
Assistant fire chief 2.24.080
Authority 2.24.070
Chain of command 2.24.090
Disciplinary action 2.24.120
Fighters
 generally 2.24.020
 supervisory 2.24.030
Fire
 drills 2.24.110
 investigation 2.24.130
 property protection 2.24.140
Meetings 2.24.100
Organization 2.24.010
Purchasing agent 2.24.060

FLOOD DAMAGE PREVENTION

Administrator
 designated 17.08.130
 duties, responsibilities 17.08.140
Applicability of provisions 17.08.060

Compliance required 17.08.080
Conflicting provisions 17.08.090
Definitions 17.08.050
Development permit 17.08.120
Findings 17.08.020
Flood loss reduction methods 17.08.040
Floodways 17.08.190
Interpretation of provisions 17.08.100
Liability disclaimer 17.08.110
Purpose of provisions 17.08.030
Severability of provisions 17.08.220
Special flood hazard areas 17.08.070
Standards
 construction 17.08.150
 manufactured homes 17.08.180
 subdivisions 17.08.170
 utilities 17.08.160
Statutory authority 17.08.010
Variances
 appeals board 17.08.200
 conditions 17.08.210

FOOD SERVICE WARE

Definitions 9.10.020
Exemptions 9.10.040
Prohibited types 9.10.030
Purpose of provisions 9.10.010
Violations, penalties 9.10.050

— G —

GARBAGE

See SOLID WASTE Ch. 9.20

GRAFFITI

Abatement
 by creator
 generally 9.34.040
 hearing 9.34.090
 limitations 9.34.100
 owner's expense
 by city 9.34.080
 generally 9.34.050
 hearing 9.34.070
 notice 9.34.060

- Definitions 9.34.020
 - Nuisance declaration 9.34.030
 - Police department procedures 9.34.110
 - Purpose of provisions 9.34.010
 - Remedies cumulative 9.34.120
 - Severability of provisions 9.34.130
- GREEN BUILDING**
- Appeals 17.50.090
 - Code
 - adopted 20.26.010
 - amendments 20.26.020—20.26.080
 - Compliance
 - requirements 17.50.070
 - standards 17.50.040
 - Definitions 17.50.030
 - Findings 17.50.020
 - Hardship, infeasibility exemption 17.50.080
 - Pre-permit documentation
 - review 17.50.060
 - submittal 17.50.050
 - Purpose of provisions 17.50.010
 - Violations, penalties 17.50.100
- GROWTH MANAGEMENT PROGRAM**
- See BUILDING Ch. 17.36
- H —
- HAZARDOUS MATERIALS STORAGE**
- CUPA 9.16.030
 - Fees 9.16.050
 - Findings 9.16.010
 - Professional assistance 9.16.040
 - Statutory provisions adopted 9.16.020
 - Violations, penalties 9.16.060
- HORSE RACING**
- License fee 6.20.010
- HOUSING**
- Authority
 - appeals 2.36.035
 - board of directors 2.36.020
 - commission
 - generally 2.36.030
 - membership maintenance 2.36.040
 - officers 2.36.050
 - powers 2.36.040
 - created 2.36.010
 - meetings 2.36.070
 - officers 2.36.060
 - Commission
 - created 2.38.010
 - duties 2.38.020
 - meetings 2.38.080
 - membership
 - appointment 2.38.030
 - maintenance 2.38.050
 - term 2.38.040
 - organization 2.38.070
 - vacancy filling 2.38.060
 - Density bonus
 - See BUILDING Ch. 17.38
 - Inclusionary zoning
 - administration 17.44.090
 - affordable housing agreement 17.44.060
 - appeals 17.44.120
 - conflict of interest 17.44.100
 - definitions 17.44.030
 - enforcement authority 17.44.110
 - on-site
 - alternatives 17.44.080
 - incentives 17.44.070
 - purpose of provisions 17.44.020
 - requirements
 - generally 17.44.040
 - unit provisions, specifications 17.44.050
 - title of provisions 17.44.010
 - Lower-income, fees
 - adjustment, annual 17.40.070
 - commercial, office, industrial projects 17.40.060
 - definitions 17.40.020
 - exemptions from provisions 17.40.040
 - fund
 - established 17.40.080
 - use of revenue 17.40.090
 - payment 17.40.100
 - purpose of provisions 17.40.010

HOUSING CODE

reduction 17.40.050
required 17.40.030

HOUSING CODE

Adopted 20.28.010
Amendments 20.28.020
Fees 20.28.015

HUMAN SERVICES COMMISSION

Created 2.28.010
Duties 2.28.020
Meetings 2.28.080
Membership
 appointment, voting 2.28.030
 maintenance 2.28.050
 term 2.28.040
Organization 2.28.070
Vacancy filling 2.28.060

— K —

KENNEL, PET SHOP PERMIT

Definitions 6.48.010
Required 6.48.020
Revocation, suspension
 grounds 6.48.030
 procedure 6.48.040

— L —

LIBRARY, PUBLIC

Board of trustees
 created 2.33.020
 duties 2.33.050
 meetings 2.33.040
 organization 2.33.030
Commission
 created 2.34.010
 duties 2.34.020
 meetings 2.34.080
 membership
 appointment 2.34.030
 maintenance 2.34.050
 term 2.34.040
 organization 2.34.070

vacancy filling 2.34.060
Established 2.33.010

LITTER

Definitions 9.08.020
Merchant responsibility 9.08.060
Newspaper, handbill distribution 9.08.180
Placement in receptacles 9.08.040
Prohibited acts
 generally 9.08.030
 handbills on vehicles 9.08.120
 throwing
 from aircraft 9.08.130
 handbills in public 9.08.110
 in lakes, fountains 9.08.100
 out of vehicles 9.08.070
 in parks 9.08.090
 on private property 9.08.140
 on vacant lots 9.08.160
 truck load spilling 9.08.080
Removal, maintenance of
 generally 9.08.150
 open private property 9.08.170
Sweeping into gutters 9.08.050
Title of provisions 9.08.010

— M —

MANAGER, CITY

Bond 2.08.040
Compensation 2.08.060
Council relations 2.08.220
Departmental cooperation 2.08.230
Eligibility 2.08.030
Hours of employment 2.08.200
Office created 2.08.010
Powers, duties
 additional 2.08.210
 appointment 2.08.100
 authority over employees 2.08.090
 budget submittal 2.08.150
 building supervision 2.08.190
 commission meeting attendance 2.08.240
 council meeting attendance 2.08.130
 financial reports 2.08.140

- generally 2.08.070
- investigations 2.08.170
- law enforcement 2.08.080
- office reorganization 2.08.110
- ordinance recommendation 2.08.120
- purchasing 2.08.160
- utility franchise investigation 2.08.180

Removal

- council vote, notice 2.08.260
- discretion of council 2.08.290
- hearing 2.08.270
- limitation 2.08.300
- suspension pending hearing 2.08.280

Residency requirement 2.08.020

Resignation 2.08.250

Temporary 2.08.050

MARIJUANA AND HEMP

Commercial

- activities prohibited 6.18.025
- delivery prohibited 6.18.035
- Cultivation restrictions 6.18.030
- Definitions 6.18.010
- Dispensary operation prohibited 6.18.020
- Permits, licenses, entitlements issuance prohibited 6.18.040
- Violations, penalties 6.18.050

MASSAGE ESTABLISHMENTS

- Appeals 6.24.120
- Applicability of provisions 6.24.045
- Change of name, location 6.24.150
- Compliance responsibility 6.24.170
- Definitions 6.24.020
- Education requirements 6.24.050
- Enforcement of provisions 6.24.250
- Facility, operation requirements 6.24.180
- Inspections 6.24.200
- Minors, employment 6.24.130
- Permit
 - application
 - requirements 6.24.060
 - review 6.24.100
 - display 6.24.160
 - duration, renewal 6.24.230

- exemptions from provisions 6.24.040
- fees 6.24.090
- issuance, denial 6.24.110
- off-site massage 6.24.080
- requirements 6.24.030
- revocation, suspension
 - appeals 6.24.220
 - grounds 6.24.210
- technician, application 6.24.070
- transferability 6.24.140
- Prohibited acts 6.24.190
- Purpose of provisions 6.24.010
- Severability of provisions 6.24.260
- Termination of business 6.24.240

MAYOR

Compensation

- designated 2.06.040
- limit 2.06.030
- Election 2.06.010
- Term of office 2.06.020

MECHANICAL CODE

- Adopted 20.16.010
- Amendments 20.16.020—20.16.040

PARKS, RECREATION COMMISSION

Fires 13.08.040
Golfing 13.08.170
Hang gliding 13.08.205
Horseback riding 13.08.160
Hours of operation 13.08.140
Motorcycles, model planes 13.08.150
Sale of goods, services, exhibitions, classes
13.08.090
Sanitation 13.08.070
Skateboards, roller skates 13.08.145
Smoking 13.08.190
Trees, plants, property 13.08.030
Vehicles 13.08.110

PARKS, RECREATION COMMISSION

Created 2.32.010
Duties 2.32.020
Meetings 2.32.080
Membership
 appointment 2.32.030
 maintenance 2.32.050
 term 3.32.040
Organization 2.32.070
Vacancy filling 2.32.060

PEDDLERS, SOLICITORS

Appeal procedure
 alternative 6.36.140
 general 6.36.130
For charity, permit
 application 6.36.100
 investigation 6.36.110
 required 6.36.090
 revocation 6.36.120
Definitions 6.36.020
Hours of operation 6.36.070
Permit
 application 6.36.040
 duration 6.36.060
 investigation 6.36.050
 required 6.36.030
 revocation 6.36.080
 suspension during parades 6.36.150
Purpose of provisions 6.36.010

PERSONNEL

Appeals 2.40.060
Applicability of provisions 2.40.110
Appointments
 generally 2.40.090
 probationary period 2.40.100
Committee
 created 2.40.030
 duties 2.40.040
Competitive service 2.40.070
Demotion, dismissal, pay reduction 2.40.120
Discrimination 2.40.150
Labor relations 2.40.050
Officer, duties 2.40.020
Political activity 2.40.140
Position abolition 2.40.130
Rules adoption, amendment 2.40.080
Staff safety committee
 composition 2.40.180
 duties 2.40.170
 officer 2.40.190
 purpose of provisions 2.40.160
System adopted 2.40.010

PICKETING, RESIDENTIAL

Prohibited 10.02.010
Right of action 10.02.020

PLANNING COMMISSION

Created 2.30.010
Duties 2.30.020
Meetings 2.60.080
Membership
 appointment 2.30.030
 maintenance 2.30.050
 term 2.30.040
Organization 2.30.070
Vacancy filling 2.30.060

PLUMBING CODE

Adopted 20.12.010
Amendments 20.12.020—20.12.050

POLICE, PEACE OFFICERS

POLICE, PEACE OFFICERS

- Designated 2.20.010
- Recruitment, training standards 2.20.020

PROPERTY MAINTENANCE

- Definitions 9.28.010
- Demolition by neglect 9.28.025
- Nuisances
 - abatement
 - alternative actions 9.28.190
 - by city 9.28.130
 - cost recordation 9.28.170
 - generally 9.28.080
 - lien 9.28.180
 - order service 9.28.110
 - appeals
 - decision 9.28.100
 - hearing 9.28.090
 - declaration 9.28.030
 - demolition
 - notice 9.28.160
 - when 9.28.150
 - designated 9.28.020
 - hearing
 - by city manager 9.28.070
 - generally 9.28.050
 - notice 9.28.060
 - procedure generally 9.28.120
 - judicial action 9.28.140
 - notice 9.28.040
- Violations, penalties 9.28.190

PROPERTY MAINTENANCE CODE

- Adopted 20.65.010
- Amendments 20.65.020—20.65.150

PROPERTY TAX

- Agreement with county 3.12.020
- Delegation to county 3.12.010

PUBLIC FACILITIES FEE

- Amount 3.22.040
- Appeals 3.22.100
- Applicability of provisions 3.22.030
- Credits 3.22.060

- Definitions 3.22.020
- Exemptions from provisions 3.22.070
- Expiration 3.22.110
- Payment 3.22.050
- Provisions supplemental 3.22.120
- Purpose of provisions 3.22.010
- Refunds 3.22.090
- Severability of provisions 3.22.130
- Use of revenue 3.22.080

PURCHASING

- See also CONTRACTS Ch. 2.48
- Agent responsibilities 3.28.010
- Procedures 3.28.020
- Public projects contracting
 - award 3.32.040
 - contractor list 3.32.020
 - informal bid invitation 3.32.030
 - procedures generally 3.32.010
- Unclaimed, disposition 3.28.030

— R —

RECYCLING

- See SOLID WASTE Chs. 9.20, 9.22

RESIDENTIAL CODE

- Adopted 20.10.010
- Amendments 20.10.020—20.10.140

RIGHT TO FARM

- Definitions 17.48.020
- Dispute resolution
 - agricultural advisory committee role 17.48.050
 - generally 17.48.040
 - procedures 17.48.060
- Findings 17.48.010
- Nuisances 17.48.030

— S —

SALES, USE TAX

- Contract with state 3.08.050

remedies not exclusive 11.44.050
 sign posting 11.44.200

— W —

WATER

Appeals 14.04.160
 Definitions 14.04.010
 Protection from contamination
 definitions 14.16.030
 policy 14.16.050
 purpose of provisions 14.16.010
 requirements 14.16.040
 responsibility 14.16.020
 Rates, charges
 collection 14.04.090
 connections
 adjustments, exceptions 14.08.060
 advance-in-aid 14.08.070
 city obligations 17.08.030
 credits 14.08.090
 developer obligations 14.08.020
 generally 14.08.010
 payment 14.08.080
 reimbursement 14.08.040
 special funds 14.08.050
 disposition of revenue 14.04.170
 failure to pay 14.04.130
 generally 14.04.070
 meter tests 14.04.140
 outside city 14.04.080
 security deposit 14.04.075
 Recycled, use
 customer responsibility 14.06.040
 landscaping
 appeals 14.20.060
 applicability of provisions 14.20.030
 definitions 14.20.020
 exemptions from provisions 14.20.070
 existing development 14.20.050
 new development 14.20.040
 purpose of provisions 14.20.010
 permit 14.06.030
 public health protection 14.06.050
 purpose of provisions 14.06.010

service 14.06.020
 Regulations generally 14.04.020
 Service
 area 14.04.50
 discontinuance 14.04.120
 notices 14.04.150
 refusal 14.04.110
 temporary when 14.04.100
 use regulations 14.04.060
 System
 connections 14.04.050
 operation 14.04.030
 Well standards
 administration, enforcement 14.12.030
 county provisions adopted 14.12.020
 title of provisions 14.12.010

WATER MANAGEMENT PLAN

Applicability of provisions 9.30.030
 Customer
 classes designated 9.30.050
 new, calculation of use 9.30.140
 notice to 9.30.130
 Definitions 9.30.040
 Emergency declaration 9.30.010
 Excess use penalties 9.30.100
 Prohibited acts 9.30.110
 Purpose of provisions 9.30.020
 Severability of provisions 9.30.150
 Use reduction
 adjustments 9.30.120
 calculation 9.30.070
 conservation measures 9.30.080
 emergency shutoff when 9.30.090
 stages 9.30.060

WEAPONS

See also FIREARM SALES Ch. 6.64
 Discharge
 in city limits 10.12.010
 permit 10.12.030
 Impound 10.12.020

WELLS

See WATER Ch. 14.12

YOUTH COMMISSION

— Y —

YOUTH COMMISSION

Created 2.29.010
Duties 2.29.020
Meetings 2.29.080
Membership
 appointment 2.29.030
 maintenance 2.29.050
 term 2.29.040
Organization 2.29.070
Vacancy filling 2.29.060

— Z —

ZONING

Accessory structures 18.84.160
Adult entertainment establishments
 definitions 18.114.020
 distance measurement 18.114.040
 exceptions to provisions 18.114.180
 facility, operation requirements 18.114.080
 inspections 18.114.110
 location change 18.114.130
 motion picture theaters 18.114.090
 name 18.114.120
 permit
 display 18.114.150
 fees 18.114.070
 required 18.114.060
 revocation 18.114.170
 suspension 18.114.160
 transferability 18.114.140
 permitted where 18.114.050
 prohibited acts 18.114.030
 purpose of provisions 18.114.010
 severability of provisions 18.114.190
 viewing booths 18.114.100
A agricultural district
 conditional uses 18.28.040
 conditions 18.28.020
 design review 18.28.080
 loading 18.28.060
 parking 18.28.050
 permitted uses 18.28.030

prohibited uses 18.28.045
purpose of provisions 18.28.010
signs 18.28.070

Amendments

action on, time limit
 by commission 18.136.090
 by council 18.136.110
application
 denial, new 18.136.140
 fees 18.136.050
 requirements 18.136.040
boundary changes, C district 18.136.030
conditions 18.136.120
denial, hearing 18.136.100
hearing
 procedure 18.136.070
 required 18.136.060
initiation 18.136.020
investigation 18.136.080
prezoning 18.136.150
purpose of provisions 18.136.010
unzoned territory 18.136.160

Appeals

action on 18.144.040
to commission, council 18.144.020
hearing 18.144.030
procedures 18.144.050
review 18.144.010

Applicability of provisions 18.04.040

Approval extensions 18.12.030

Area, yards

measurement 18.84.030

Authority

duties 18.12.020
permits, certificates, licenses issuance 18.12.010

Bed and breakfast inns

conditional use permit application 18.124.260
standards 18.124.270

Beekeeping

appeals 18.103.070
definitions 18.103.020
hearing 18.103.060
modifications 18.103.100
notice 18.103.050