

14.04.506 - Section 4.106.5 is added to the 2010 edition of the California Green Building Standards Code as follows:

Low Slope Cool Roof. For new buildings and additions or alterations to existing roof framing, roofing materials for roof slopes less than or greater than 2:12 shall have a minimum 3-year aged solar reflectance equal to or greater than 0.55. If CRRC testing for 3-year aged reflectance is not available for any roofing products, the 3-year aged value shall be determined using the Cool Roof Rating Council (CRRC) certified initial value using the equation $R_{aged} = [0.2 + 0.7(p_{initial} - 0.2)]$, Where $p_{initial}$ = the initial Solar Reflectance. Roofing materials shall also have a CRRC initial or 3-year aged thermal emittance equal to or greater than 0.75.

Solar Reflectance Index (SRI) equal to or greater than 64 may be used as an alternative to compliance with the 3-year aged solar reflectance values and thermal emittance.

Solar reflectance and thermal emittance may also be certified by other supervisory entities approved by the Commission pursuant to Title 24, Part 1, Section 10-113.

Residential Mandatory Energy Efficiency

14.04.508 - Section 4.201.1 of the 2010 edition of the California Green Building Standards Code is amended to read as follows:

Section 4.201.1 Scope. All newly constructed buildings, additions and alterations to existing buildings, including the installation of energy consuming systems or elements of the building envelope, shall achieve at least a 15% reduction in energy usage when compared to the State's mandatory energy efficiency standards.

14.04.510 - Section 4.202 is added to the 2010 edition of the California Green Building Standards Code to read as follows:

Section 4.202 Duct leakage. Perform duct leakage testing to verify a total leakage rate of less than 6 percent of the total fan flow.

14.04.512 - Section 4.203 is added to the 2010 edition of the California Green Building Standards Code to read as follows:

Section 4.203 Whole house fans. Install a whole-house fan with insulated louvers or an insulated cover.

14.04.514 - Section 4.204 is added to the 2010 edition of the California Green Building Standards Code to read as follows:

Section 4.204 Water heating equipment. When water heaters are installed or replaced, they shall comply with this section.

4.204.1 Tank type water heater efficiency. The Energy Factor (EF) for a gas-fired storagewater heater is higher than .60.

4.204.2 Tankless water heater efficiency. The Energy Factor (EF) for a gas-fired tankless water heater is .80 or higher.

14.04.516 - Section 4.205 is added to the 2010 edition of the California Green Building Standards Code to read as follows:

Future access for solar system. For new buildings or when an existing service is relocated to new construction, a minimum one-inch (25.4 mm) electrical conduit shall be provided from the electrical service equipment to an accessible location in the attic or other location approved by the enforcing agency.

14.04.518 - Section 4.406.2 is added to the 2010 edition of the California Green Building Standards Code to read as follows:

Section 4.406.2 Flashing details. Provide flashing details on the building plans which comply with accepted industry standards or manufacturer's instructions. Details are shown on house plans at all of the following locations:

1. Around windows and doors
2. Roof valleys
3. Deck connections to the structure
4. Roof-to-wall intersections
5. Chimneys to roof intersections
6. Drip caps above windows and doors with architectural projections

14.04.520 - Section 4.503.1 of the 2010 edition of the California Green Building Standards Code shall be amended to read as follows:

Section 4.503.1 General. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with the rules of the Southern California Air Quality Management District and applicable local ordinances.

14.04.522 - Section 4.303.4 is added to the 2010 edition of the California Green Building Standards Code to read as follows:

Meters. Separate meters or metering devices shall be installed for the uses described in Sections 4.303.4.1 through 4.303.4.3.

4.303.4.1 Separate meters or sub-meters shall be installed for each individual leased, rented or other tenant space within the building projected to consume more than 50 gal/day.

4.303.4.2 Excess consumption. Any building within a project or space within a building that is projected to consume more than 500 gal/day.

4.303.4.3 As determined by the local utility distributor

14.04.524 - Section 5.106.11 is added to the 2010 edition of the California Green Building Standards Code to read as follows:

14.04.526 Section 5.106.11 Low Slope Cool Roof. For new buildings and additions or alterations to existing roof framing, roofing materials for roof slopes less than or greater than 2:12 shall have a minimum 3-year aged solar reflectance equal to or greater than 0.55. If CRRC testing for 3-year aged reflectance is not available for any roofing products, the 3-year aged value shall be determined using the Cool Roof Rating Council (CRRC) certified initial value using the equation $R_{aged} = [0.2 + 0.7[\rho_{initial} - 0.2]]$, Where $\rho_{initial}$ = the initial Solar Reflectance. Roofing materials shall also have a CRRC initial or 3-year aged thermal emittance equal to or greater than 0.75.

Solar Reflectance Index (SRI) equal to or greater than 64 may be used as an alternative to compliance with the 3-year aged solar reflectance values and thermal emittance.

Solar reflectance and thermal emittance may also be certified by other supervisory entities approved by the Commission pursuant to Title 24, Part 1, Section 10-113.

14.04.526 - Section 5.201.1 of the 2010 edition of the California Green Building Standards Code is amended to read as follows:

Section 5.201.1 Scope. All newly constructed buildings, additions and alterations to existing buildings, including the new installation of energy consuming systems or elements of the building envelope, shall achieve at least a 15% reduction in energy usage when compared to the State's mandatory energy efficiency standards.

14.04.528 - Section 5.202.1 is added to the 2010 edition of the California Green Building Standards Code to read as follows:

Section 5.202.1 Air distribution system duct leakage sealing. All duct systems shall be sealed to a leakage rate not to exceed 6 percent of the fan flow if the duct system:

A5.207.2.5.1 Is connected to a constant volume, single zone, air conditioners, heat pumps or furnaces; and

A5.207.2.5.2 Serves less than 5,000 square feet of floor area; and

A5.207.2.5.3 Has more than 25 percent duct surface area located in one or more of the following spaces:

1. Outdoors; or

2. In a space directly under a roof where the U-factor of the roof is greater than the U-factor of the ceiling; or

Exception: Where the roof meets the requirements of Section 143(a)1C of Title 24, Part 6.

3. In a space directly under a roof with fixed vents or openings to the outside or unconditioned spaces; or
4. In an unconditioned crawlspace; or
5. In other unconditioned spaces.

The leakage rate shall be confirmed through field verification and diagnostic testing, in accordance with procedures set forth in the Reference Nonresidential Appendix NA1 of the California Energy Commission 2008 Building Energy Efficiency Standards for Residential and Nonresidential Buildings.

14.04.530 - Section 5.203.1 is added to the 2010 edition of the California Green Building Standards Code to read as follows:

Section 5.203.1 Future access for solar system. For new buildings or when an existing service is relocated to new construction, install conduit from the building roof or eave to a location within the building identified as suitable for future installation of a charge controller (regulator) and inverter.

14.04.532 - Section 5.204.1 is added to the 2010 edition of the California Green Building Standards Code to read as follows:

Section 5.204.1 Steel framing. Design steel framing for maximum energy efficiency. Techniques for avoiding thermal bridging in the envelope include:

1. Exterior rigid insulation;
2. Punching large holes in the stud web without affecting the structural integrity of the stud;
3. Spacing the studs as far as possible while maintaining the structural integrity of the structure; and
4. Detailed design of intersections of wall openings and building intersections of floors, walls and roofs.

14.04.534 - Section 5.303.1.1 of the 2010 edition of the California Green Building Standards Code is amended to read as follows:

Section 5.303.1.1 Separate submeters shall be installed as follows:

1. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day.
2. For spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop projected to consume more than 100 gal/day.
3. As determined by the local utility distributor.

14.04.536 - Section 5.410.2 of the 2010 edition of the California Green Building Standards Code is amended to read as follows:

Section 5.410.2 Commissioning. For new buildings, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements
2. Basis of design
3. Commissioning measures shown in the construction documents
4. Commissioning plan
5. Functional performance testing
6. Documentation and training
7. Commissioning report

All building systems and components covered by Title 24, Part 6, as well as process equipment and controls, and renewable energy systems shall be included in the scope of the Commissioning Requirements.

14.04.538 - Section 5.503.1 of the 2010 edition of the California Green Building Standards Code is amended to read as follows:

Section 5.503.1 General. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with the rules of the Southern California Air Quality Management District and applicable local ordinances.

14.04.540 - Section A4.203.1 of the 2010 edition of the California Green Building Standards Code is amended to read as follows:

Section A4.203.1 Energy performance. Using an Alternative Calculation Method (ACM) approved by the California Energy Commission, calculate each building's energy and CO2 emissions, and compare it to the standard or "budget" building to achieve the following:

- Tier 1. Exceed the California Energy Code based on the 2008 energy standards requirements by 20%.
 - Tier 2. Exceed the California Energy Code based on the 2008 energy standards requirements by 30%.
- Field verify and document the measures and calculations used.

14.04.542. - Section A207.2. of the 2010 edition of the California Green Building Standards Code is amended to read as follows:

Section A4.207.2 Commissioning. Tier 1 and Tier 2 projects shall comply with this section and follow steps in Section A4.207.2.1A commissioning plan shall be developed to document specified building components meet the project design and performance goals.

14.04.544. - Section A.207.8 of the 2010 edition of the California Green Building Standards Code is deleted in its entirety.

14.04.546. - Section A.207.9 of the 2010 edition of the California Green Building Standards Code is deleted in its entirety.

14.04.548. - Section A.208.1 of the 2010 edition of the California Green Building Standards Code is deleted in its entirety.

14.04.550. - Section A.208.2 of the 2010 edition of the California Green Building Standards Code is deleted in its entirety.

14.04.552. - Section A4.211.4 of the 2010 edition of the California Green Building Standards Code is deleted in its entirety.

14.04.554. - Section A4.407.3 of the 2010 edition of the California Green Building Standards Code is deleted in its entirety.

14.04.556. - Section A4.601.4.2 of the 2010 edition of the California Green Building Standards Code is amended to read as follows:

Section A4.601.4.2 Prerequisite and elective measures for Tier 1.
In addition to the mandatory measures, compliance with the following prerequisite and as many additional elective measures from Appendix A4 to achieve an equivalent 40 LEED points is also required to achieve Tier 1 status:

1. From Division A4.1, Planning and Design.
 - 1.1. Comply with the topsoil protection requirements in Section A4.106.2.3.
 - 1.2. Comply with the 20 percent permeable paving requirements in Section A4.106.4.
 - 1.3. Comply with the cool roof requirements in Section A4.106.5.
 - 1.4. Comply with at least two elective measures selected from Division A4.1.
2. From Division A4.2, Energy Efficiency.
 - 2.1. Exceed the *California Energy Code* requirements, based on the 2008 Energy Efficiency Standards by 15 percent.
 - 2.2. Comply with at least four elective measures

- selected from Division A4.2.
 - 3. From Division A4.3, Water Efficiency and Conservation.
 - 3.1. Comply with the reduced flow rate for kitchen sink faucets in Section A4.303.1
 - 3.2. Comply with the Tier 1 potable water use reduction for landscape irrigation design in Section A4.304.4.
 - 3.3. Comply with at least one elective measure selected from Division A4.3.
 - 4. From Division A4.4, Material Conservation and Resource Efficiency.
 - 4.1. Comply with the 20 percent cement reduction requirements in Section A4.403.2.
 - 4.2. Comply with the 10 percent recycled content requirements in Section A4.405.3.
 - 4.3. Comply with the 65 percent reduction in construction waste in Section A4.408.1.
 - 4.4. Comply with at least two elective measures selected from Division A4.4.
 - 5. From Division A4.5, Environmental Quality.
 - 5.1. Comply with the 80 percent resilient flooring systems requirements in Section A4.504.2.
 - 5.2. Comply with the thermal insulation requirements for Tier 1 in Section A4.504.3.
 - 5.3. Comply with at least one elective measure selected from Division A4.5.
- Note:** The Residential Occupancies Application Checklist contained in Section A4.602 may be used to show which elective measures are selected.

14.04.558. - Section A4.601.5.2 of the 2010 edition of the California Green Building Standards Code is amended to read as follows:

Section A4.601.5.2 Prerequisite and elective measures for Tier 2. In addition to the mandatory measures, compliance with the following prerequisite and as many additional elective measures from Appendix A4 achieve an equivalent 50 LEED points is also required to achieve Tier 2 status.

- 1. From Division A4.1, Planning and Design.
 - 1.1 Comply with the topsoil protection requirements for Tier 1 and Tier 2 in section A4.106.2.3.
 - 1.2 Comply with the 30 percent permeable paving requirements in Section A4.106.4.
 - 1.3 Comply with the cool roof requirements in Section A4.106.5.
 - 1.4 Comply with at least four elective measures selected from Division A4.1.
- 2. From Division A4.2, Energy Efficiency.

- 2.1 Exceed the *California Energy Code* requirements, based on the 2008 Energy Efficiency Standards by 30 percent.
- 2.2 Comply with at least six elective measures selected from Division A4.2.
- 3. From Division A4.3, Water Efficiency and Conservation.
 - 3.1 Comply with the Tier 1 reduced flow rate for kitchen sink faucets in Section A4.303.1.
 - 3.2 Comply with the Tier 2 dishwasher requirements in Section A4.303.1.
 - 3.3 Comply with the Tier 2 potable water use reduction for landscape irrigation design in Section A4.304.4.
 - 3.4 Comply with at least two elective measures selected from Division A4.3.
- 4. From Division A4.4, Material Conservation and Resource Efficiency.
 - 4.1 Comply with the 25 percent cement reduction requirements in Section A4.403.2.
 - 4.2 Comply with the 15 percent recycled content requirements in Section A4.405.3.
 - 4.3 Comply with the 75 percent reduction in construction waste in Section A4.408.1.
 - 4.4 Comply with at least four elective measures selected from Division A4.4.
- 5. From Division A4.5, Environmental Quality.
 - 5.1 Comply with the 90 percent resilient flooring systems requirements in Section A4.504.2.
 - 5.2 Comply with the thermal insulation requirements for Tier 1 and Tier 2 in Section A4.504.3.
 - 5.3 Comply with at least one elective measure selected from Division A4.5.

Note: The Residential Occupancies Application Checklist contained in Section A4.602 may be used to show which elective measures are selected.

14.04.560. - Section A4.602 of the 2010 edition of the California Green Building Standards Code is added to read as follows:

Section A4.602 All sections referenced in table A4.602 shall reflect amended sections.

14.04.562. - Section A5.106.3 of the California Green Building Standards Code shall be amended to read as follows:

Section A5.106.3 Low impact development (LID). New buildings and additions under Tier 1 and Tier 2 shall comply with this section. Reduce peak runoff in compliance with Section 5.106.3.1. Employ at least two of the following methods or other best management practices to allow rainwater to soak into the ground, evaporate into the air, or collect in storage receptacles for irrigation or other beneficial uses. LID strategies include, but are not limited to:

- 1. Bioretention (rain gardens);
- 2. Cisterns and rain barrels;
- 3. Green roofs meeting the structural requirements of the building code;
- 4. Roof leader disconnection;

5. Permeable and porous paving;
6. Vegetative swales and filter strips; tree preservation; and
7. Volume retention suitable for previously developed sites.

14.04.564. Section A5.203.1.1 of the 2010 edition of the California Green Building Standards Code is amended to read as follows:

Section A5.203.1.1 Tier 1 Energy efficiency – 20% above Title 24, Part 6 Exceed California Energy Code requirements, based on the 2008 Energy Efficiency Standards, by 20%. and meet the requirements of Division A45.6.

Section 14.04.570 is amended to read as follows:

14.04.566. - Section A5.207.2.5 of the 2010 edition of the California Green Building Standards Code is deleted in its entirety.

14.04.568. - Section A5.211.4 of the 2010 edition of the California Green Building Standards Code is deleted in its entirety.

14.04.570. - Section A5.213.1 of the 2010 edition of the California Green Building Standards Code is deleted in its entirety.

14.04.572. - Section A5.303.5 of the 2010 edition of the California Green Building Standards Code is amended to read as follows:

Section A5.303.5 Dual plumbing. New buildings and facilities under Tier 1 and Tier 2 shall be dual plumbed for potable and recycled water systems for toilet flushing regardless of when recycled water is available as determined by the enforcement authority.

14.04.576. - Section A5.601.2.4 of the 2010 edition of the California Green Building Standards Code is amended to read as follows:

Section A5.601.2.4 Voluntary measures for CALGreen Tier 1. In addition to the provisions of Sections A5.601.2.1 and A5.601.2.3 above, compliance with as many additional of the following voluntary measures from Appendix A5 to achieve an equivalent 40 LEED points is required for Tier 1:

1. From Division A5.1,
 - a. Comply with the designated parking requirements for fuel efficient vehicles for a minimum of 10 percent of parking capacity per Section A5.106.5.1 and Table A5.106.5.1.1.
 - b. Comply with thermal emittance, solar reflectance or SRI values for cool roofs in Section A5.106.11.2 and Table A5.106.11.2.1.1
 - c. Comply with one elective measure selected from this division.
2. From Division A5.3,

- a. Comply with the reduction for indoor potable water use in Section A5.303.2.3.1.
- b. Comply with the reduction in outdoor potable water use in Section A5.304.4.1.
- c. Comply with one elective measure selected from this division.
- 3. From Division A5.4, a. Comply with recycled content of 10 percent of materials based on estimated total cost in Section A5.405.4.
- b. Comply with the 65 percent reduction in construction waste in Section A5.408.3.1.
- c. Comply with one elective measure selected from this division.
- 4. From Division A5.5, a. Comply with resilient flooring systems for 80 percent of resilient flooring in Section A5.504.4.7.
- b. Comply with thermal insulation meeting 2009 CHPS low-emitting materials list in Section A5.504.4.8.
- c. Comply with one elective measure selected from this division.
- 5. Comply with one additional elective measure selected from any division.

14.04.578 - Section A5.601.3.4 of the 2010 edition of the California Building Green Standards Code is amended to read as follows:

Section A5.601.3.4 Voluntary measures for CALGreen Tier 2. In addition to the provisions of Sections A5.601.3.1 and A5.601.3.3 above, compliance with as many additional the following voluntary measures from Appendix A5 to achieve an equivalent 50 LEED points and additional elective measures shown in Table A5.601.3.4 is required for Tier 2:

- 1. From Division A5.1,
 - a. Comply with the designated parking requirements for fuel efficient vehicles for a minimum of 12 percent of parking capacity per Section A5.106.5.1 and Table A5.106.5.1.2.
 - b. Comply with thermal emittance, solar reflectance or SRI values for cool roofs in Section A5.106.11.2 and Table A5.106.11.2.2.1
 - c. Comply with three elective measures selected from this division.
- 2. From Division A5.3,
 - a. Comply with the reduction for indoor potable water use in Section A5.303.2.3.2.
 - b. Comply with the reduction in outdoor potable water use in Section A5.304.4.2.
 - c. Comply with three elective measures selected from this division.
- 3. From Division A5.4,
 - a. Comply with recycled content of 15 percent of materials based on estimated total cost in Section A5.405.4.1.
 - b. Comply with the 80 percent reduction in construction waste in Section A5.408.3.1.
 - c. Comply with three elective measures selected from this division.
- 4. From Division A5.5,

- a. Comply with resilient flooring systems for 90 percent of resilient flooring in Section A5.504.4.7.1.
- b. Comply with thermal insulation meeting 2009 CHPS low-emitting materials list and no added formaldehyde in Section A5.504.4.8.1.
- c. Comply with three elective measures selected from this division.
- 5. Comply with three additional elective measures selected from any division.

SECTION 4. Chapter 14.05 of the Pasadena Municipal Code is amended as follows:

A. By amending Section 14.05.070 to read as follows:

14.05.070 Permit exemptions.

No permit shall be required under this chapter for any of the following:

- A. Grading done exclusively for agricultural purposes in connection with crops or animals, but not including grading for buildings or structures that require a building permit or registration certificate, unless such grading is exempt under other provisions of this section;
- B. An excavation for pipeline or other underground utility lines; provided, that erosion control measures are incorporated into the project;
- C. Public works projects not requiring a building permit including sewer and storm drain construction, utility trenches and retaining walls or grading accomplished as part of street maintenance activities;

B. Section 14.05.080 is amended to read as follows:

14.05.080 Grading permit requirements.

- A. Application. The most current provisions of Chapter 1, Division II Section 105 of the California Building Code are applicable to grading and, in addition, the application shall state the estimated quantities of grading involved.
- B. Plans and Specifications. Each application for a grading permit shall be accompanied by 3 sets of plans and specifications and 3 copies of supporting data. Plans shall be drawn to scale of at least 1-inch equals 20 feet upon substantial paper, Mylar or similar material and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that the proposed grading will conform to the provisions of this chapter and all other relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the location of the work and the name and address of the owner, the person by whom they were prepared, the project soils engineer and the project engineering geologist. The plans and specifications shall be prepared and signed by a civil engineer.

C. Information on Plans and in Specifications. The plans shall include the following information:

1. Limiting dimensions, elevations or finished contours to be achieved by the grading and proposed drainage channels and related construction shown by contour map, cross-sections or other means. The contours shall be shown for the existing land conditions and the proposed final work. The proposed final grades shall indicate clearly all dust, fill and slopes, and show the calculation of the quantities of excavation and fill involved. Contours shall be shown according to the following schedule:

Natural Slope	Maximum Contour Interval(in feet)
2 percent or less	2
Over 2 percent	5;

2. General vicinity map of the proposed site;

3. Property limits and accurate contours of existing ground and details of terrain, soil types and area drainage, prepared, signed and sealed by a licensed surveyor;

4. Location of any buildings or structures on the property where the work is to be performed and the approximate location of any buildings or structures on land of adjacent owners which may be affected by the proposed grading operations;

5. Specifications of the construction and material requirements.

6. The following notes shall be placed on the plans:

a. In the case of emergency, call _____ (Responsible Person) at _____ (24-hour Phone Number)

b. The undersigned civil engineer will supervise erosion-control work and affirm to the best of his/her knowledge that work is in substantial conformance with the approved plans.

(Signature)

(Date)

SECTION 5. Chapter 14.16 of the Pasadena Municipal Code is amended as follows:

A. By amending the title of the chapter to read as follows:

Chapter 14.16 - CERTIFICATE OF INSPECTION

B. By amending Section 14.16.010 to read as follows:

14.16.010 - Short title.

This chapter shall be known as the "inspection ordinance."

C. By amending Section 14.16.020 to read as follows:

14.16.020 - Definitions.

A. "Administrator" means the housing and neighborhood services administrator of the planning, housing and development services department of the city.

B. "Occupant" means any person who occupies a unit, whether as an owner, or tenant or permittee of the owner.

C. "Owner" means the person in whom the title to property is vested or that person's agent.

D. "Person" means an individual, partnership, corporation or association, or the rental agent of any of the foregoing.

E. "Quadrennial certificate of inspection" means a permit valid for four years issued to owners of multifamily residential projects of three or more units, including boarding or rooming houses.

F. "Certificate of inspection" means a certificate is valid until a change of occupancy and/or ownership occurs, and required for single-family units or projects of two units when such units are sold, rented, leased or exchanged.

G. "Temporary certificate of inspection" means a certificate is valid for up to 6 months issued to an owner, in the discretion of the administrator or his designee, when the units in question are in substantial compliance with this code and the owner is making good faith efforts to correct deficiencies.

H. For purposes of this chapter a "Boarding or rooming house" means a house where 3 or more rooms up to 5, are provided for rent.

D. By amending Section 14.16.030 to read as follows:

14.16.030 - Required.

No person shall occupy, change the use of or sell, exchange, rent, lease or otherwise permit any unit which is hereafter vacated by the occupant thereof to be reoccupied until a certificate of inspection, quadrennial certificate of inspection or temporary certificate of inspection is issued by the administrator, as hereinafter provided.

A. With respect to single-family units and duplexes, such inspection shall occur each time the unit is sold, rented, leased or exchanged.

B. With respect to multifamily residential units and rooming or boarding houses, each unit shall be inspected no less than once every 4 years.

E. By amending Section 14.16.040 to read as follows:

14.16.040 - Application—Filing.

A. The owner shall file with the administrator, prior to the sale or occupancy of the premises, a written application for a certificate of inspection on a form to be prescribed by the administrator, accompanied by the fee therefore. The application process must be completed within 6 months of initiation or an additional application fee shall be required.

B. The application fee covers one inspection of the site. Additional fees shall be charged for second or subsequent inspection visits.

F. By amending Section 14.16.050 to read as follows:

14.16.050 - Inspection and issuance.

After the application for a certificate of inspection is filed with the city and an inspection date scheduled, the administrator shall cause an inspection of the unit(s) to be made for compliance with the city's housing code, zoning plan and code, and other ordinances of the city related to the health and safety of residents. If the unit(s) is in compliance with said codes and ordinances, the administrator shall issue a certificate of inspection.

G. By amending Section 14.16.060 to read as follows:

14.16.060 - Contents.

The certificate of inspection shall state:

- A. The date of issue;
- B. The legal use and occupancy of the unit;
- C. The address of the building and/or unit;
- D. The name of the person to whom it is issued; and
- E. The certification that the unit complies with the provisions of applicable codes and ordinances.

H. By amending Section 14.16.605 to read as follows:

14.16.065 - Certificate void.

A. The certificate of inspection shall be void upon a change of use of the unit to a nonresidential use.

B. In the case of single-family units or duplexes, the certificate of inspection shall be void after the occupant vacates the premises.

C. In the case of multifamily residential projects consisting of 3 units or more, the certificate of inspection shall be void 4 years after the date appearing on the certificate of inspection.

I. By amending Section 14.16.070 to read as follows:

14.16.070 - Time limit for compliance.

Where an inspection discloses such unit is not in compliance with said codes and ordinances, the administrator shall give written notice of each deficiency to the owner. No certificate of inspection shall be issued to the owner until all deficiencies are corrected. A temporary certificate of inspection may be issued to the owner for a time period specified on the certificate if the units in question are determined by the administrator to be in substantial compliance with the city's code and the owner makes a showing of good faith efforts to correct all deficiencies. If the owner fails to correct all the deficiencies within the time specified on the temporary certificate of inspection, or within 6 months of the initial application, the case shall be referred to the code enforcement appeals commission or to the city prosecutor's office for appropriate action, depending on the seriousness of the violation.

J. By amending Section 14.16.120 to read as follows:

14.16.120 - Vacant unit requires certificate prior to occupancy.

No person shall permit a vacant unit to be occupied prior to the issuance of a certificate of inspection, quadrennial certificate of inspection or temporary certificate of inspection.

K. By amending Section 14.16.130 to read as follows:

14.16.130 - Adoption of rules and regulations.

The administrator shall promulgate written rules and regulations pertaining to the enforcement and implementation of this chapter. Such rules and regulations shall not become effective until they have been approved and ordered filed by the City Council. Any such rules and amendments thereto shall not take effect until they are so approved and filed after a public hearing therefor. Nothing herein shall prevent the administrator in emergency situations from taking such temporary action as is, in his judgment, within the spirit and intent of this chapter and adopted rules and regulations.

SECTION 6. Chapter 14.28 of the Pasadena Municipal Code is amended as follows:

A. By amending section 14.28.010 to read as follows:

14.28.010 - California Fire Code adopted.

Except as is otherwise provided for in this chapter by specific provision, the minimum standards, provisions and requirements for the safe construction and maintenance of property, facilities, conditions, materials, equipment, fire prevention and alarm systems, and the general supervision thereof for the purpose of combating and control of fire and fire hazards and abatement of same, within the corporate limits of the city, shall be in accordance with the provisions and in the manner prescribed by the California Fire Code, 2010 Edition ("California Fire Code") in its entirety, together with Appendix

Chapter 4 and Appendices B through D, I and J, all as compiled, adopted, and subsequently amended by the International Code Council, California State Fire Marshal's Office, California Building Standards Commission, or City of Pasadena. One copy of the above publications is on file for public inspection and they are adopted and incorporated herein as if fully set forth in this chapter. By amending Section 14.28.020 to read as follows:

14.28.020 - Changes and additions to the adopted code.

1.

Section 101.1 of Chapter 1 of the California Fire Code is amended to read as follows: These regulations shall be known as the Fire Code of the City of Pasadena, herein referred to as "this code."

2.

Section 104 of Chapter 1 of the California Fire Code is amended by adding Section 104.12, entitled "Cost Recovery," to read as follows:

Where an emergency situation is caused or exacerbated by a willful act, a negligent act, or a violation of the Fire Code, Building Code, or any other applicable law, ordinance or regulation, the cost of mitigating and securing any emergency that is within the responsibility of the Fire Chief is a charge against the person who caused the emergency or who caused the circumstances leading to the creation of the emergency. Damages and expenses incurred by any public agency providing mutual aid shall constitute a debt of such person and shall be collectible by the Fire Chief for proper distribution in the same manner as in the case of an obligation under contract expressed or implied. Expenses as stated above shall include, but not be limited to, equipment and personnel committed and any payments required by the public agency to outside business firms requested by the public agency to mitigate or secure the emergency, monitor remediation, and clean up.

3.

The exception in Section 105.6.27 of Chapter 1 of the California Fire Code is amended to read as follows:

Exception: A permit is not required for individual containers with a 20-gallon (45.5 L) water capacity or less, or 40 gallons (75.7 L) cumulatively, serving occupancies in Group R-3.

4.

Section 105.6.43 of Chapter 1 of the California Fire Code is amended to read as follows:

Temporary membrane structures and tents. An operational permit is required to operate an air-supported temporary membrane structure or a tent having an area in excess of 100 square feet (9.5 m²).

Exceptions:

1. Tents used exclusively for recreational camping purposes.

5.

Section 105 of Chapter 1 of the California Fire Code is amended by changing Section 105.7.4, entitled "Cryogenic Fluids," to read as follows: A construction permit is required for installation, alteration or closure of cryogenic fluid storage systems where the system capacity exceeds the amounts listed in Table 105.6.10. Maintenance performed in accordance with this code is not considered an alteration and does not require a permit.

6.

Section 108 of Chapter 1 of the California Fire Code is deleted in its entirety.

7.

Section 109.3 of Chapter 1 of the California Fire Code is amended to read as follows:
Violation penalties. Persons who violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor and subject to the penalties specified in Chapter 1.24 of the Pasadena Municipal Code.

8.

Section 111.4 of Chapter 1 of the California Fire Code is amended to read as follows:
Any person who continues 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 guilty of a misdemeanor and subject to the penalties specified in Chapter 1.24 of the Pasadena Municipal Code.

9.

Section 510 of the California Fire Code is amended by adding Section 510.1.1, entitled "Disruption of Radio Communications," to read as follows:

The intentional installation or use of materials, devices or other building design features which disrupt or otherwise decreases the effectiveness of radio communications shall be prohibited.

10.

Section 510.3 of the California Fire code, entitled "Emergency responder radio coverage in existing buildings," is amended by changing Item 2 and adding Items 3 through 6 to read as follows:

Existing occupancies shall comply with section 510.1 where one of the following conditions exist:

1. Wherever existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with Section 510.1, Exception 1

2. Whenever the fire code official determines that compliance is required for the protection of the health and safety of the public or emergency responders.
3. Whenever additions result in an additional level above or below grade, or a total increase of more than 1000 square feet (92.9 m²) or an increase of more than fifty percent (50%) in the total floor area including mezzanines and additional stories, whichever is less, regardless of ownership. Additions shall be cumulative with each application for building permit from January 1, 2008;
4. Whenever the value of alterations exceed fifty percent (50%) of the replacement value of the structure, excluding the value of property and contents. Alteration values shall be cumulative with each application for a building permit from January 1, 2008. Expenditures for maintenance and repairs such as interior and exterior painting, carpeting, interior window coverings, drapes, movable partitions, surface re-roofing or plumbing, mechanical and electrical repairs shall not be considered when calculating the percentage of alterations;
5. Whenever there is an occupancy classification change to a more hazardous use, as determined by the fire code official; or,
6. Whenever any existing Group R Division 1 occupancy is subdivided to condominium or any non-residential occupancy is converted, in part or whole, to a residential occupancy.

11.

Chapter 6 of the California Fire Code is amended by adding section 610 entitled "Photovoltaic Systems", to read as follows:

The fire code official may adopt such fire and life safety requirements as are necessary for the safe installation and operation of photovoltaic systems. Unless and until specific requirements are adopted, the current version of the California Department of Forestry and Fire Protection, Office of the State Fire Marshal's "Solar Photovoltaic Installation Guidance" is adopted.

12.

Section 903 of the California Fire Code is amended by adding Section 903.1.2, entitled "Minimum Fire Suppression Protection for New Construction," to read as follows:

All new construction, shall be provided with an approved automatic fire suppression system throughout the building, without regard to the criteria listed in section 903.2 et seq.

Exception: The following types of construction may be exempt from this section when approved by the fire code official:

1. Garages, carports and similar structures provided no portion of the structure is located more than 150 feet (45720 mm) from approved fire department access;

2. Utility sheds, gazebos, and similar structures of less than 120 square feet (11.15 m²) provided no portion of the structure is located more than 150 feet (45720 mm) from approved fire department access;
3. Fences and open trellises; and,
4. Other similar structures as deemed appropriate by the fire code official.

13.

Section 903 of the California Fire Code is amended by adding Section 903.1.3, entitled "Existing Occupancies," to read as follows:

Existing occupancies, with the exception of R-3.1 and R-4 occupancies, shall comply with section 903.1.2 where one of the following conditions exists:

1. Whenever additions result in an additional level above or below grade, or a total increase of more than 1000 square feet (92.9 m²) or an increase of more than fifty percent (50%) in the total floor area including mezzanines and additional stories, whichever is less, regardless of ownership. Additions shall be cumulative with each application for building permit from January 1, 2008. R-3 occupancies shall not be required to comply with this condition solely due to the addition of an additional level, unless one of the criteria for an increase of total floor area is also exceeded;
2. Whenever the value of alterations exceed fifty percent (50%) of the replacement value of the structure, excluding the value of property and contents, as determined by the Building Official. Alteration values shall be cumulative with each application for a building permit from January 1, 2008. Expenditures for maintenance and repairs such as interior and exterior painting, carpeting, interior window coverings, drapes, movable partitions, surface re-roofing or plumbing, mechanical and electrical repairs shall not be considered when calculating the percentage of alterations;
3. Whenever there is an occupancy classification change to a more hazardous use, as determined by the fire code official; or,
4. Whenever any existing Group R Division 1 occupancy is subdivided to condominium or any non-residential occupancy is converted, in part or whole, to a residential occupancy.

14.

Section 903 of the California Fire Code is amended by adding Section 903.1.4, entitled "Partial Automatic Fire Suppression Systems Prohibited," to read as follows:

Whenever an automatic fire suppression system is installed for any portion of any building or structure, an automatic fire suppression system shall be installed for the entire building or structure.

Finding: Topographic and climatic-Narrow and winding access roads to hillside areas, and hot, dry weather and seasonal winds result in increased exposure to fire risk. Additionally, the increased use of decreased property line setback development increases the community risk from fire spread. The California Fire Code recognizes the

benefits of fire sprinklers in requiring installation in new structures. Partial fire sprinklers protect only limited areas of the structure and provide less protection than complete systems. This amendment continues the existing prohibition of partial fire sprinkler systems in order to decrease the risk of conflagration within the community.

15.

Section 903 of the California Fire Code is amended by adding a sentence at the end of Section 903.3.5, entitled "Water supplies", to read as follows:

Hydraulic calculations shall include a 10% reduction from the source.

16.

Section 903 of the California Fire Code is amended by adding a sentence at the end of Section 903.3.5.1.2, entitled "Residential combination services", to read as follows:

Combination services are not allowed for NFPA 13R systems.

Finding: Geologic- Pasadena is located within a seismically active zone and is near several active fault lines. Residential domestic water supplies are generally not as seismically resilient as fire sprinkler systems. For example, in the event a porcelain fixture broke in an earthquake, a fire suppression system using a combination water supply could be compromised, whereas a fire sprinkler system with a dedicated supply could still be functional. This amendment increases the survivability of fire sprinkler systems.

17.

Section 907 of the California Fire Code is amended by changing the first paragraph of Section 907.2, entitled "When required—new buildings and structures," to read as follows:

For new construction of 10,000 square feet (929 m²) or more, an approved automatic fire alarm system shall be installed in compliance with this code and NFPA 72. At a minimum, smoke detectors, or other listed and approved detection devices, shall be installed in all electrical, mechanical, storage, conference or similar rooms. Listed and approved alarm notification appliances providing both audible and visual notification shall be installed throughout the building in compliance with this code and NFPA 72.

18.

Section 907 of the California Fire Code is amended by changing Section 907.3, entitled "Existing Occupancies," to read as follows:

Existing occupancies shall comply with section 907.1.5 where one of the following conditions exists:

1. Whenever additions result in an additional level above or below grade, or a total increase of more than 1000 square feet (92.9 m²) or an increase of more than fifty

percent (50%) in the total floor area including mezzanines and additional stories, whichever is less, regardless of ownership. Additions shall be cumulative with each application for building permit from January 1, 2008;

2. Whenever the value of alterations exceed fifty percent (50%) of the replacement value of the structure, excluding the value of property and contents, as determined by the Building Official. Alteration values shall be cumulative with each application for a building permit from January 1, 2008. Expenditures for maintenance and repairs such as interior and exterior painting, carpeting, interior window coverings, drapes, movable partitions, surface re-roofing or plumbing, mechanical and electrical repairs shall not be considered when calculating the percentage of alterations;

3. Whenever there is an occupancy classification change to a more hazardous use, as determined by the fire code official; or,

4. Whenever any existing Group R Division 1 occupancy is subdivided to condominium or any non-residential occupancy is converted, in part or whole, to a residential occupancy.

5. Where required by Chapter 46.

19.

Section 908 of the California Fire Code is amended by adding section 908.7, entitled "Requirements", to read as follows:

All emergency alarm control panels shall be UL 2017 or UL 864 Listed. All sensors shall be UL 2075 Listed. All Detection and Alarm systems shall be powered and supervised as required for fire alarm systems NFPA 72. Secondary power supplies shall be calculated for 24-hours equipment standby time plus emergency standby duration calculated for the longest modeled release rate or 5-minutes, whichever is the longest duration. Visual alarms shall be blue.

20.

Section 1008.1.10 of the California Fire Code is amended by deleting the exception.

21.

Section 2403.2 of the California Fire Code is amended to read as follows:

Tents and membrane structures having an area in excess of 100 square feet (9.5 m²) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official.

Exceptions:

1. Tents used exclusively for recreational camping purposes.

22.

Section 2701 is amended by adding Section 2701.6.1.1, entitled "Temporary Facility Closure," to read as follows:

Unless otherwise specified, a temporary facility closure shall last not more than 180 calendar days. The fire code official may authorize one 180 calendar day extension.

23.

Section 2703 of the California Fire Code is amended by adding Section 2703.2.9.3, entitled "Minimum Testing," to read as follows:

At a minimum, all tanks, primary storage, secondary containment, monitoring systems, release prevention and mitigation systems, and other safety equipment or systems for the storage, use or handling of any hazardous material shall be tested for proper function as described by manufacturer's or design specification, whichever is more stringent, prior to the introduction of a hazardous material.

24.

The first paragraph of Section 3404.2.7.4 of the California Fire Code is amended to read as follows:

Stationary, above-ground tanks shall be equipped with additional venting that will relieve excessive internal pressure caused by exposure to fires. Emergency venting devices shall be listed and approved. Emergency vents for Class I, II and IIIA liquids shall not discharge inside buildings. This requirement shall also apply to each compartment of a compartmentalized tank, the interstitial space (annulus) of a secondary containment-type tank and the enclosed space of tanks of closed-top dike construction. Additionally, this requirement shall apply to spaces or enclosed volumes, such as those intended for insulation, membranes or weather shields that can contain liquid because of a leak from the primary vessel and can inhibit venting during fire exposure. The insulation, membrane or weather shield shall not interfere with emergency venting. The venting shall be installed and maintained in accordance with Section 22.7 of NFPA 30.

25.

Section 3404.2.7.5.8 of the California Fire Code is amended, by deleting the exception.

Finding: Topographic- The increased use of decreased property line setback development increases the community risk from fire spread. Smaller flammable and combustible liquid tanks are allowed by code to be placed relatively close to buildings and property lines. The installation of overfill prevention decreases the likelihood that spills during the filling process will endanger structures on the same or adjacent properties.

26.

Section 3404.2.8.14 of the California Fire Code is amended to read as follows: Emergency vents shall be vapor tight and shall not be allowed to discharge inside the vault. Long-bolt manhole covers shall not be allowed for this purpose.

27.

Section 3404.2.9.6.1 of the California Fire Code is amended to read as follows: Storage of Class I and II liquids in above-ground storage tanks outside of buildings is prohibited within the City of Pasadena.

28.

Section 3406.2.4.4 of the California Fire Code is amended to read as follows: The storage of Class I and II liquids in above-ground storage tanks outside of buildings is prohibited within the City of Pasadena.

29.

Section 3506.2 of the California Fire Code is amended to read as follows: Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the City of Pasadena.

30.

Section 3801.3 of the California Fire Code is amended to read as follows: Where a single container is more than 20 gallons (75.7 L) in water capacity, or the aggregate capacity of containers is more than 40 gallons (151 L) in water capacity, or the aggregate water capacity of LP-gas containers is more than 40 gallons (151 L), the installer shall submit construction documents for such installation.

31.

Section 3801 of the California Fire Code is amended by adding Section 3801.4, entitled "Minimum Testing," to read as follows:

At a minimum, all tanks, primary storage, secondary containment, monitoring systems, release prevention and mitigation systems, and other safety equipment or systems for the storage, use or handling of any hazardous material shall be tested for proper

function as described by manufacturer's or design specification, whichever is more stringent, prior to the introduction of a hazardous material.

32.

Section 3804.2 of the California Fire Code is amended to read as follows:

Within the City of Pasadena, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L).

33.

Section 4603.6.9.7 of the California Fire Code is amended by changing the first paragraph to read as follows:

An approved emergency voice/alarm communication system shall be provided in every existing high-rise building which exceeds 75 feet (22860 mm) in height measured in the manner set forth in Section 403 of the California Building Code. Such system shall provide communication from a location available to and designated by the fire code official to not less than all public areas.

34.

Section 4901 of the California Fire Code is amended by adding Section 4901.1.1, entitled "Referenced standard," to read as follows:

The International Wildland-Urban Interface Code, 2009 edition, is adopted as a referenced standard for the enforcement of this chapter and other related sections of the Fire Code. Where conflicts occur between the provisions of adopted codes and the referenced standard, the provisions of adopted codes shall apply.

35.

Section 4905.2.1 of the California Fire Code is amended by adding Section 4910.1.1.1, entitled "Wood Roof Covering Prohibited," to read as follows:

No wood roof covering material shall be installed on any structure located in the Extreme Hazard, High Hazard, or Moderate Hazard Fire Severity Zones as identified by the Pasadena Fire Department.

36.

Section 4906.2 is amended by changing Item 2 to read as follows:

Land designated as Moderate, High and Very-High Fire Hazard Severity Zone by cities and other local agencies.

37.

Appendix A of the California Fire Code is deleted in its entirety.

38.

Exception 1 in Section B105.2 of Appendix B of the California Fire Code is amended to read as follows:

1. A reduction in required fire-flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per hour (5678 L/min) for the prescribed duration as specified in Table B105.1.

39.

Section D103.6 of Appendix D of the California Fire Code is amended to read as follows:

Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with the current specifications maintained by the Pasadena Department of Public Works.

SECTION 7. Chapter 14.90 is deleted in its entirety.

SECTION 8. This ordinance shall take effect 30 days from publication.
Signed and approved this _____ day of _____, 2010

Bill Bogaard
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this ___ day of _____, 2010, by the following vote:

Ayes

Noes


Absent

Abstain

Date published:

Mark Jomsky, CMC
City Clerk

Approved as to form:



Frank L. Rhemrev
Assistant City Attorney