



CITY OF  
**HAYWARD**  
HEART OF THE BAY

**DATE:** November 27, 2007  
**TO:** Mayor and City Council  
**FROM:** City Clerk  
**SUBJECT:** Adoption of an Ordinance Establishing a Building Code for the City of Hayward; Regulating the Construction, Alteration, Repair, and Maintenance of Structure; Providing for the Issuance of Permits and Collection of Fees; and Repealing Ordinance No. 02-12 and all Amendments Thereto

**RECOMMENDATION**

That the City Council adopt the attached Ordinance.

**BACKGROUND**

The ordinance was introduced at the November 6, 2007, meeting of the City Council with the following vote:

<b>AYES:</b>	<b>Council Members:</b>	Rodriquez, Quirk, Halliday, Ward, Dowling, Henson
	<b>Mayor:</b>	Sweeney
<b>NOES:</b>	<b>Council Members:</b>	None
<b>ABSENT:</b>	<b>Council Members:</b>	None
<b>ABSTAIN:</b>	<b>Council Members:</b>	None

The ordinance was published in the Hayward Daily Review on November 17, 2007. Adoption at this time is therefore appropriate.

Recommended by:

  
\_\_\_\_\_  
Angelina Reyes, City Clerk

Approved by:

  
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Gregory T. Jones, City Manager

Attachment: Draft Ordinance

PUBLIC NOTICE OF AN INTRODUCTION OF AN ORDINANCE BY THE CITY  
COUNCIL OF THE CITY OF HAYWARD

AN ORDINANCE ESTABLISHING A BUILDING CODE FOR THE CITY OF HAYWARD;  
REGULATING THE CONSTRUCTION, ALTERATION, REPAIR, AND MAINTENANCE  
OF STRUCTURES; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION  
OF FEES; AND REPEALING ORDINANCE NO, 02-12 AND ALL AMENDMENTS  
THERE TO

THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. Effective January 1, 2008, Ordinance No. 02-12, and all amendments thereto, is hereby repealed and in substitution thereof a new Building Code for the City of Hayward is hereby enacted to read as follows:

BUILDING CODE  
OF THE CITY OF HAYWARD

SECTION 1.00 2007 CALIFORNIA BUILDING CODE, ADOPTION BY REFERENCE.

SECTION 2.00 Applicability of CBC Appendix Chapters.

APPENDIX CHAPTER I

ADMINISTRATIVE

SECTION 101 GENERAL.

SECTION 101 TITLE.

SECTION 101.4.5 PROPERTY MAINTENANCE.

SECTION 102.4.1 ABSENCE OF REFERENCED STANDARDS.

SECTION 103.1 CREATION OF ENFORCEMENT AGENCY.

SECTION 104.11.3 PEER REVIEW.

SECTION 105.1.1 ANNUAL PERMITS.

SECTION 105.1.2. ANNUAL PERMIT RECORDS.

SECTION 105.2 WORK EXEMPT FROM PERMITS.

SECTION 105.5 EXPIRATION.

SECTION 105.5.1 COMPLETION PERMITS.

SECTION 106.1 SUBMITTAL DOCUMENTS.

SECTION 106.1.1 SUBMITTAL DOCUMENTS.

SECTION 106.3 EXAMINATION OF DOCUMENTS.

SECTION 106.3.2 PERMIT ISSUANCE.

SECTION 106.6 EXPIRATION OF PLAN REVIEW.

SECTION 106.5 MAINTENANCE OF BUILDING PLANS.

SECTION 108.1 PAYMENT OF FEES.

SECTION 108.1.1 PLAN REVIEW FEES.

SECTION 108.2 SCHEDULE OF PERMIT FEES.

SECTION 108.6 FEE REFUNDS.

SECTION 108.7 INVESTIGATION FEES; WORK WITHOUT A PERMIT.

SECTION 108.9 REINSPECTION FEES.

SECTION 108.8 FEES FOR COMPLETION PERMITS.

SECTION 109.3.12 INSPECTIONS OF MOVED BUILDINGS.

SECTION 109.4 SPECIAL INSPECTIONS.

SECTION 109.5 INSPECTION REQUESTS.

SECTION 109.7 INSPECTION RECORD CARD.

SECTION 110.3 TEMPORARY OCCUPANCY.  
SECTION 110.5 ABANDONMENT OF LEGAL OCCUPANCY.  
SECTION 110.6 OCCUPANCY VIOLATIONS.  
CHAPTER 2  
DEFINITIONS AND ABBREVIATIONS  
SECTION 202 DEFINITIONS.  
CHAPTER 4  
SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY  
SECTION 412.2.6 FIRE SUPPRESSION.  
SECTION 414.1.4 HAZARDOUS MATERIALS.  
SECTION 415.6.2 FLAMMABLE AND COMBUSTIBLE LIQUIDS.  
CHAPTER 5  
GENERAL BUILDING LIMITATIONS  
TABLE 508.2 INCIDENTAL USE AREAS.  
CHAPTER 9  
FIRE PROTECTION SYSTEMS  
SECTION 901.2 FIRE PROTECTION SYSTEMS.  
SECTION 903  
AUTOMATIC SPRINKLER SYSTEMS  
SECTION 903.1 GENERAL.  
SECTION 903.1.2 NEW CONSTRUCTION.  
SECTION 903.1.3 EXISTING BUILDINGS.  
SECTION 903.2 WHERE REQUIRED.  
SECTION 905 STANDPIPE SYSTEMS.  
SECTION 905.1 GENERAL.  
SECTION 905.4 LOCATION OF CLASS I STANDPIPE AND HOSE CONNECTIONS.  
CHAPTER 15  
ROOF ASSEMBLIES AND ROOFTOP STRUCTURES  
SECTION 1505.1.5 MINIMUM ROOF COVERING REQUIREMENTS  
SECTION 1505.5 NONCLASSIFIED ROOFING.  
CHAPTER 16  
STRUCTURAL ENGINEERING DESIGN PROVISIONS  
SECTION 1614 MODIFICATIONS TO ASCE (AMERICAN SOCIETY OF CIVIL ENGINEERS) STANDARDS.  
SECTION 1614.1 GENERAL.  
SECTION 1614.1.3 ASCE 7, SECTION 12.8.1.1.  
SECTION 1614.1.7 REPLACE ASCE 7, SECTION 12.12.3.  
CHAPTER 19  
CONCRETE  
SECTION 1908.1 GENERAL.  
CHAPTER 23  
WOOD  
SECTION 2308.9.3 BRACING.  
CHAPTER 33  
SAFEGUARDS DURING CONSTRUCTION  
SECTION 3311.1 WHERE REQUIRED.

Introduced at a meeting of the Hayward City Council held November 6, 2007, the above-entitled ordinance was introduced by Council Member Ward.

This ordinance will be considered for adoption at the next meeting of the Hayward City Council, to be held on November 27, at 8:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. The full text of this ordinance is available for examination by the public in the Office of the City Clerk.

DATED: November 17, 2007

Angelina Reyes, City Clerk  
City of Hayward