

CITY OF ALAMEDA ORDINANCE NO. _____
New Series

AMENDING THE ALAMEDA MUNICIPAL CODE BY ADDING
SUBSECTIONS (f) THROUGH (j) TO SECTION 13-2.2 REGARDING
THE CONSTRUCTION OF WEATHER-EXPOSED BUILDING
ELEMENTS EXTENDING BEYOND EXTERIOR WALLS

BE IT ORDAINED by the City Council of the City of Alameda that:

Section 1. The Alameda Municipal Code is amended by amending Chapter XIII of the Alameda Municipal Code by adding subsections (f) through (j) to Section 13-2.2.

13-2.2 - Modifications, Amendments and Deletions to the California Building Code.

- f. Section 1203.6 is added to the California Building Code, Current Edition, to read as follows: **Section 1230.6 Ventilation of weather exposed enclosed assemblies.** Balconies, landings, decks, stairs and similar exterior projecting elements or appurtenances exposed to the weather and sealed underneath shall have cross ventilation for each separate enclosed space by ventilation openings protected against the entrance of rain. Blocking and bridging shall be arranged so as not to interfere with the movement of air. The net free ventilating area shall not be less than 1/150th of the area of the space ventilated. Ventilation openings shall comply with Section 1203.2.1. An access panel of sufficient size shall be provided on the underside of the enclosed space to allow periodic inspection.

Exception: An access panel is not required where the exterior coverings applied to the underside of joists are easily removable using common tools.

- g. Section 1404.13 is added to the California Building Code, Current Edition, to read as follows:
Section 1404.13 Projections exposed to weather. Balconies, landings, decks, stairs and similar floor projections exposed to the weather shall be construed of naturally durable wood, preservative-treated wood, corrosion resistant (e.g., galvanized) steel or similar approved materials.
- h. Section 2304.11.3 is added to the California Building Code, Current Edition, to read as follows:
Section 2304.11.3 Laminated Timbers. The portions of glue-laminated timbers that form the structural supports of a building, or other structure, projecting element, or appurtenance and are exposed to weather shall be pressure treated with preservative or be manufactured from naturally durable or preservative-treated wood.

- i. Section 2304.11.4.2 is added to the California Building Code, Current Edition, to read as follows:

Section 2304.11.4.2 Wood Structural Members. Wood structural members that support moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood and shall be separated from such floors or roofs by an impervious moisture barrier.

- j. Section 2304.11.5 is added to the California Building Code, Current edition, to read as follows:

Section 2304.11.5 Supporting members for permanent appurtenances. Naturally durable or preservative-treated wood shall be utilized for those portions of wood members that form the structural supports for buildings, balconies, porches, or similar permanent building appurtenances where such members are exposed to the weather.

13-3.3 - Findings.

Pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code, the City Council finds that the modifications of the California Building Code, Current Edition, contained in subdivisions (a) through (j) of Section 13-3.2, are reasonably necessary because of certain local climatic, geographical and topographical conditions existing in the City of Alameda which are more specifically described as follows:

- a. The City of Alameda is an island community with access dependent upon bridges and underwater tubes and, in the event of a disaster, could be completely isolated from outside assistance.

- b. The City of Alameda is adjacent to several earthquake faults, which make buildings and structures susceptible to structural ruptures and fires.

- c. The entire municipal water supply for the City of Alameda is transported via three aqueducts, which are vulnerable to earthquake and tidal flooding.

- d. Alameda is a low-lying island community with soil and groundwater conditions, which are corrosive to metals.

- e. Alameda has very fine, sandy soil conditions.

- f. The City of Alameda lies in the path of two (2) airport landing and takeoff zones.

- g. The marine environment in Alameda results in a high overall moisture content in building construction materials and slow drying of building materials and assemblies once wet.

- h. Dry rot and other moisture-related damage resulting from the effect of the City's climate on exterior building construction features and materials pose risks to life and property.

Section 2. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council of the City of Alameda hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 3. All former ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance hereby adopted, to the extent of such conflict only, are hereby repealed.

Section 4. The City Clerk of the City of Alameda is hereby directed to cause this ordinance to be published in the Official Newspaper of the City of Alameda

Section 5. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect 30 days after the date of its final passage and adoption.

Presiding Officer of the Council

Attest:

Lara Weisiger, City Clerk

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I, the undersigned, hereby certify that the foregoing resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the ____ day of _____, 2015, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this ____ day of _____, 2015.

Lara Weisiger, City Clerk
City of Alameda

APPROVED AS TO FORM:

Janet C. Kern, City Attorney
City of Alameda