

CITY OF DALY CITY

Regular Meeting - CITY COUNCIL

AGENDA

Monday, November 14, 2016 - 7:00 PM
City Hall Council Chambers – 2nd Floor
333 – 90th Street, Daly City, CA 94015

Live Telecast: Comcast Channel 27, Astound 26, AT&T U-Verse 99

Webcast: www.dalycity.org/meetings

DRAFT

For those wishing to address the City Council on any Item on the Agenda or under Public Appearances/Oral Communications, please complete a Speaker Card located at the entrance to the Council Chambers and submit to a Staff Member as early in the meeting as possible.

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of the City Clerk at 991-8078 as soon as possible.

CALL TO ORDER:

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENTATIONS:

Arts and Culture Commission's Event: Light Up Our World, November 19, 2016
Presented by Pauline Fong-Martinez, Chair

APPROVAL OF MINUTES:

Regular Meeting of October 24, 2016

APPROVAL OF AGENDA:

CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine and may be approved by one roll call vote of the City Council. There shall be no separate discussion of the

AVAILABILITY OF PUBLIC RECORDS:

All public record to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.

matters on the Consent Agenda unless requested by a member of the City Council. If discussion is required, that item will be removed from the Consent Agenda and will be considered separately at the end of the Agenda.

Resolutions:

1. Approving Annual Delegation of Authority to City Treasurer to Invest City Funds
2. Accepting of Training Funds from Southbay Regional Public Safety Training Consortium
3. Accepting and Appropriating a North County Prevention Partnership/Health Right 360 Grant for Alcohol Sales Compliance Operations
4. Amending Traffic Regulations to: (1) Install 60-ft. No Parking (red) zones at Hoffman Street and Lausanne Avenue (TSR 17/16); (2) Extend the passenger (white) zone along Lakeshire Drive (TSR 17/23); (3) Install white zone at 35 Hillcrest Drive (TSR 17/26); (4) Designate 60-ft. bus zone on Pope Street (TSR 17/29); (5) Install 4 ft. red zone along Acton Street (TSR 17/30); and (6) Install 8 ft. red zone along Wyandotte Avenue (TSR 17/31)
5. Approving Notice of Completion for Serramonte Library Restroom and Accessibility Upgrades
6. Appointing of Daly City Bicycle-Pedestrian Advisory Committee Members
7. Authorizing Submittal of the One Bay Area 2 Grant Application to the City/County Association of Governments of San Mateo County
8. Authorizing City Manager to Execute Professional Services Agreement for Mussel Rock Landfill Site Monitoring
9. Approving Use of Federal Asset Forfeiture Funds (DEA) to Purchase Unmarked Vehicle Laptops and Mounting Equipment
10. Authorizing City Manager to Execute Lease Agreement with San Mateo County for the Second Floor of 350 90th Street
11. Requesting Use of Federal Asset Forfeiture Funds (DEA) to Purchase Personal Protective Equipment for the Police Department
12. Appropriating San Mateo County Arts Commission Grant and Monetary Donations for the Light Up Our World Event
13. Setting Time and Place for Public Hearing on Community Development and Housing Needs

Check Registers:

14. Check Registers for the Month of October 2016

END OF CONSENT AGENDA

PUBLIC HEARINGS:

15. Building Code Adoption

Staff:

Mandapat

Recommended Action:

Open/Close Hearing

Motion for City Attorney to Read by Title Only

Councilmember Introduce Ordinance

16. Introduction of the Ordinance to Revise and Adopt the 2016 Editions for the California Fire Code

Staff:

Johnson

Recommended Action:

Open/Close Hearing

Motion for City Attorney to Read by Title Only

Councilmember Introduce Ordinance

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

NOTE: Speakers are limited to two minutes, unless modified by the Mayor. The Council cannot take action on any matter raised under this item

APPOINTMENTS: Board/Commission Membership Committee Appointments

REPORTS:

17. Council Committee
18. City Council
19. Staff

ADJOURNMENT:

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
October 24, 2016

The meeting was called to order by Mayor Torres at 7:16 P.M.

ROLL CALL: Councilmembers Present:

Sal Torres, Mayor
David J. Canepa, Vice Mayor
Raymond A. Buenaventura
Judith A. Christensen
Michael P. Guingona

Staff Present:

Patricia E. Martel, City Manager
Julie T. Underwood, Assistant City Manager
Rose L. Zimmerman, City Attorney
K. Annette Hipona, City Clerk

APPROVAL OF MINUTES:

Regular Meetings of October 10, 2016

It was moved by Vice Mayor Canepa, seconded by Councilmember Buenaventura and carried to approve the minutes of October 10, 2016.

APPROVAL OF AGENDA:

Mayor Torres requested to add a presentation to the agenda. It carried to approve the agenda as amended.

PRESENTATIONS:

Christine Fuller reported on submitting her resignation letter and decision not to seek re-appointment in December as Daly City Trustee for the San Mateo County Mosquito and Vector Control District. Ms. Fuller thanked the Council, City management and staff for their support and camaraderie over the past ten years. Ms. Fuller thanked the individuals and groups who have helped her achieve her mission: to safeguard the health and comfort of San Mateo County residents through a planned program to reduce mosquitoes and vector-borne illnesses. Mayor Torres and the Council thanked Ms. Fuller on her steadfastness, diligence, useful work updates, and years of public service.

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
October 24, 2016

Page 2

CONSENT AGENDA:

Councilmember Christensen requested to pull item #1 from the Consent Agenda for further discussion.

It was moved by Vice Mayor Canepa, seconded by Councilmember Guingona and carried to approve and adopt the Consent Agenda, as amended.

Resolutions:

Approving the Annual Agreement Between the City of Daly City and the Daly City/Colma Chamber of Commerce for Fiscal Year 2016-2017

City Manager Patricia Martel reported she met with Mayor Torres, Chamber of Commerce CEO Georgette Sarles, and the Chamber of Commerce board members to discuss the terms of the agreement and address some issues that are important to the City in light of the recent fiscal challenges. The Mayor wanted to make sure that the agreement would reflect more of a direct partnership with the City in terms of looking at economic development opportunities and marketing activities to strengthen the economic base of Daly City, while encouraging and supporting businesses. Ms. Martel highlighted the goals, objectives, and services outlined in the agreement, including maintaining an electronic file of an up-to-date membership roster, and assisting the City with joint marketing programs promoting the benefits of conducting business in the City.

It was moved by Councilmember Christensen to add the following amendments to the agreement: in section #5, changing the phrase to "as soon after it is received as possible,"; and, in section #15(e), changing the phrase to "purchase or initiate efforts to cause to be purchased."

It was moved by Councilmember Guingona to add the following amendment to section #15(b): for board member appointments to be within 90 days upon signing the agreement; and, for the committee to meet on a quarterly basis.

Ms. Georgette Sarles thanked everyone for their support of the Chamber of Commerce, which acts as a conduit between thriving businesses and the City. According to Ms. Sarles, the Chamber stands behind the business community every day. However, she requested more frequent input from the Council as well as City staff, in order to obtain the information the Chamber needs to perform its due diligence. Ms. Sarles apologized that the Chamber was not involved in the Swinging Skirts, and agreed with the Mayor's suggestion for Daly City to work on enticing more hotels to open in the City.

Mayor Torres thanked Ms. Sarles and the Chamber of Commerce for all their years of service.

It was moved by Councilmember Christensen, seconded by Councilmember Buenaventura and carried by roll call vote to adopt the following resolution, as amended:

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
October 24, 2016

Page 3

Resolution 16-152, Authorizing Execution of Agreement with Daly City/Colma Chamber of Commerce (Fiscal Year 2016-2017)

Adopting of Resolution to Amend Recurrent and Part-time Hourly Rates Schedule

Resolution 16-153, Amendment to Recurrent and Part-Time Hourly Rates Schedule

END OF CONSENT AGENDA

PUBLIC HEARINGS:

Conduit Financing for the Brunswick Senior Apartments

Housing and Community Development Supervisor Betsy ZoBell provided some background on the project, a 206-unit senior apartment complex under development by Pacifica West Communities, Inc. (PWC). PWC wishes to utilize tax-exempt bond funds to finance the development of the Brunswick Senior Apartments. According to Ms. ZoBell, the bonds will be the sole responsibility of the borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the project or the repayment of the bonds for the financing of the project. In addition, this will not constitute any type of indebtedness by the City. In summary, approval of the bond issuance will enable PWC to carry out development of 206 apartments intended for senior residents of lower or very low income.

Mayor Torres opened the public hearing. There were no speakers on this matter.

It was moved by Vice Mayor Canepa, seconded by Councilmember Christensen and carried to close the public hearing.

It was moved by Vice Mayor Canepa, seconded by Councilmember Christensen and carried by roll call vote to adopt the following resolution:

Resolution 16-154, Approving the Issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds for the Brunswick Street Apartments

COMMUNICATIONS:

Transfer of Title of Bayshore Park in Daly City in Support of Affordable Housing Development at Midway Village

Director of Economic and Community Development Tatum Mothershead gave background on the 150-unit rental housing development located in the Bayshore neighborhood and owned by the Housing Authority of the County of San Mateo. Ms. Mothershead answered the Mayor's question regarding Robertson School and the property they own, which is adjacent to Midway Village and includes a child-care facility.

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
October 24, 2016

Page 4

Discussion ensued with Ms. Martel reporting that the project will be beneficial to both Midway Village, which will be redeveloped and expanded, and to Bayshore neighborhood, which will gain a new childcare facility. Furthermore, Bayshore Park will be able to develop a new soccer field, which would be a huge amenity for this location.

Gabriella Makstman, resident, expressed the need in the Bayshore neighborhood for amenities such as grocery stores. Ms. Makstman believed the City might be able to utilize this space better if they listen to the needs of Bayshore residents.

Ms. Martel clarified that the site being discussed is City-owned property rather than commercial property. Therefore when looking at amenities, the City must use it for enhanced recreational purposes and, therefore, cannot develop it for commercial use.

It was moved by Vice Mayor Canepa, seconded by Councilmember Buenaventura and carried by roll call vote to adopt the following resolution:

Resolution 16-155, Authorizing Transfer of Title of Bayshore Park in Daly City in Support of Affordable Housing Development at Midway Village

Use Permit UPR-2-16-11924 – Conversion of a Commercial Building to Mixed-use at 75 Pueblo Street

Planning Manager Michael VanLonkhuysen presented the applicant's request for a use permit to convert a portion of an existing single-story commercial building to include one 723 square foot studio apartment with one interior parking space. Mr. VanLonkhuysen showed slides of the current store front, the project site plan, the proposed floor plan, the building and color elevations, and the conditions of approval. The Planning Commission recommends adopting findings outlined in the staff report and approval of the use permit.

It was moved by Vice Mayor Canepa, seconded by Councilmember Christensen and carried by roll call vote to adopt the following resolution:

Resolution 16-156, Adopting Findings of Fact and Imposing Conditions of Approval on Use Permit (UPR-2-16-11924), to Convert a Commercial Building to Mixed-Use (75 Pueblo Street)

Coastal Development Permit (Use Permit UPR-9-16-12312) – Seawall Repair at Mussel Rock Landfill, 150 Westline Drive

Mr. VanLonkhuysen requested approval of a use permit needed for annual maintenance activities at Mussel Rock Landfill, which includes repairing areas of the seawall that have been damaged over the past few years. It also entails replacing, repairing, and cleaning the existing half-round corrugated metal pipe used to route surface water off the landfill cover. For reference, Mr. VanLonkhuysen presented site photos, the site plan, and the plan's consistency with the Coastal Development Program.

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
October 24, 2016

Page 5

It was moved by Councilmember Christensen, seconded by Councilmember Guingona and carried by roll call vote to adopt the following resolution:

Resolution 16-157, Adopting Findings of Fact and Imposing Conditions of Approval on Coastal Development Permit (Use Permit UPR-9-16-12312) for Seawall Repair at Mussel Rock Landfill (150 Westline Drive)

Draft Response to the 2015-2016 Grand Jury Report, “San Mateo County’s Cottage Industry of Sanitary Districts”

City Manager Patricia Martel gave some background on the Grand Jury’s report, which focused on six independent special districts which operate as sewage collection agencies. The report determined that having many small agencies presented problems in the areas of public accountability, fiscal responsibility and operational competence. The Grand Jury requested Daly City to review and respond to two of the recommendations contained in the report, and to have a plan ready by September 2017.

After meeting with the other agencies, Ms. Martel drafted a letter of response to the Honorable Joseph C. Scott of the Superior Court, who is responsible for the Grand Jury. The draft response outlines the positions of each of the various agencies subject to the Grand Jury recommendations and conveys the clear lack of political will for Daly City to assume operational services for the Bayshore and Westborough districts. Ms. Martel requested the Council review the draft letter of response, and provide direction to her to finalize the letter.

It was moved by Vice Mayor Canepa, seconded by Councilmember Buenaventura and carried by roll call vote to accept the report.

PUBLIC APPEARANCES/ORAL COMMUNICATIONS:

Mariann Mann, resident, reported she will be sending out reminders to the various homeowners associations of the upcoming annual holiday decoration contest. Ms. Mann then expressed concern over the current election process, as being one of the worst she has witnessed.

Gabriella Makstman, resident, reported that two weeks ago, she was intimidated by Vice Mayor Canepa, Councilmember Buenaventura, and Candidates Glenn Sylvester, and Juslyn Manalo to move from she was campaigning on a street corner. Ms. Makstman was concerned about the example this sets for children, when such bullying goes on.

APPOINTMENTS:

There were no appointments.

CITY OF DALY CITY
MINUTES – REGULAR MEETING - CITY COUNCIL
October 24, 2016

Page 6

REPORTS:

Council Committee Meetings, October 18, 2016

The Council Committee reported on the following meeting:

Draft Revisions to Chapter 17, Zoning Ordinance (Residential Regulations)
(Canepa/Christensen)

City Council

There were no reports.

Staff

There were no reports.

ADJOURNMENT:

Mayor Torres adjourned the meeting in the memory of Alice Pena Bulos, Tom Minshew, Phillip N. Sigmund, Nancy Hazelton, Roberta Poti and Jaime Suliguin at 8:33 PM.

Approved as submitted, this _____

day of _____, 2016.

Mayor

City Clerk



City Council Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Annual Delegation of Authority to City Treasurer to Invest City Funds

Recommended Action

Adopt a resolution renewing delegation of investment authority to the City Treasurer as required by Government Code Section 53607.

Discussion

In order to comply with State of California Government Code Section 53607, the City Council must annually renew the delegation of authority for investing City funds to the City Treasurer.

Staff is available to provide any additional information desired by the Mayor or City Council Members.

Respectfully submitted,

Daneca Halvorson
City Treasurer

cc: City Manager
City Attorney
City Clerk



City Council Meeting Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Acceptance of Training Funds from Southbay Regional Public Safety Training Consortium

Recommended Action

Staff recommends Council approve the acceptance of \$3,000.00 from the Southbay Regional Public Safety Training Consortium.

Background

The Daly City Police Department has a long standing relationship with the Southbay Regional Public Safety Training Consortium (SBRPSTC). The Police Department certifies our in service training such as SWAT, motorcycle and firearms through the academic institutions in the consortium. As a result, a portion of the funds received by the College accumulates in a training account at SBRPSTC (approximately \$1 per hour). Per our agreement, these funds can be used for training related equipment, supplies and tuition.

Discussion

The Department is requesting acceptance of \$3000.00 from our training funds. Once approved, the Department will use these funds for training supplies such as two laptops, training batons and inert OC (pepper spray) canisters.

Fiscal Impact

These funds have accumulated in the Department's training credit bank at SBRPSTC and are available to spend on training related items. We are requesting the acceptance of \$3,000.00. There are no matching funds or recurring costs.

Summary/Conclusion

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

John Gamez
Captain

Manuel Martinez Jr.
Chief of Police



City Council Meeting Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subjects: Accepting and Appropriating a North County Prevention Partnership/Health Right 360 Grant for Alcohol Sales Compliance Operations

Recommended Action

Staff recommends the City of Daly City accept grant funding from the NCPP (North County Prevention Partnership) along with Health Right 360 to provide police services for two compliance check operations that will occur between November 2016 and June 2017. The total non-taxpayer funded cost of police services for the operations is \$6,000.00.

Background

In partnership with the NCPP (North County Prevention Partnership) and Health Right 360, the Daly City Police Department will conduct two enforcement compliance checks to increase awareness and education about underage drinking. The NCPP and Health Right 360 have provided all the overtime funds for the Department to conduct the operations.

Discussion

Funds provided by the grant will be utilized to increase enforcement levels related to licensed establishments that furnish alcohol to minors. These funds will be expended on an overtime basis for personnel needed to staff both operations and meet grant reporting requirements.

Fiscal Impact

The grant is overtime reimbursable. There is no cash match or other cost to the city.

Summary/Conclusions

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Patrick Hensley
Captain

Manuel Martinez
Chief of Police



City Council Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Amend Traffic Regulations to: (1) Install 60-ft. No Parking (red) zones along the west side of Hoffman Street, north of the curb return at Lausanne Avenue (TSR 17/16); (2) Extend the passenger loading/unloading (white) zone along the north side of Lakeshire Drive, west of Midvale Drive, an additional 80 ft. (TSR 17/23); (3) Install 22-ft. white zone in front of 35 Hillcrest Drive (TSR 17/26); (4) Designate 60-ft. bus layover zone on Pope Street, south of Bellevue Avenue (TSR 17/29); (5) Install 4 ft. red zone along the east side of Acton Street, north of Brunswick Street (TSR 17/30); and (6) Install 8 ft. red zone along the north side of Wyandotte Avenue, east of Chester Street in front of the fire hydrant (TSR 17/31).

Recommended Action

Recommend the City Council amend the City's traffic regulations as follows:

1. Install 60-ft. red zone along the west side of Hoffman Street, north of the curb return at Lausanne Avenue. (TSR 17/16)
2. Extend the white zone along the north side of Lakeshire Drive, west of Midvale Drive, an additional 80 ft., enforceable between 8:00 a.m. – 9:00 a.m. and 2:00 p.m. – 3:00 p.m., on school days. (TSR 17/23)
3. Install 22-ft. white zone in front of 35 Hillcrest Drive, enforceable between 7:00 a.m. – 5:00 p.m., Monday through Friday. (TSR 17/26)
4. Designate 60-ft. bus layover zone on Pope Street, south of Bellevue Avenue, enforceable between 6:00 a.m. to 9:30 p.m., Monday through Friday. (TSR 17/29)
5. Install 4-ft. red zone along the east side of Acton Street, north of the curb return at Brunswick Street. (TSR 17/30)
6. Install 8-ft. red zone along the north side of Wyandotte Avenue, east of Chester Street, in front of the fire hydrant. (TSR 17/31)

Background

On October 13, 2016, the City's Traffic Safety Committee met and reviewed various requests for traffic improvements, signage and pavement markings, and recommended that the City Manager proceed with amending the aforementioned traffic regulations.

Discussion

The amendments to the traffic regulations are recommended for the following reasons:

1. SamTrans requested the red zone to allow the buses to pick-up wheel-chair bound passengers at the curb.
2. The Jefferson Elementary School District requested the white zone be extended to allow more parents to be able to drop off and pick-up students by the staircase to Thomas Edison Elementary School.
3. The white zone would provide access for vans to safely pick-up seniors for their appointments.
4. Currently, SamTrans buses terminate their route on Lowell Street. Buses often park in the travel lane since there is no designated bus zone on Lowell Street. The requested bus layover zone on Pope Street would not displace any parking spaces since parking is already prohibited on both sides of the street. Pope Street is 32 ft. wide; vehicles would still be able to safely pass each other with a bus parked on one side of the street.
5. SamTrans requested the red zone at the intersection to prevent vehicles from parking at the corner. This would allow buses to more safely make an eastbound left-turn from Brunswick Street onto Acton Street.
6. SamTrans requested the red zone at the intersection to prevent vehicles from parking at the corner. This would allow buses to more safely make a northbound right-turn from Chester Street onto Wyandotte Avenue.

Fiscal Impact

Funding is available for the proposed signs and/or markings in the Street Maintenance operating budget 01-314-330-4241 for the current Fiscal Year 2016-2017.

Summary/Conclusion

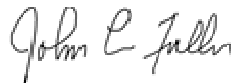
Recommend the City Council amend the aforementioned traffic regulations.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,



Shirley Chan
Traffic Engineer

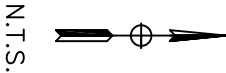


John L. Fuller
Director of Public Works

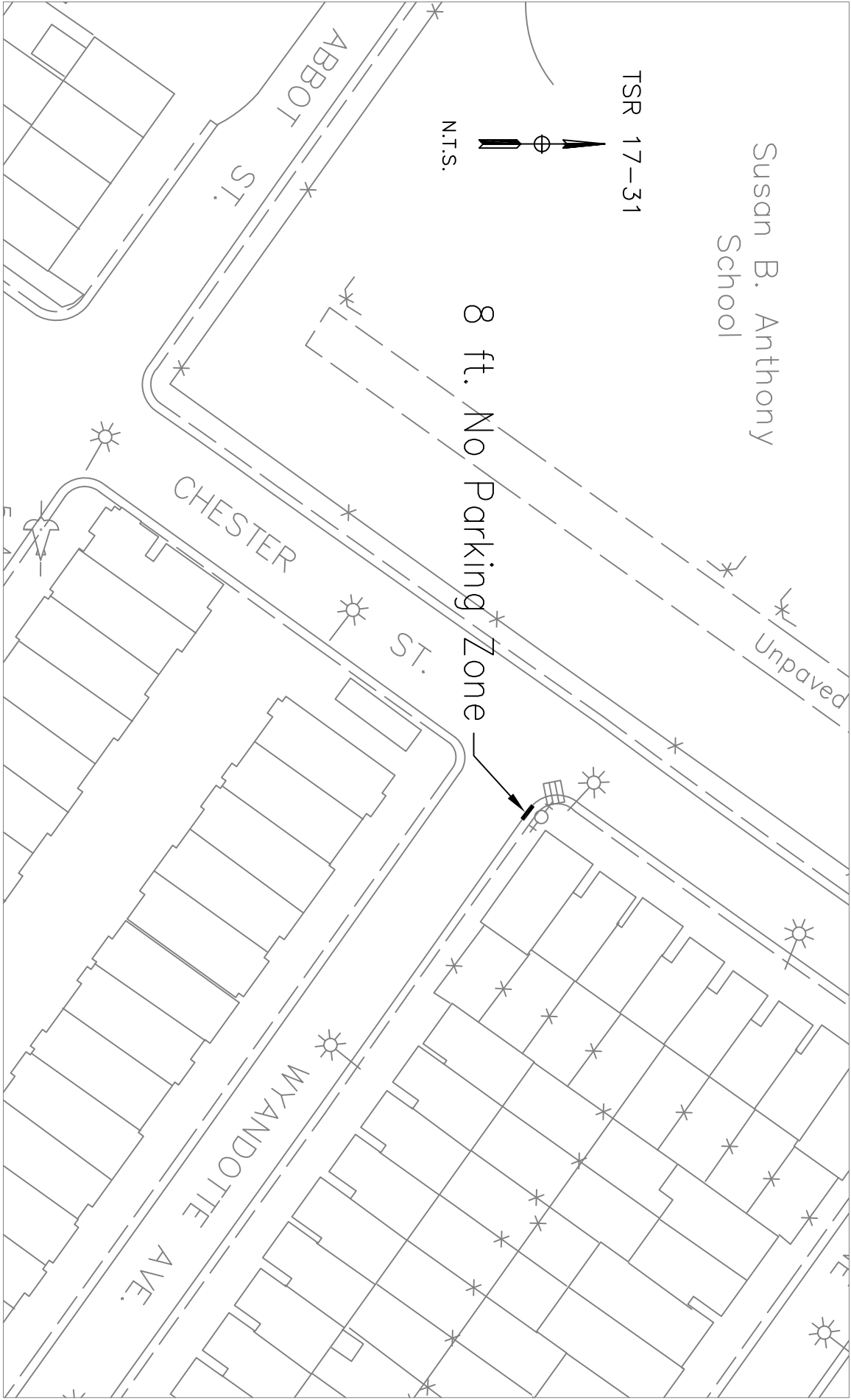
Attachment: Traffic Improvements Location Maps

Susan B. Anthony
School

TSR 17-31

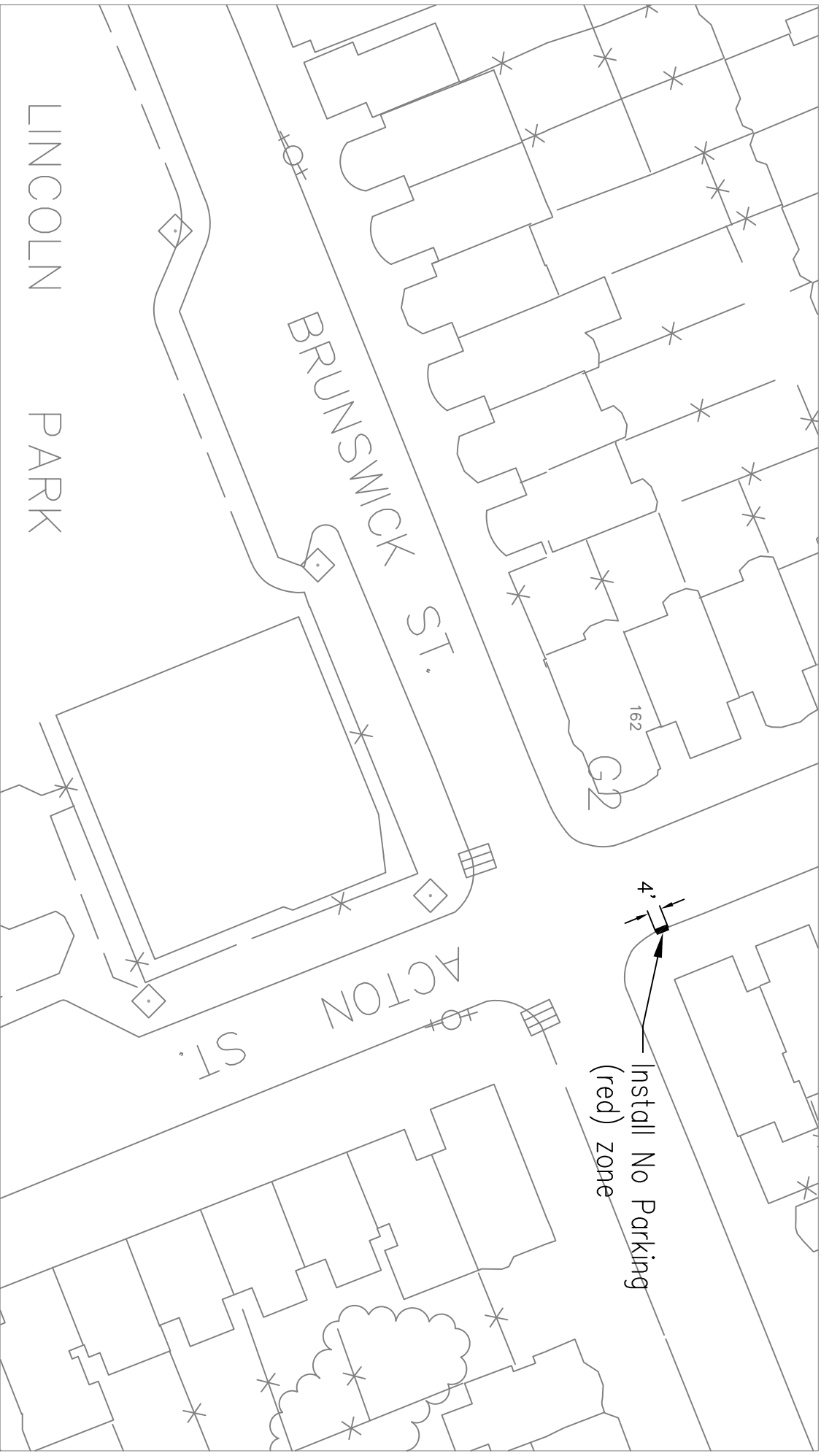


8 ft. No Parking Zone



THE CITY OF DALY CITY
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
TRAFFIC IMPROVEMENTS
Chester St./Wyandotte Ave.

DRAWN	SC	DATE	11/16	APPROVED	CITY ENGINEER
DESIGNED	JLF	SCALE	NTS	SHEET NO.	1 OF 1
DESIGNED	SC	SHEET NO.		TSR 17-31	DRAWING NUMBER
					REV.



4'
Install No Parking
(red) zone

LINCOLN PARK

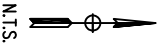
BRUNSWICK ST.

ACTON ST.

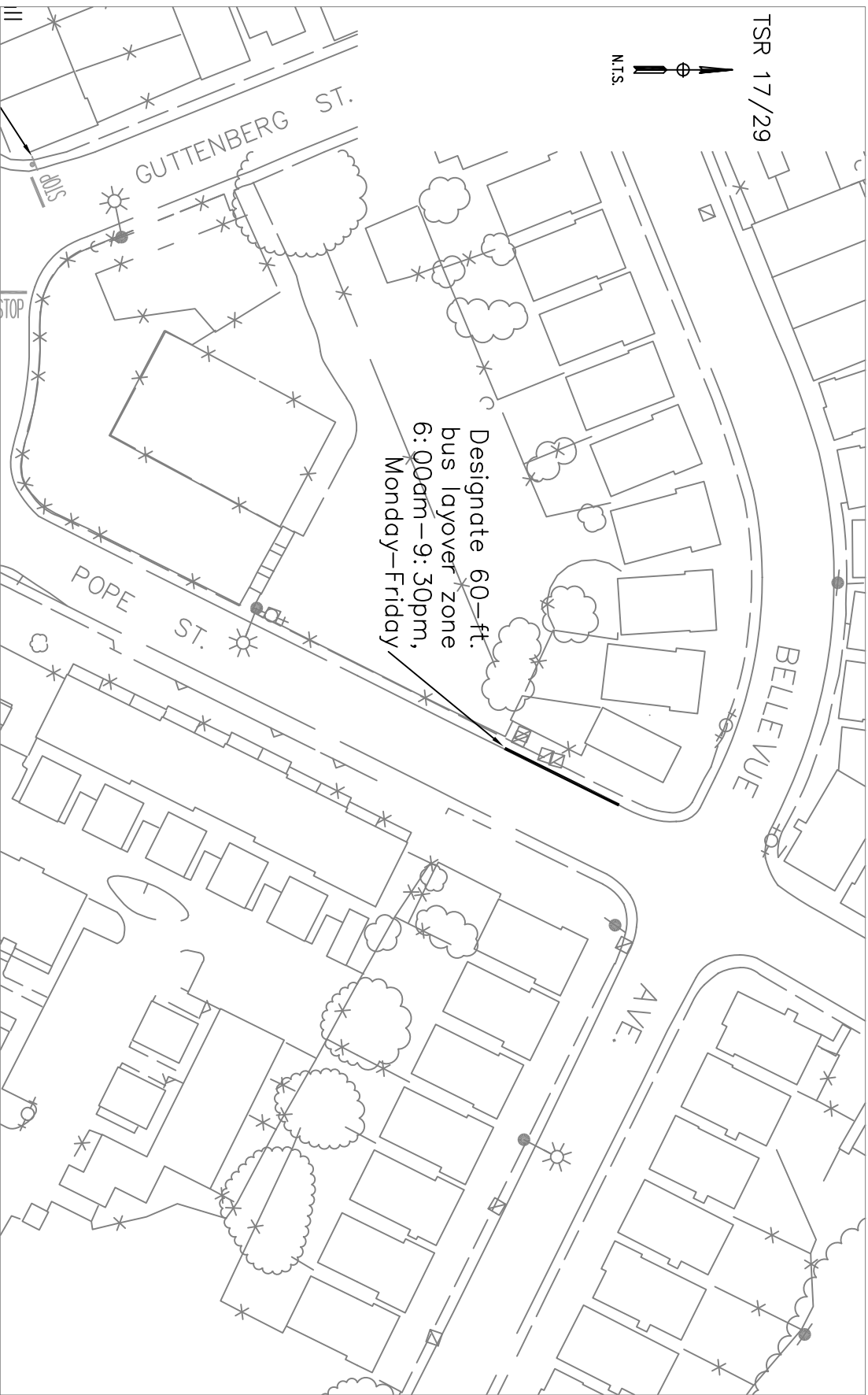
TSR 17/30

THE CITY OF DALY CITY
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

TRAFFIC IMPROVEMENTS
Brunswick St./Acton St.



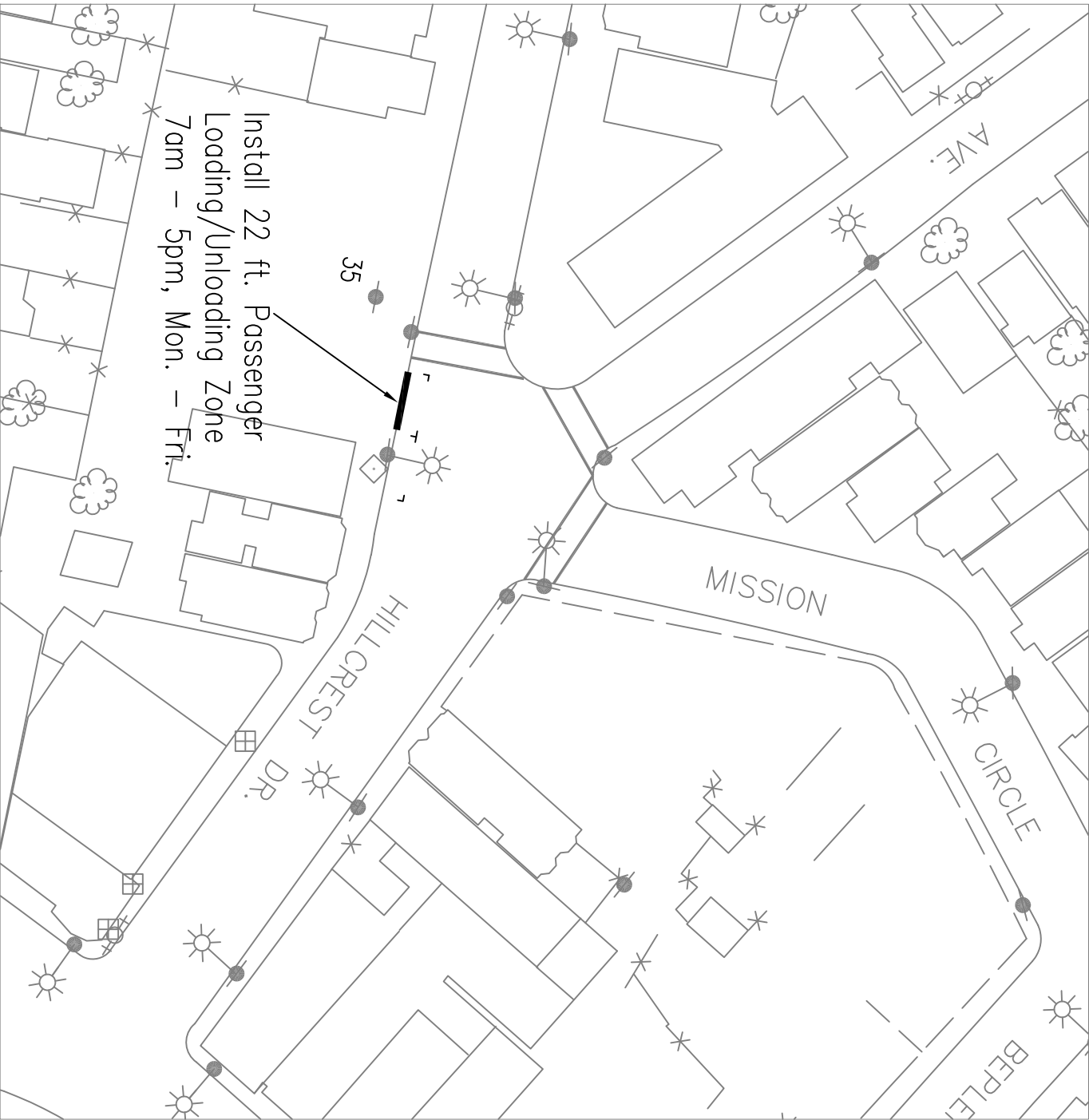
DRAWN	SCY	DATE	11/16	APPROVED	CITY ENGINEER
DESIGNED	JLF	SCALE	NTS		
REVISION	SCY	SHEET NO.	1 OF 1	TSR 17/30	REV.



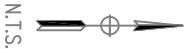
THE CITY OF DALY CITY
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

TRAFFIC IMPROVEMENTS
Pope Street

DATE	SCY	DATE 11/16	APPROVED	CITY ENGINEER
DESIGNED	JLF	SCALE N.T.S.		
DESIGNED	SCY	SHEET NO. 1 OF 1	TSR 17-29	REVISION NUMBER

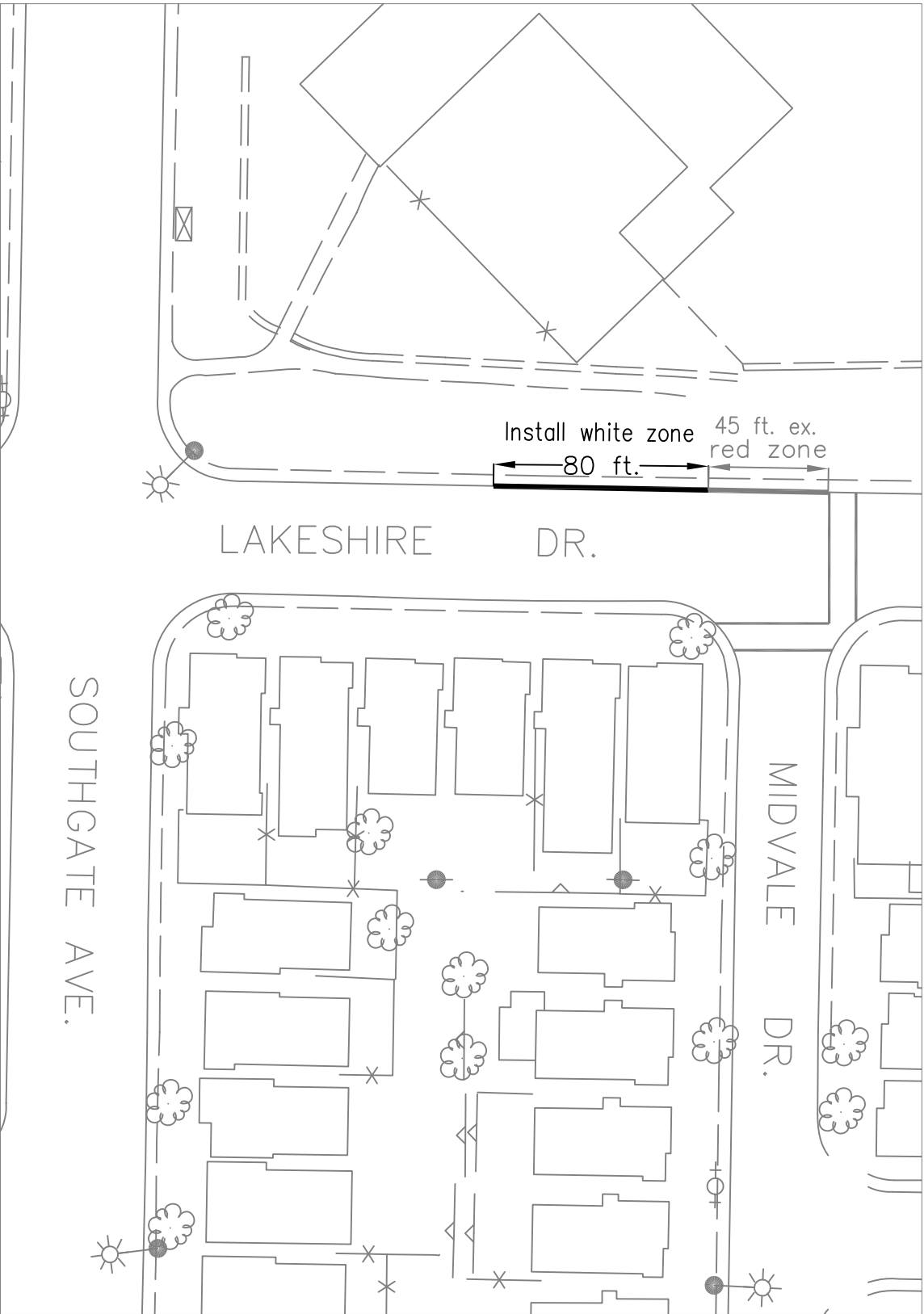


TSR 17/26



THE CITY OF DALY CITY
DEPARTMENT OF PUBLIC WORKS
TRAFFIC IMPROVEMENTS
35 Hillcrest Drive

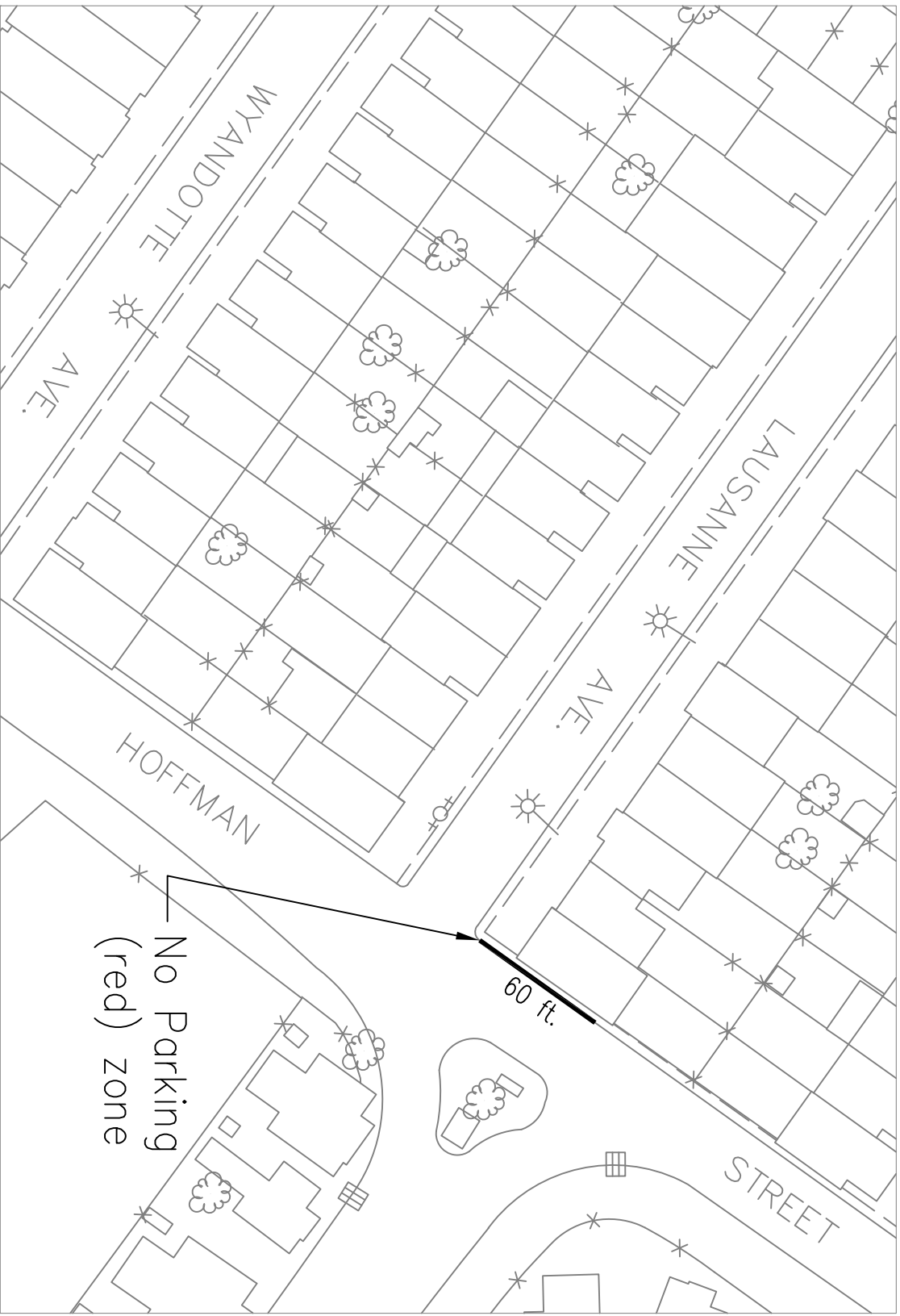
DATE	SCY	DATE 11/16	APPROVED	CITY ENGINEER
CHECKED	JLF	SCALE N.T.S.	SHEET NO. 1 OF 1	TSR 17-26
DESIGNED	SCY	DRAWN BY		REVIEWED



TSR 17/23



THE CITY OF DALY CITY			
CALIFORNIA			
DEPARTMENT OF PUBLIC WORKS			
TRAFFIC IMPROVEMENTS			
Lakeshire Drive			
DESIGNED BY	SCY	DATE	11/16
CHECKED BY	JLF	SCALE	NTS
DRAWN BY	SCY	SHEET NO.	1 OF 1
REV.		TSR	17/23



TSR 17/16

N.T.S.

THE CITY OF DALY CITY			
CALIFORNIA			
DEPARTMENT OF PUBLIC WORKS			
TRAFFIC IMPROVEMENTS			
Hoffman St./Lausanne Ave.			
DATE	SC	DATE 11/16	APPROVED
08/08/16	JLF	SCALE: N.T.S.	CITY ENGINEER
DESIGNED SC	SHEET NO.	1 OF 1	TSR 17-16
			DESIGN NUMBER
			REV.



City Council Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Notice of Completion for Serramonte Library Restroom and Accessibility Upgrades

Recommended Action

Staff recommends that the City Council accept the improvements completed in compliance with the construction contract for the Serramonte Library Restroom and Accessibility Upgrades project.

Background

Daly City was awarded \$100,000 in Measure A grant funds from San Mateo County for library renovations and improvements. The City provided a \$50,000 match for a total budget of \$150,000. The City used the funds to upgrade the existing restrooms at the Serramonte Library. This project was chosen since the restrooms and entry doors were not accessible to disabled library patrons and this was considered the only substantial project possible within the limited budget available. The work includes demolishing the existing restrooms and entry door and replacing them with ones that are compliant with current Americans with Disabilities Act (ADA) guidelines.

Discussion

On May 9th, 2016, City Council authorized a total construction administration expenditure of \$236,209.00, which included the original contract award of \$178,209.00, 10% contingency of \$17,820.00, and estimated asbestos and lead abatement of \$40,000. Sigura Construction, Inc. of Santa Clara, California, has completed all improvements required by the construction contract documents for a total amount of \$202,956.36, including \$24,747.36 in change orders. Change orders were issued to replace the frame of the front doors and dry rot walls for the water closet discovered during demolition. The total dollar value of the change orders is 13.89% of the original Contract Award, which exceeds the 10 percent contingency amount estimated at the contract award. However, staff was able to perform the asbestos and lead abatement with a separate contractor for \$18,000.00, the overall project was completed within the total budget despite the addition of the change orders to the scope of the project.

Fiscal Impact

The contract was completed in the total amount of \$202,956.36 with funds available in the Capital Improvement Project Account 31-120-523.

Summary/Conclusion

The contractor's work is now complete and acceptable for City maintenance. Staff recommends that the City Council accept the completed improvements for the City's maintenance and use.

Staff is available to provide any additional information desired by the Mayor or Council members.

Respectfully submitted,

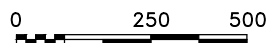


Roland Yip
Civil Engineering Associate



John L. Fuller
Public Works Director

Attachment: Location Map
Notice of Completion
Resolution



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

OFFICE OF THE CITY CLERK
CITY OF DALY CITY
333 - 90th Street
Daly City, California 94015

Notice of Completion

NOTICE IS HEREBY GIVEN as follows:

1. The date of completion of the work of improvement is: November 14, 2016
2. The owner of the work of improvements is: City of Daly City, a Municipal Corporation.
3. The address of the owner of the work of improvement is: City Hall
333 - 90th Street
Daly City, California 94015
4. The nature of the owner's interest or estate is: In fee.
5. The work of improvement is located in Daly City, California, and is particularly described as follows:

SERRAMONTE LIBRARY RESTROOM AND ACCESSIBILITY UPGRADES

The name of the original contractor for the work of improvement is:

Sigura Construction, Inc.
1300 Memorex Dr.
Santa Clara, CA 95050

Dated: _____

The undersigned, being duly sworn, says: That he is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that he has read the same, and knows the contents thereof, and that the facts stated therein are true.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CITY OF DALY CITY, OWNER

John L. Fuller, Public Works Director

STATE OF CALIFORNIA,

COUNTY OF _____ } ss.

Subscribed and sworn to (or affirmed) before me on this ____ day of _____, ____ 20____,

by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____

Name (Typed or Printed)
Notary Public in and for said County and State

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY ACCEPTING
COMPLETION OF CERTAIN PROJECT IN THE
DEPARTMENT OF PUBLIC WORKS

(SERRAMONTE LIBRARY RESTROOM AND ACCESSIBILITY UPGRADES)

A. The Project Manager has advised that the project set forth hereinafter has been completed in accordance with the terms of the contract with the City of Daly City and Sigura Construction, Inc., a California Corporation.

B. The City Council of the City of Daly City desires to acknowledge the completion of such project so that notice of completion may be given.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Daly City that pursuant to the above, the City of Daly City does hereby accept as complete the following described project:

SERRAMONTE LIBRARY RESTROOM AND ACCESSIBILITY UPGRADES

BE IT FURTHER RESOLVED by the City Council of the City of Daly City that said project be, and it is hereby accepted as complete, and at the expiration of thirty-five (35) days from this date, final payment in connection with this project be, and it is hereby authorized, provided that all statutory liens, claims and withholds are satisfied pursuant to law.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of Daly City, California, at a special meeting thereof held on the _____ day of _____, 20____, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: _____

NOES, Councilmembers: _____

ABSENT, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY



City Council Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Appointment of Daly City Bicycle-Pedestrian Advisory Committee Members

Recommended Action

Staff recommends that the City Council approve the re-appointments of Evan Albert and Henry Martinez to a two-year term on the Daly City Bicycle-Pedestrian Advisory Committee (DC-BPAC).

Background

The Daly City Bicycle/Pedestrian Advisory Committee meets quarterly to review proposed pedestrian/bikeway improvement projects, discuss possible grant opportunities and provide input on existing roadway/bikeway conditions affecting pedestrian and cycling activities in Daly City. Meetings are typically held the first Wednesday of January, April, July and October at City Hall. Members are appointed for a renewable two-year term. Existing and past members included bicycle and walking enthusiasts, students, workers and commuters. Volunteers must live or work in Daly City to serve on the BPAC. The Bicycle/Pedestrian Advisory Committee is supported by Public Works Engineering Division personnel who prepare meeting agendas and reports for the committee's consideration.

Discussion

The Committee consists of up to seven (7) voting members appointed by the City Council, with Public Works Department staff support. Current members include:

Member	Term Expires
Evan Albert	June 30, 2016
Henry Martinez	June 30, 2016
Danielle Greenwood	June 30, 2017
Clayton Koo	June 30, 2017
Hae Won Ritchie	June 30, 2017

Evan Albert works as a Civil Engineer for the City of San Mateo's Public Works Department where they have a very active pedestrian and bicycle movement. He is interested in improving the bicycle and pedestrian facilities in Daly City and would be able to contribute his working knowledge from his experience in San Mateo. He has served on the DC-BPAC since 2014.

Henry Martinez recently completed the Daly City Citizens Academy and is a part-time bicycle commuter who has lived in Daly City for eleven years. He is interested in making Daly City more pedestrian- and bicycle-friendly and has served on the DC-BPAC since 2011.

If the recommended re-appointments are approved, there will still be two vacancies on the committee and we are continuing to solicit volunteers to fill these remaining positions.

Fiscal Impact

There is no specific fiscal impact associated with the recommended action. The only fiscal impact of the Daly City Bicycle/Pedestrian Advisory Committee is the Public Works support staff salary cost and minimal document reproduction costs. Funding is available for staff's time in the Public Works - Engineering Division operating budget 01-312-311-4241 for the upcoming Fiscal Year 2016-17.

Summary/Conclusion

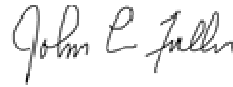
Recommend the City Council approve the re-appointments of Evan Albert and Henry Martinez to a two-year term expiring on June 30, 2018 on the DC-BPAC.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,



Shirley Chan
Traffic Engineer



John L. Fuller
Director of Public Works



City Council Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Authorization to Submit a One Bay Area 2 Grant Application to the City/County Association of Governments of San Mateo County

Recommended Action

Recommend that the City Council authorize staff to submit a One Bay Area Grant 2 (OBAG 2) application to the City/County Association of Governments of San Mateo County (C/CAG) for the Local Streets and Roads (LSR) Preservation Program.

Background

On September 12, 2016, C/CAG issued a Call for Projects for OBAG 2 LSR Preservation Program. Program funds are to be used for pavement rehabilitation and preventive maintenance projects. A total of \$11,068,000 is available to San Mateo County for this cycle of the LSR projects; Daly City is eligible to receive \$1,252,000 as its share.

Discussion

Applications for the OBAG 2 LSR Preservation Program funding are due to C/CAG on November 18, 2016 accompanied by a Resolution of local support for the project.

Daly City has many roadway maintenance and rehabilitation needs. The 2014 Pavement Management Study identified a then current backlog of approximately \$24 million to bring the City's local streets to a very good condition with an average pavement condition index (PCI) of 80 within 5 years. The range of possible PCIs is 0 to 100, with 100 being the best possible score. Only pavement segments with a PCI below 70 are eligible for pavement rehabilitation. Pavement segments with a PCI of 70 or above are eligible for preventative maintenance. In addition, the program requires that street segments be identified on the federal-aid highway system and cannot be classified as a rural minor collector or local road (residential) or lower.

Seventy percent (70%) of all OBAG 2 funds must be spent in a Priority Development Area (PDA). Projects will qualify if they are in a PDA or if they connect directly or provide "proximate access" to a PDA. In general, the PDAs in Daly City are located in the Bayshore neighborhood and along Mission Street approximately between Junipero Serra Boulevard and Hillside Boulevard.

The attached Table 1 provides the list of the streets proposed for street work, the type of treatment, the street limits and the current PCI. All the street segments either provide direct access or "proximate access" to a PDA.

Fiscal Impact

Daly City is eligible to receive up to \$1,252,000. The list of streets presented in Table 1 total approximately \$1,600,000 which includes design, construction, construction administrative/inspection and contingency costs. The project will be designed with multiple add alternates, giving the City the flexibility to award the alternate(s) it can afford.

Upon award of the grant funds, staff would request the City Council appropriate the grant funds and the required 11.47% minimum local match. For projects of this type, the matching funds would typically be allocated from the City's Gas Tax, Measure A, or other "local" transportation related funding source.

Summary/Conclusion

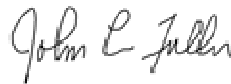
Staff recommends that the City Council adopt the Resolution of local Support and authorize staff to submit an OBAG 2 LRS Preservation Program application to C/CAG in the amount of \$1,252,000 for work on the streets listed in Table 1.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,



Shirley Chan
Traffic Engineer



John L. Fuller
Director of Public Works

Attachments: Table 1
Sample Resolution of Local Support

**Authorization to Submit a One Bay Area 2 Grant Application
to the City/County Association of Governments of San Mateo County
Meeting Date: November 14, 2016
Attachment 1**

TABLE 1
STREETS RECOMMENDED FOR OBAG2 LSR PRESERVATION PROGRAM

STREET NAME	BEGIN	END LOCATION	PROPOSED TREATMENT	CURRENT PCI ¹
Eastgate Ave.	John Daly Blvd.	Glenwood Dr.	Resurfacing	59
Westmoor Ave.	Baldwin Ave.	Southgate Ave.	Resurfacing	48
Southgate Ave.	St. Francis Blvd.	El Dorado Dr.	Resurfacing	66
South Hill Blvd.	Bellevue Ave.	Alta Vista Way	Resurfacing	57
Junipero Serra Blvd.	John Daly Blvd.	Westlake Ave.	Slurry Seal	83
Junipero Serra Blvd.	Westlake Ave.	Citrus Ave.	Slurry Seal	77
Geneva Ave.	Castillo St.	Calgary St.	Slurry Seal	75
Geneva Ave.	Calgary St.	Schwerin St.	Slurry Seal	82

Note:

¹ Pavement Condition Index. Current PCI values were obtained from the City's Pavement Management System Software on October 24, 2016. The range of possible PCI values is 0 to 100, with 100 being the best possible score.

Resolution of Local Support

Resolution No. _____

Authorizing the filing of an application for funding assigned to MTC and committing any necessary matching funds and stating assurance to complete the project

WHEREAS, DALY CITY (herein referred to as APPLICANT) is submitting an application to the Metropolitan Transportation Commission (MTC) for \$1,252,000 in funding assigned to MTC for programming discretion, which includes federal funding administered by the Federal Highway Administration (FHWA) and federal or state funding administered by the California Transportation Commission (CTC) such as Surface Transportation Block Grant Program (STP) funding, Congestion Mitigation and Air Quality Improvement Program (CMAQ) funding, Transportation Alternatives (TA) set-aside/Active Transportation Program (ATP) funding, and Regional Transportation Improvement Program (RTIP) funding (herein collectively referred to as REGIONAL DISCRETIONARY FUNDING) for the 2018/2019 DALY CITY PAVEMENT STREET RESURFACING AND SLURRY SEAL PROJECT (herein referred to as PROJECT) for the LOCAL STREETS AND ROADS PRESERVATION PROGRAM (herein referred to as PROGRAM); and

WHEREAS, the United States Congress from time to time enacts and amends legislation to provide funding for various transportation needs and programs, (collectively, the FEDERAL TRANSPORTATION ACT) including, but not limited to the Surface Transportation Block Grant Program (STP) (23 U.S.C. § 133), the Congestion Mitigation and Air Quality Improvement Program (CMAQ) (23 U.S.C. § 149) and the Transportation Alternatives (TA) set-aside (23 U.S.C. § 133); and

WHEREAS, state statutes, including California Streets and Highways Code §182.6, §182.7, and §2381(a)(1), and California Government Code §14527, provide various funding programs for the programming discretion of the Metropolitan Planning Organization (MPO) and the Regional Transportation Planning Agency (RTPA); and

WHEREAS, pursuant to the FEDERAL TRANSPORTATION ACT, and any regulations promulgated thereunder, eligible project sponsors wishing to receive federal or state funds for a regionally-significant project shall submit an application first with the appropriate MPO, or RTPA, as applicable, for review and inclusion in the federal Transportation Improvement Program (TIP); and

WHEREAS, MTC is the MPO and RTPA for the nine counties of the San Francisco Bay region; and

WHEREAS, MTC has adopted a Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised) that sets out procedures governing the application and use of REGIONAL DISCRETIONARY FUNDING; and

WHEREAS, APPLICANT is an eligible sponsor for REGIONAL DISCRETIONARY FUNDING; and

WHEREAS, as part of the application for REGIONAL DISCRETIONARY FUNDING, MTC requires a resolution adopted by the responsible implementing agency stating the following:

- the commitment of any required matching funds; and
- that the sponsor understands that the REGIONAL DISCRETIONARY FUNDING is fixed at the programmed amount, and therefore any cost increase cannot be expected to be funded with additional REGIONAL DISCRETIONARY FUNDING; and
- that the PROJECT will comply with the procedures, delivery milestones and funding deadlines specified in the Regional Project Funding Delivery Policy (MTC Resolution

No. 3606, revised); and

- the assurance of the sponsor to complete the PROJECT as described in the application, subject to environmental clearance, and if approved, as included in MTC's federal Transportation Improvement Program (TIP); and
- that the PROJECT will have adequate staffing resources to deliver and complete the PROJECT within the schedule submitted with the project application; and
- that the PROJECT will comply with all project-specific requirements as set forth in the PROGRAM; and
- that APPLICANT has assigned, and will maintain a single point of contact for all FHWA- and CTC-funded transportation projects to coordinate within the agency and with the respective Congestion Management Agency (CMA), MTC, Caltrans, FHWA, and CTC on all communications, inquiries or issues that may arise during the federal programming and delivery process for all FHWA- and CTC-funded transportation and transit projects implemented by APPLICANT; and
- in the case of a transit project, the PROJECT will comply with MTC Resolution No. 3866, revised, which sets forth the requirements of MTC's Transit Coordination Implementation Plan to more efficiently deliver transit projects in the region; and
- in the case of a highway project, the PROJECT will comply with MTC Resolution No. 4104, which sets forth MTC's Traffic Operations System (TOS) Policy to install and activate TOS elements on new major freeway projects; and
- in the case of an RTIP project, state law requires PROJECT be included in a local congestion management plan, or be consistent with the capital improvement program adopted pursuant to MTC's funding agreement with the countywide transportation agency; and

WHEREAS, that APPLICANT is authorized to submit an application for REGIONAL DISCRETIONARY FUNDING for the PROJECT; and

WHEREAS, there is no legal impediment to APPLICANT making applications for the funds; and

WHEREAS, there is no pending or threatened litigation that might in any way adversely affect the proposed PROJECT, or the ability of APPLICANT to deliver such PROJECT; and

WHEREAS, APPLICANT authorizes its Executive Director, General Manager, or designee to execute and file an application with MTC for REGIONAL DISCRETIONARY FUNDING for the PROJECT as referenced in this resolution; and

WHEREAS, MTC requires that a copy of this resolution be transmitted to the MTC in conjunction with the filing of the application.

NOW, THEREFORE, BE IT RESOLVED that the APPLICANT is authorized to execute and file an application for funding for the PROJECT for REGIONAL DISCRETIONARY FUNDING under the FEDERAL TRANSPORTATION ACT or continued funding; and be it further

RESOLVED that APPLICANT will provide any required matching funds; and be it further

RESOLVED that APPLICANT understands that the REGIONAL DISCRETIONARY FUNDING for the project is fixed at the MTC approved programmed amount, and that any cost increases must be funded by the APPLICANT from other funds, and that APPLICANT does not expect any cost increases to be funded with additional REGIONAL DISCRETIONARY FUNDING; and be it further

RESOLVED that APPLICANT understands the funding deadlines associated with these funds and will comply with the provisions and requirements of the Regional Project Funding Delivery Policy (MTC Resolution No. 3606, revised) and APPLICANT has, and will retain the

expertise, knowledge and resources necessary to deliver federally-funded transportation and transit projects, and has assigned, and will maintain a single point of contact for all FHWA- and CTC-funded transportation projects to coordinate within the agency and with the respective Congestion Management Agency (CMA), MTC, Caltrans, FHWA, and CTC on all communications, inquires or issues that may arise during the federal programming and delivery process for all FHWA- and CTC-funded transportation and transit projects implemented by APPLICANT; and be it further

RESOLVED that PROJECT will be implemented as described in the complete application and in this resolution, subject to environmental clearance, and, if approved, for the amount approved by MTC and programmed in the federal TIP; and be it further

RESOLVED that APPLICANT has reviewed the PROJECT and has adequate staffing resources to deliver and complete the PROJECT within the schedule submitted with the project application; and be it further

RESOLVED that PROJECT will comply with the requirements as set forth in MTC programming guidelines and project selection procedures for the PROGRAM; and be it further

RESOLVED that, in the case of a transit project, APPLICANT agrees to comply with the requirements of MTC's Transit Coordination Implementation Plan as set forth in MTC Resolution No. 3866, revised; and be it further

RESOLVED that, in the case of a highway project, APPLICANT agrees to comply with the requirements of MTC's Traffic Operations System (TOS) Policy as set forth in MTC Resolution No. 4104; and be it further

RESOLVED that, in the case of an RTIP project, PROJECT is included in a local congestion management plan, or is consistent with the capital improvement program adopted pursuant to MTC's funding agreement with the countywide transportation agency; and be it further

RESOLVED that APPLICANT is an eligible sponsor of REGIONAL DISCRETIONARY FUNDING funded projects; and be it further

RESOLVED that APPLICANT is authorized to submit an application for REGIONAL DISCRETIONARY FUNDING for the PROJECT; and be it further

RESOLVED that there is no legal impediment to APPLICANT making applications for the funds; and be it further

RESOLVED that there is no pending or threatened litigation that might in any way adversely affect the proposed PROJECT, or the ability of APPLICANT to deliver such PROJECT; and be it further

RESOLVED that APPLICANT authorizes its Executive Director, General Manager, City Manager, or designee to execute and file an application with MTC for REGIONAL DISCRETIONARY FUNDING for the PROJECT as referenced in this resolution; and be it further

RESOLVED that a copy of this resolution will be transmitted to the MTC in conjunction with the filing of the application; and be it further

RESOLVED that the MTC is requested to support the application for the PROJECT described in the resolution, and if approved, to include the PROJECT in MTC's federal TIP upon submittal by the project sponsor for TIP programming.

Instructions for Using the Resolution of Local Support

- A project sponsor receiving Surface Transportation Block Grant Program (STP), Congestion Mitigation Air Quality Improvement Program (CMAQ), Active Transportation Program (ATP), Regional Improvement Program (RIP), or other regional discretionary funds must adopt a resolution of local support prior to grant funds being added to the Transportation Improvement Program (TIP). The template to be used is found on the MTC website: <http://mtc.ca.gov/our-work/fund-invest/federal-funding/obag-2>
- Sponsors should always use the template posted on the website to ensure they have the latest version.
- The sponsor may not make changes to the template with the exception of format changes or additional language to suit the jurisdiction's resolution conventions. These changes may not modify or condition / limit the MTC resolution language. If your legal counsel feels strongly about making language changes given specific circumstances surrounding a project, he/she needs to discuss these with the MTC General Counsel.
- The three bulleted statements on page 2 of the resolution that apply to transit, highway, and RTIP projects may be deleted, if they do not apply.
- After a project sponsor has adopted a resolution of local support for a project, it does not need to go back to the board if the project subsequently receives additional grants from the above fund sources, unless the project scope has changed significantly. If there are scope changes the sponsor should consult with MTC programming staff.
- The resolution of local support must be transmitted to MTC when a project / grant funds are added to the TIP. The sponsor will attach a PDF of the adopted resolution to the Fund Management System (FMS) application when the sponsor requests a TIP amendment. A schedule containing upcoming due dates for TIP revisions can be found at: <http://mtc.ca.gov/our-work/fund-invest/tip/tip-revisions-and-amendments>

If you have further questions regarding the resolution please contact the following MTC staff:

Mallory Atkinson (STP/CMAQ funds) at matkinson@mtc.ca.gov or 415-778-6793
Kenneth Kao (ATP/RIP funds) at kkao@mtc.ca.gov or 415-778-6768
Adam Crenshaw (TIP and FMS) at acrenshaw@mtc.ca.gov or 415-778-6794



City Council Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Professional Services Agreement for Mussel Rock Landfill Site Monitoring

Recommended Action

Authorize the City Manager to execute an agreement for professional services with Tetra Tech of Oakland, California for monitoring, testing, and reporting services at the Mussel Rock Landfill site through July 2018.

Background

The Mussel Rock Landfill was closed in 1978. The City is required to maintain the site and submit semi-annual and annual site maintenance and groundwater quality monitoring reports as required by the California Regional Water Quality Control Board (RWQCB) Order No. R2-2015-0007. In addition to routine water quality sampling the RWQCB order requires that the City conduct sampling and testing for the presence of certain metals and other constituents.

Additionally, the City is required to submit annual monitoring reports to the California Coastal Commission for the seawall below the landfill pursuant to requirements set by California Coastal Commission Staff Reports 2-01-011 dated May 30, 2002 and 2-11-024 dated August 8, 2012.

The services of a civil engineering/geology expert experienced in closed landfill monitoring are needed to conduct groundwater monitoring, measurements, testing and interpretation of the test results in addition to prepare the required reports.

Discussion

Proposals were received from two firms, AECOM and Tetra Tech, to provide monitoring, testing, and reporting services through July 2018. Tetra Tech was selected since this firm has staff with extensive historical knowledge and experience of the Mussel Rock site. Tetra Tech also has extensive experience in all phases of solid waste landfill design and monitoring, including groundwater and leachate monitoring. Tetra Tech through its various solid waste and environmental management business units has extensive groundwater monitoring experience at landfills, hazardous waste sites, and various environmentally impacted sites throughout California and the United States.

Fiscal Impact

The agreement provides for a not-to-exceed fee of \$72,300 for two years of monitoring and reporting services. The agreement with ten percent (10%) contingency for authorized extra services totals \$79,530 for these two years.

Adequate funding for these services is available in the approved Capital Improvement Budget Account for Mussel Rock Landfill Maintenance, 31-310-550.

Project Schedule

The consultant will complete the required water quality tests and prepare a report sufficiently in advance of the required submittals to RWQCB by the end of January 2017, July 2017, January 2018 and July 2018, as well as submittals to the California Coastal Commission by the first of June 2016 and 2017.

Summary/Conclusion

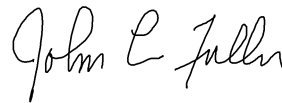
Staff recommends that the City Council authorize the City Manager to execute an agreement for professional services with Tetra Tech of Oakland, California, for testing and monitoring services at the Mussel Rock Landfill site through July 2018.

Staff is available to provide any additional information desired by the Mayor or members of the City Council.

Respectfully submitted,



Hae Won Ritchie
Senior Civil Engineer



John L. Fuller
Director of Public Works

Attachment: Tetra Tech Proposal and Cost Estimate for Landfill Monitoring 2016/17-2017/18

cc: City Clerk
City Manager
City Attorney



September 16, 2016

Ms. Hae Won Ritchie, P.E.
City of Daly City
333 90th Street
Daly City, CA 94015

**RE: Proposal and Cost Estimate for Landfill Monitoring: 2016 - 2018
Mussel Rock Landfill, City of Daly City, California**

Dear Ms. Ritchie:

Tetra Tech, Inc. is pleased to submit this proposal and cost estimate to the Engineering Division, Public Works Department of the City of Daly City (City) for the groundwater, leachate, and surface water monitoring and annual seawall inspections at the Mussel Rock Landfill for the 2016-2018 contract period. The scope of work described in this proposal and attachments address the monitoring requirements of the Regional Water Quality Control Board, San Francisco Bay Region (RWQCB) Updated Waste Discharge Requirements (Order R2-2015-0007) and the California Coastal Commission (CCC), Staff Report W17a for seawall monitoring.

This proposal includes the scope of work, project schedule, estimated project budget, and project team. The following exhibits are intended to be made part of the City's Agreement for Professional Services for the 2016 to 2018 Mussel Rock Landfill site monitoring:

- Exhibit A: Scope of Work
- Exhibit B: Project Schedule
- Exhibit C: Project Budget
- Exhibit D: Project Team

1.0 SCOPE, UNDERSTANDING AND APPROACH

The scope of work during the 2-year contract period consists of four semi-annual groundwater and surface water monitoring events and two annual seawall inspections. Groundwater monitoring well and surface water outfall samples will be collected in May and November of each year. The seawall will be inspected in March of each year.

The Tetra Tech team, managed by Mike Velzy, understands the site conditions and the site-specific health and safety concerns. Tetra Tech is experienced in monitoring landfill groundwater wells and preparing monitoring reports for regulatory submittal. Our approach for the 2016 to 2018 monitoring period will be similar to the previous reporting periods. Tetra Tech has developed an excellent field sampling program and team. We intend to use our technical staff based in Oakland to sample the wells and outfalls. The same laboratory that has been providing excellent analytical testing services for this project over the past 10 years will continued to be used. Mike Velzy will perform the seawall site inspections. The same reporting formats that the City and regulatory agencies have accepted will continued to be used.

Tetra Tech will sample the five groundwater monitoring wells (three leachate wells and two up-gradient groundwater wells) using micro-purge (low flow) techniques developed by QED Environmental Systems that are consistent with the field protocols approved by the RWQCB and have been used at the site since the wells were installed in 1999 and 2000. Tetra Tech will gauge and sample the five monitoring wells (KMW-1 through KMW-4 and UMW-5) and five designated outfalls (Outfalls 1, 3, 6, 8A, 10) that daylight below the seawall access road. The five monitoring wells and five outfalls will be sampled and analyzed for the constituents listed in Detection Monitoring Program of the Order R2-2015-0007. A detailed explanation of the scope of work is provide in Attachment A of this proposal.

The seawall will be inspected annually in accordance with the schedule agreed to by the City and the CCC. The inspection report will be submitted in the same format as in previous years.

It was noted in the July 2015 Annual Groundwater Monitoring Report that the monitoring well KMW-4 casing has bowed significantly over the past few years, and will likely require decommissioning and replacement. If during the contract period it become necessary to decommission monitoring well KMW-4 and replace the well and pump with a similar nearby monitoring well as was done with KMW-5 and UMW-5, Tetra Tech will submit a proposal as a change order to the City that will include scope, schedule and budget to replace the well.

2.0 EXPERIENCE WITH SIMILAR PROJECTS

Tetra Tech achieved record solid waste consulting revenue exceeding \$151 million in each of the past 2 years. *Engineering Record* ranked Tetra tech as the #1 Solid Waste Firm in the United States for the fourth consecutive year. We have extensive experience in all phases of solid waste landfill design and monitoring, including groundwater and leachate monitoring. Tetra Tech through its various solid waste and environmental management business units has extensive groundwater monitoring experience at landfills, hazardous waste sites, and various environmentally impacted sites throughout California and the United States.

The following representative groundwater monitoring projects have been managed by Mike Velzy:

Mussel Rock Landfill - Daly City, California

Project Description:	Semi-annual Groundwater, Surface Water, Outfall Sampling, Analytical Testing, Seawall Inspection, & Reporting
Owner / Responsible Party:	City of Daly City, California
Project Location	Daly City, California
Duration:	October 2006 – February 2016
Project Budget (approximate):	\$250,100
Sponsoring Project Manager:	Mike Velzy (URS/AECOM)
Regulatory Agency:	RWQCB
Contact Information:	Hae Won Ritchie Phone: 650-991-8064

Former Texaco Liquid Bulk Terminal - Port of Redwood City, California

Project Description:	Semi-annual Groundwater Sampling, Analytical Testing, & Reporting
Owner / Responsible Party:	Port of Redwood City, California
Project Location	Redwood City, California
Duration:	2008 – February 2016
Project Budget (approximate):	\$150,000
Sponsoring Project Manager:	Mike Velzy (URS/AECOM)
Regulatory Agency:	DTSC
Contact Information:	Don Snaman, Operations Manager Phone: 650-306-1450

EPC Eastside Landfill - Daly City, California

Project Description:	Semi-annual Groundwater Sampling, Analytical Testing, & Reporting
Owner / Responsible Party:	Chevron, San Ramon
Project Location	Kern County, California
Duration:	2012 – February 2016
Project Budget (approximate):	\$250,000
Sponsoring Project Manager:	Mike Velzy (URS/AECOM)
Regulatory Agency:	DTSC
Contact Information:	Nate Blomgren Phone: 925-790-3914

3.0 MONITORING TEAM

The proposed Tetra Tech team is detailed below. The following Tetra Tech project team members will be directly involved in each sampling event, including conducting the monitoring, sampling, testing, and interpretation of results. Tetra Tech will use its own personnel to collect groundwater and surface water samples, and prepare the reports. The people responsible for management and implementation of the scope of work are described below. Patrick Wooliever will assist Mr. Velzy in coordinating field efforts and provide senior technical oversight. Cynthia Breene and Dayna Aragon are experienced groundwater samplers who have extensive knowledge of low-flow groundwater sampling.

Mike Velzy, P.E., Project Manager - Mr. Velzy will be the Project Manager and technical adviser, the same role he has fulfilled on this project since 2006. He will directly be responsible for all groundwater sampling, analytical testing, seawall inspection activities, and reporting. Mr. Velzy is a California registered Professional Engineer (Civil). Prior to joining Tetra Tech, Mr. Velzy was the Project Manager for the Mussel Rock Landfill monitoring project for the previous 10 years until February 2016. He is a Senior Project Manager/Engineer with Tetra Tech in Oakland, CA, and is the current Project Manager on the Seawall Repair Design project. He will be the point of contact for the City in all matters regarding the landfill. Mr. Velzy will review all reports, and will be the Responsible Professional who will approve and stamp/sign reports prior to submittal to the City, RWQCB, and CCC.

Mr. Velzy understands the unique site conditions, the site-specific health and safety concerns, the regulatory environment, regulatory agency staff overseeing this site, and how the City wants to manage site risk. Mr. Velzy is experienced in monitoring the groundwater monitoring wells and outfalls and preparing monitoring reports for regulatory submittal. He has developed regulatory acceptable reporting formats compliant with the requirements of the RWQCB (Order R2-2015-0007) and CCC (Staff Report W17a). Tetra Tech will leverage Mr. Velzy's experience gained from previous Mussel Rock Landfill monitoring contracts to produce exceptional monitoring reports, and increase monitoring and reporting efficiency that will result in lower costs to the City.

Patrick Wooliever, P.E., Senior Review - Mr. Wooliever is a California registered Professional Engineer (Civil) who has recently been working with Mr. Velzy on a variety of tasks for Mussel Rock Landfill. Mr. Wooliever's role would be to provide senior review and guidance during each of the monitoring events on an as-needed basis. He has excellent analytical and writing skills with extensive experience working on environmental compliance, and construction oversight projects that lessen client's impact on the environment, improve worker conditions and productivity, and reduce operating costs. He combines analytical rigor, experience, and technologies that are practical and sustainable to find cost efficient solutions for clients. Mr. Wooliever has conducted analyses to review compliance and establish environmental priorities for large and small organizations and performed pollution prevention assessments at 100+ businesses and government facilities. Analyses have covered water, wastewater, air emissions, hazardous materials, solid waste and recycling, hazardous waste, and energy.

Cynthia Breene, Field Sampling Support and Reporting – Ms. Breene would assist Mr. Velzy in coordinating all field activities and preparing monitoring reports. Ms. Breene is experienced in low flow groundwater sampling techniques, collection of surface water, and monitoring report preparation. Ms. Breene is an environmental scientist/biologist with 5 years of environmental consulting and field monitoring experience. Her qualifications include coordinating, directing and conducting field sampling; RCRA regulatory compliance; permit applications; conferring with government representatives and local agencies; reviewing project operations to ensure coordination of efforts and timely submission of reports; quality assurance and control; groundwater sampling; project planning; and client communication. Ms. Breene has fulfilled the role of health and safety officer in many of the projects she has worked on in the recent past.

Dayna Aragon, Field Sampling Support and Reporting – Ms. Aragon will serve a similar role as Cynthia Breene in the event that Ms. Breene is not available. Like Ms. Breene, Ms. Aragon is experienced in low flow groundwater sampling techniques, collection of surface water, and monitoring report preparation. Ms. Aragon is an environmental scientist with over 12 years of experience in the environmental field, and 8 years of experience providing support and project management for various projects at contaminated soil, sediment, and groundwater sites throughout California and the U.S. Ms. Aragon's experience also includes preparing data quality objectives, sampling and analysis plans,

remedial investigations, site assessments, feasibility studies, and other reports. Her strong attention to detail and personnel management skills led to her role as the field team lead for many sampling efforts involving collection of San Francisco Bay sediments, soil, groundwater, soil gas, and plant and invertebrate tissue samples.

Subcontractors - Tetra Tech proposes to use two subcontractors: 1) Curtis and Tompkins, Ltd. (Berkeley, CA), a California certified analytical testing laboratory, and 2) Environmental Sampling Services (Martinez, CA).

- Curtis and Tompkins has provided analytical testing services to this project since 2006 under Mike Velzy's guidance. Water samples from the five monitoring wells and five outfalls will be analyzed for the constituents in accordance with Attachment A of Order R2-2015-0007 (Detection Monitoring Program).
- Environmental Sampling Services has worked closely with Mike Velzy on this project since 2006. Steve Penman (Owner) is very familiar with the site well, provides excellent service and value, and can be counted on to meet the schedule. He is intimately familiar with the dedicated down-well pump set up in all five groundwater wells, equipment needs and procedures at the site.

4.0 DEMONSTRATED EXPERIENCE MANAGING PROJECT BUDGETS AND SCHEDULES

Mike Velzy has 30 years of experience as a civil/environmental engineer, and has been responsible for managing a wide variety of projects for the past 19 years. He has demonstrated over this period that he is proficient at managing project schedules and budgets. Using the City as an example, Mr. Velzy has managed 12 different Mussel Rock Landfill projects including:

- Groundwater, Leachate, and Surface Water Monitoring (2006-2008)
Status: Complete
- Groundwater, Leachate, and Surface Water Monitoring (2008-2010)
Status: Complete
- Groundwater, Leachate, and Surface Water Monitoring (2010-2012)
Status: Complete
- Groundwater, Leachate, and Surface Water Monitoring (2012-2014)
Status: Complete
- Groundwater, Leachate, and Surface Water Monitoring (2014-2016)
Status: Complete
- Landfill Engineering Evaluation (2007)
Status: Complete
- Short-Term Site Maintenance Improvements (2007-2008)
Status: Plans, Specifications and Budget Estimate (PS&E) Completed.
- Landfill Engineering Evaluation – Gabion Walls (2009)
Status: PS&E Completed. Construction pending; contract active.
- Annual Seawall Monitoring (2008-2015)
Status: On-going
- Topographic Map of Mussel Rock Landfill (2010)
Status: Complete.
- Planned Retreat Management Plan, Studies, Plans and Specifications (2010-2015)
Status: Complete.
- Seawall Repair Design, Plans, Specifications, and Cost Estimate (2016)

All the above projects have been delivered at or below budget, except for the Public Coastal Access Development plans and specifications, which exceeded budget with justification. This project continued for an unanticipated length on time and involved more time than originally planned.

5.0 BUDGET AND SCHEDULE

The detailed project schedule, including dates for field sampling, inspections and report submittals, is provided in the Exhibit B and the itemized budget estimate is provided in Exhibit C (attached).

6.0 ACCEPTANCE OF CITY'S AGREEMENT OF CONSULTING SERVICES

Tetra Tech requests that the City provide Tetra Tech with a copy of the current generic City's Agreement of Consulting Services. Our contracts department will review it and provide comments.

7.0 ASSUMPTIONS / RECOMMENDATIONS

In preparing this proposal and budget estimate, it is assumed that:

1. The budget estimate does not include the cost for sampling or disposal of IDW waste. Tetra Tech will provide this service to the City on a time and expenses basis, based on our current labor rates proposed for this project.
2. The landfill can be monitored (either groundwater/leachate or seawall) in one day. Extra time needed for weather delays or other unforeseen delays will be billed at cost plus 10 percent.
3. All purge water and decontamination water is non-hazardous, and can be dropped off at the Daly City wastewater treatment plant.
4. The City provides unrestricted access to Tetra Tech on days when sampling and gauging are performed.
5. One round of comments on draft reports, with all City comments received by Tetra Tech per the dates shown in Schedule provided in Exhibit B (attached).

We look forward to the opportunity to work with the City on this monitoring project. Please contact Mike Velzy at (510) 302-6319 if you have any questions or comments. Upon the City's acceptance of this proposal, Tetra Tech and the City will negotiate agreeable contract terms and conditions and work orders for the scope of work described above.

Respectfully submitted,

Tetra Tech, Inc.



Michael Velzy, P.E.
Senior Project Manager



Ed Sussenguth
Northwest Operations Manager

Attachments:

Table 1 - Cost Estimate for 2016 - 2018 Landfill Monitoring
Exhibits A through D to the City's Agreement for Consulting Services

TABLE 1
Cost Estimate for 2016 - 2018 Landfill Monitoring
Mussel Rock Landfill, Daly City, California

LABOR			TASK 1.1		TASK 1.2		TASK 2.1		TASK 2.2		TASK 3		TASK 4		TOTAL	
Staff	Category	Rate	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount
Mike Velzy	Principal Professional	\$215	4	\$860	4	\$860	4	\$860	4	\$860	24	\$5,160	24	\$5,160	64	\$13,760
Patrick Wooliever	Senior Scientist	\$136	6	\$816	6	\$816	6	\$816	6	\$816	10	\$1,360	10	\$1,360	44	\$5,984
Cynthia Breene	Staff Scientist	\$69	32	\$2,208	32	\$2,208	32	\$2,208	32	\$2,208	32	\$2,208	32	\$2,208	128	\$8,832
Dyna Aragon	Project Scientist	\$112	4	\$448	4	\$448	4	\$448	4	\$448	4	\$448	4	\$448	16	\$1,792
TBD	CADD	\$84	6	\$504	6	\$504	6	\$504	6	\$504	8	\$672	8	\$672	40	\$3,360
Julie Rainwater	Financial Manager	\$140	1	\$140	1	\$140	1	\$140	1	\$140	1	\$140	1	\$140	6	\$840
Total Labor			53	\$4,976	53	\$4,976	53	\$4,976	53	\$4,976	43	\$7,332	43	\$7,332	298	\$34,568
ODC COSTS			Rate	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Amount
IN HOUSE ODCs																
Computer Usage (\$/hour)			\$2.75	53	\$146	53	\$146	53	\$146	53	\$146	43	\$118	43	\$118	\$820
TRAVEL																
Mileage (per mile)			\$0.54		\$0		\$0		\$0		\$0	60	\$32	60	\$32	\$65
Subtotal ODCs					\$146		\$146		\$146		\$146		\$151		\$151	\$884
Fee on ODCs			10%		\$14.58		\$15		\$15		\$14.58		\$15.07		\$15	\$88
Total ODCs					\$160		\$160		\$160		\$160		\$166		\$166	\$973
SUBCONTRACTORS			Rate	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Amount
Curtis & Tompkins Lab (2nd quarter)			\$6,300		\$0	1	\$6,300		\$0	1	\$6,300		\$0		0	\$12,600
Curtis & Tompkins Lab (4th quarter)			\$5,300	1	\$5,300		\$0	1	\$5,300		\$0		\$0		0	\$10,600
ESS (2nd quarter)			\$2,600		\$0	1	\$2,600		\$0	1	\$2,600		\$0		0	\$5,200
ESS (4th quarter)			\$2,500	1	\$2,500		\$0	1	\$2,500		\$0		\$0		0	\$5,000
Subtotal Subcontractors					\$7,800		\$8,900		\$7,800		\$8,900		\$0			\$33,400
Fee on Subcontractors			10%		\$780		\$890		\$780		\$890		\$0			\$3,340
Total Subcontractors					\$8,580		\$9,790		\$8,580		\$9,790		\$0			\$36,740
TOTAL ESTIMATED PRICE ¹					\$13,720		\$14,930		\$13,720		\$14,930		\$7,500		\$7,500	\$72,300

Notes

1. Rounded to the nearest \$10.
2. As specified in the R2-2015-0007 Order, all analytes specified in Table 1 of the Order will be tested as part of the 2nd quarter sampling event. All analytes excluding pesticides (US EPA Method 608) will be tested as part of the 4th quarter sampling event.

EXHIBITS A THROUGH D TO THE CITY'S AGREEMENT FOR CONSULTING SERVICES

EXHIBIT A - Scope of Services

Groundwater and Outlet Surface Water Sampling (2016/2017, 2017/2018)

Tetra Tech will follow the monitoring requirements specified in the Updated Waste Discharge Requirements (Order R2-2015-0007) for the Mussel Rock Landfill, prepared by the California Regional Water Quality Control Board – San Francisco Bay Region (RWQCB). The scope of work is defined in the Detection Monitoring Program (Attachment A) in Parts A and B:

- Part A of the Detection Monitoring Program describes the sampling and analytical methods to be used; definition of terms; sampling, analysis, and observations relative to Title 27; records to be maintained; records to be filed with the RWQCB; and water quality protection (regulatory) standards
- Part B of the Detection Monitoring Program describes the basis for describing observation stations and schedule of observations for groundwater, seepage, and facility monitoring, groundwater and outfall analytical parameters and sample frequency (Table 1), analytical concentration limits (Tables 2 and 3).

The groundwater and surface water outfall monitoring program can be summarized as follows:

- Semi-annual groundwater and leachate sampling and analytical testing at wells KMW-1 through KMW-4 and UMW-5 per Tables 1 and 3 of the Detection Monitoring Program.
- Semi-annual surface water sampling and analytical testing at Outfalls 1, 3, 6, 8a, and 10 per Tables 1 and 2 of the Detection Monitoring Program.
- Semi-annual reporting in accordance with the Detection Monitoring Program, Part B, Table 1. Total Petroleum Hydrocarbons (gasoline, diesel, and motor oil), Water Quality Parameters, Volatile Organic Compounds, and Title 22 Metals will be reported on semi-annual basis during the second and fourth quarters each year. Pesticides will be reported on an annual basis during the second quarter of each year.

Tetra Tech will use Curtis & Tompkins, Ltd. (Berkeley, CA), a California certified analytical testing laboratory, as the testing laboratory, and Environmental Sampling Services (ESS) (Martinez, CA) as our groundwater/leachate monitoring and sampling subcontractor. ESS will sample the five monitoring wells at the Mussel Rock Landfill identified as KMW-1 through KMW-4 and UMW-5 using micro-purge techniques that are consistent with the field protocols that the City has followed since the wells were installed in 1999 and 2000. Additionally, ESS will collect grab surface water samples from the five outfalls identified as Outfalls 1, 3, 6, 8A, 10.

The five monitoring wells and five seawall outfalls will be sampled at the frequency and analyzed for the constituents using US Environmental Protection Agency (USEPA) Methods listed in Table 1, Part B of Attachment A of Order R2-2015-0007. A total of 13 samples will be collected for the full suite of analytical tests, as described below:

- Five groundwater / leachate samples from KMW-1 through KMW-4 and UMW-5 (one sample per well).
- Five surface water samples from Outfalls 1, 3, 6, 8a, and 10 (one sample per outlet; assumes water is running from each outlet).
- Two duplicate samples will be collected and tested for the full suite of analyses listed in Table 1 of Part B of Attachment A (one sample associated with the groundwater / leachate wells and one duplicate sample associated with the outfalls) for each round of sampling.
- One travel blank sample per sampling event will be collected and analyzed for only volatile organic compounds.

Within each monitoring report, there will be an executive summary, and a comparison of the current data to applicable regulatory human health and ecological risk screening levels, our interpretation of the data, and

an updated groundwater contour map of the site. All laboratory and field data will be presented in tabular form that shows all previous and current data from the year of 2000 to the present. Each groundwater monitoring report will provide all of the requested information.

The groundwater and seepage monitoring sampling and analysis programs are summarized on Table 1 of Attachment A of Order R2-2015-0007 (Updated Waste Discharge Requirements). The analytical parameters and sample frequency specified in Table 1, Attachment A, Part B of Order R2-2015-0007 is copied below.

TABLE 1
Groundwater Monitoring Points and Outfalls, Parameters, and Sampling Frequency
Mussel Rock Landfill

Analytical Parameters	Laboratory Method	Sample Frequency	Groundwater Monitoring Points and Outfalls
Total Petroleum Hydrocarbons Gasoline Diesel Motor Oil	<i>US EPA Methods 8260 (GC MS) and 8015B</i> EPA 8260 EPA 8015B EPA 8015B	Semi-annual (May & November)	- Wells: KMW-1, KMW-2, KMW-3, KMW-4, UMW-5 - Seawall Outfalls 1, 3, 6, 8a, 10
General Water Quality Parameters pH (F) Electrical Conductivity (F) Turbidity (F) Alkalinity (L) Dissolved Oxygen (L) Total Dissolved Solids (L) Total Organic Carbon (L) Total Kjeldahl Nitrogen (L) Ammonia (L) Cyanide (total) (L)	<i>Various field and laboratory methods</i> Field Field Field SM 2320 B SM 4500 O-G SM 2540 C SM 5310 C SM 4500 NH3-C SM 4500 NH3-D SM 4500 CN-E	Semi-annual (May & November)	- Wells: KMW-1, KMW-2, KMW-3, KMW-4, UMW-5 - Seawall Outfalls 1, 3, 6, 8a, 10
Pesticides Endosulfan Endrin Hexachlorocyclohexane	<i>US EPA Method 608</i>	Annual (May)	- Wells: KMW-1, KMW-2, KMW-3, KMW-4, UMW-5 - Seawall Outfalls 1, 3, 6, 8a, 10
Volatile Organic Compounds	<i>US EPA Method 8260</i>	Semi-annual (May & November)	- Wells: KMW-1, KMW-2, KMW-3, KMW-4, UMW-5 - Seawall Outfalls 1, 3, 6, 8a, 10

TABLE 1 (cont.)
Groundwater Monitoring Points and Outfalls, Parameters, and Sampling Frequency
Mussel Rock Landfill

Analytical Parameters	Laboratory Method	Sample Frequency	Groundwater Monitoring Points and Outfalls
CCR Title 22 CAM 17 Metals	<i>US EPA Method 6010B / 7400 / 1631</i>	Semi-annual (May & November)	- Wells: KMW-1, KMW-2, KMW-3, KMW-4, UMW-5 - Seawall Outfalls 1, 3, 6, 8a, 10
Antimony	EPA 6010B		
Arsenic	EPA 6010B		
Barium	EPA 6010B		
Beryllium	EPA 6010B		
Cadmium	EPA 6010B		
Cobalt	EPA 6010B		
Copper	EPA 6010B		
Chromium	EPA 6010B		
Lead	EPA 6010B		
Molybdenum	EPA 6010B		
Nickel	EPA 6010B		
Selenium	EPA 6010B		
Silver	EPA 6010B		
Thallium	EPA 6010B		
Vanadium	EPA 6010B		
Zinc	EPA 6010B		
Mercury	EPA 1631		

Annual Seawall Inspections (2017, 2018)

The Tetra Tech will provide all of the information requested by the California Coastal Commission (CCC) relative to seawall inspection in Staff Reports F-8b filed May 30, 2002, (Section 2.2 (Special Conditions), Subsection 2.C) and Staff Report W17a (filed February 24, 2011, Section III (Special Conditions), Subsection 3).

The CCC Staff Report F-8b requires that the City submit to the Executive Director a seawall inspection report of the elevated section of the seawall by November 1 of each year, and that the report be prepared by a licensed geologist, civil engineer or geotechnical engineer. As required by the CCC Staff Report, each monitoring report shall contain five key monitoring elements, including, but not limited to:

1. An evaluation of the existing configuration and condition of the entire seawall,
2. Annual survey and photographs of the seawall taken along a fixed line,
3. Analysis of erosion trends,
4. A description of any migration or movement of rock that has occurred on Site, and
5. Recommendations for repair, maintenance, and/or modifications.

The CCC Staff Report W17a requires the City to submit to the Executive Director a seawall inspection report for the entire seawall by April 1 of each year, and that the report be prepared by a licensed geologist, civil engineer or geotechnical engineer. As required by the CCC Staff Report, each monitoring report shall contain three key monitoring elements, including, but not limited to:

1. An evaluation of the condition and performance of the approved shoreline protection Device.
2. Annual survey and photographs of the seawall taken along a fixed line, and
3. An analysis of erosion trends.

The Seawall Inspection and Evaluation Reports for 2017 and 2018 will fulfill the requirements of both the CCC Staff Reports F-8b and W17A, respectively, as a single combined report submitted to the CCC. In 2013 the CCC approved the City's request to combine the scopes of the CCC Staff Reports F-8b and W17A into a single seawall inspection report to be submitted to the CCC on June 1 of each year.

EXHIBIT B - Project Schedule

The estimated monitoring and survey milestone task dates are shown below for Tasks 1 through 4, and may be subject to change based on weather and availability.

TASK 1 – Groundwater/Leachate Monitoring: 2016/2017

Description	Date
<u>Groundwater Sampling Event #1</u>	
Groundwater & Outlet Sample Collection (week of)	November 7, 2016
Draft Groundwater Monitoring Report Submitted to City for Review	December 23, 2016
• Electronic submittal via email	
Tetra Tech Receives City Comments on Groundwater Monitoring Report	January 20, 2017
Groundwater Monitoring Report Submitted to the RWQCB (uploaded to GeoTracker Website)	January 31, 2017
Final Groundwater Monitoring Report Submitted to the City	February 9, 2017
• Hard Copy with CD Mailed to City	
<u>Groundwater Sampling Event #2</u>	
Groundwater & Outlet Sample Collection (week of)	May 8, 2017
Draft Groundwater Monitoring Report Submitted to City for Review	June 23, 2017
• Electronic submittal via email	
Tetra Tech Receives City Comments on Groundwater Monitoring Report	July 21, 2017
Groundwater Monitoring Report Submitted to the RWQCB (uploaded to GeoTracker Website)	July 31, 2017
Final Groundwater Monitoring Report Submitted to the City	August 9, 2017
• Hard Copy with CD Mailed to City	

TASK 2 – Groundwater/Leachate Monitoring: 2017/2018

Description	Date
<u>Groundwater Sampling Event #3</u>	
Groundwater & Outlet Sample Collection (week of)	November 6, 2017
Draft Groundwater Monitoring Report Submitted to City for Review	December 22, 2017
• Electronic submittal via email	
Tetra Tech Receives City Comments on Groundwater Monitoring Report	January 19, 2018
Groundwater Monitoring Report Submitted to the RWQCB (uploaded to GeoTracker Website)	January 31, 2018
Final Groundwater Monitoring Report Submitted to the City	February 9, 2018
• Hard Copy with CD Mailed to City	
<u>Groundwater Sampling Event #4</u>	
Groundwater & Outlet Sample Collection (week of)	May 7, 2018
Draft Groundwater Monitoring Report Submitted to City for Review	June 22, 2018
• Electronic submittal via email	
Tetra Tech Receives City Comments on Groundwater Monitoring Report	July 20, 2018
Groundwater Monitoring Report Submitted to the RWQCB (uploaded to GeoTracker Website)	July 31, 2018
Final Groundwater Monitoring Report Submitted to the City	August 9, 2018
• Hard Copy with CD Mailed to City	

TASK 3 – Seawall Inspection: 2017

Description	Date
<u>Seawall Inspection #1</u>	
Annual Seawall Inspection-Field Survey (week of)	March 13, 2017
Draft Annual Seawall Inspection Report Submitted to the City	April 24, 2017
• Electronic submittal via email	
Tetra Tech Receives City Comments on Seawall Report	May 19, 2017
Final Annual Seawall Inspection Report Submitted to CCC and City	June 1, 2017

Task 4 – Seawall Inspection: 2018

Description	Date
<u>Seawall Inspection #2</u>	
Annual Seawall Inspection – Field Survey (week of)	March 12, 2018
Draft Annual Seawall Inspection Report Submitted to the City	April 20, 2018
• Electronic submittal via email	
Tetra Tech Receives City Comments on Seawall Report	May 18, 2018
Final Annual Seawall Inspection Report Submitted to CCC and City	June 1, 2018

EXHIBIT C - Project Budget

Tetra Tech has prepared separate budget estimates for the Task 1 (2016/2017) and Task 2 (2017/2018) monitoring periods and for Tasks 3 and 4 (annual reports for 2017 and 2018, respectively). The budgets are based on time and expenses, and include all Tetra Tech labor, subcontractor labor, and analytical testing. All investigation-derived waste (IDW) materials such as purge water and decontamination water will be taken directly to the City's waste water treatment facility off of John Daly Blvd. Purge water and decontamination water will not be left on-site. Additionally, these costs include semi-annual and annual reporting.

Tetra Tech will charge its labor and expenses for the duration of the 2-year contract based on the attached fee schedule. All subcontractor and laboratory services will be charged at cost plus 10 percent. The estimated total budget to provide all the requested services is **\$72,300** for Tasks 1 through 6 described below. The proposed price to perform all six tasks represents a cost increase over the 2014-2016 contract of approximately 1.7 percent. The costs per task are summarized below and itemized on Table 1.

The costs are presented below per task, and are also projected in terms of invoices amounts:

- Task 1– Groundwater/Leachate Monitoring: For the 2016/2017 monitoring period (includes two monitoring events, one in November 2016 and one in May 2017), the Tetra Tech proposal price based on time and expenses to implement quarterly water leveling monitoring (five monitoring wells), semi-annual sampling and analyses (five wells and five outfalls), and preparation of semi-annual and annual reports is **\$28,650**.
- Task 2 – Groundwater/Leachate Monitoring: For the 2017/2018 monitoring period (includes two monitoring events, one in November 2017 and one in May 2018), the Tetra Tech proposal price based on time and expenses to implement quarterly water leveling monitoring (five monitoring wells), semi-annual sampling and analyses (five wells and five outfalls), 5-year monitoring event for five wells and five outfalls, and preparation of semi-annual and annual reports is **\$28,650**.
- Task 3 – Seawall Inspection: For the 2017 monitoring event, the Tetra Tech proposal price based on time and expenses to implement the annual seawall survey and prepare the letter reports is **\$7,500**.
- Task 4 – Seawall Inspection: For the 2018 monitoring event, the Tetra Tech proposal price based on time and expenses to implement the annual seawall survey and prepare the letter reports is **\$7,500**.

EXHIBIT D - Project Team

Mike Velzy, P.E., Project Manager. He is a Senior Project Manager/Engineer with Tetra Tech in Oakland, and will be the Project Manager for all monitoring deliverables. He will be the primary point of contact for the City in all matters related to site monitoring with regards to Mussel Rock landfill. Mr. Velzy will assist in preparing all reports and work products. He will be the Responsible Professional who will review, approve and stamp/sign all reports prior to submittal to the City (draft) and RWQCB (final) and CCC (final).

Patrick Wooliever, P.E, Senior Review - Mr. Wooliever is a California registered Professional Engineer (Civil) who has recently been working with Mr. Velzy on a variety of tasks for Mussel Rock Landfill. He will work with the Mr. Velzy to coordinate field activities and provide senior level review to all submittals. Mr. Wooliever has excellent analytical and writing skills with extensive experience working on environmental compliance, and construction oversight projects that lessen client's impact on the environment, improve worker conditions and productivity, and reduce operating costs. He combines analytical rigor, experience, and technologies that are practical and sustainable to find cost efficient solutions for clients.

Cynthia Breene, Field Sampling Support and Reporting – Ms. Breene would assist Mr. Velzy in coordinating all field activities and preparing monitoring reports. Ms. Breene is experienced in low flow groundwater sampling techniques, collection of surface water, and monitoring report preparation. Ms. Breene is an environmental scientist/biologist with 5 years of environmental consulting and field monitoring experience. Her qualifications include coordinating, directing and conducting field sampling; RCRA regulatory compliance; permit applications; conferring with government representatives and local agencies; reviewing project operations to ensure coordination of efforts and timely submission of reports; quality assurance and control; groundwater sampling; project planning; and client communication. Ms. Breene has fulfilled the role of health and safety officer in many of the projects she has worked on in the recent past.

Dayna Aragon, Field Sampling Support and Reporting – Ms. Aragon will serve a similar role as Cynthia Breene in the event that Ms. Breene is not available. Like Ms. Breene, Ms. Aragon is experienced in low flow groundwater sampling techniques, collection of surface water, and monitoring report preparation. Ms. Aragon is an environmental scientist with over 12 years of experience in the environmental field, and 8 years of experience providing support and project management for various projects at contaminated soil, sediment, and groundwater sites throughout California and the U.S. Ms. Aragon's experience also includes preparing data quality objectives, sampling and analysis plans, remedial investigations, site assessments, feasibility studies, and other reports. Her strong attention to detail and personnel management skills led to her role as the field team lead for many sampling efforts involving collection of San Francisco Bay sediments, soil, groundwater, soil gas, and plant and invertebrate tissue samples.

Subcontractors. Tetra Tech proposes to use the following qualified and experienced subcontractors:

- Curtis and Tompkins, Ltd. (Berkeley, CA), a California certified analytical testing laboratory, as our analytical laboratory.
- Environmental Sampling Services (Martinez, CA), groundwater, leachate and surface water collection.



City Council Meeting Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Use of Federal Asset Forfeiture Funds (DEA) to Purchase Unmarked Vehicle Laptops and Mounting Equipment

Recommended Action

Staff recommends Council approve the use of Federal Asset Forfeiture Funds (DEA) to purchase ruggedized vehicle laptops and mounting equipment.

Background

The Daly City Police Department Detective Division uses unmarked police vehicles to conduct criminal investigations. A laptop computer in unmarked vehicles allows investigators to access critical information while working in the field. This information includes database information from the Department of Motor Vehicles, State and Federal information systems, and internal records and intelligence files. Timely access to these systems is critical to the investigator's success.

Discussion

Sgt. Edward Klier received recommended specifications from our Information Services Division. The Department's Technical Services Lieutenant confirmed the recommended computers and mounting systems are compliant with the California Law Enforcement Telecommunications System's (CLETS) security requirements. The Department is requesting the purchase of three (3) ruggedized laptops and five (5) vehicle mounting systems.

Fiscal Impact

Funds are available through the use of Federal Asset Forfeiture Funds. The one time cost is \$7,356.90. There is no request for recurring or matching funds.

Summary/Conclusion

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

John Gamez
Captain

Patrick Hensley
Acting Chief of Police



City Council Meeting Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Authorization of the City Manager to Execute a Lease Agreement with San Mateo County for the Rental of the Second Floor of 350 90th, Daly City, CA.

Recommended Action

Authorize the City Manager, or her designee to execute a lease agreement with San Mateo County for the rental of the second floor of 350 90th Street, Daly City, CA in a form acceptable to the City Attorney

Background

The second and third floors of 350 90th Street, #200, Daly City have been vacant since Summit Shasta School vacated their tenant space in July 2015. Since that time the City has negotiated with San Mateo County to move their Behavioral Health Services office to the second floor. The City is also negotiating with Daly City Youth Health Services on a lease agreement to occupy the third floor. A lease agreement for DCYHS will be coming at a future date. These two tenants serve the community and are a good fit for the Civic Center area. Given the community benefit, the County has agreed to provide the City \$200,000 of Measure A funds to make necessary ADA improvements to the parking lot and lobby of the building to better serve the public visiting these tenants. On October 13, 2016, the City of Daly City engaged a Letter of Intent with the County of San Mateo incorporating the agreed upon lease terms. The executed Letter of Intent is attached as Exhibit "A" to the staff report.

Discussion

The proposed lease agreement would incorporate the terms outlined in the Letter of Intent (Exhibit "A"). The following highlights the substantive points of the lease agreement with San Mateo County:

- Premises: the lease premises is for approximately 7,631 rentable square feet of office space located at 350 90th Street, 2nd floor, Daly City, CA. Tenant shall have early access to the premises to begin construction upon full execution of the lease or January 1, 2017, whichever is sooner.
- Lease commencement shall begin April 1, 2017 or upon a completion of the elevator renovation, whichever is later.
- Tenant's rent shall commence four (4) months after lease commencement.
- Term: Sixty (60) months. For use of a General office and health service uses.
- Options to Extend: One (1) option to extend for a period of five (5) years. Tenant will provide not more than twelve (12) nor less than nine (9) months prior written notice to

exercise option. The extension option shall be on all of the terms and conditions contained in the lease except that the starting rent for each option period shall be the prior year's rent adjusted by three percent (3%). Annual increases shall remain three percent (3%). Tenant shall have the option to terminate the Lease at any time during the term of the Option, at will and without cause by giving written notice to the Landlord at least twelve (12) months in advance.

- Base Rent: Months 1-4- Abated, Months 5-12- \$2.10 Modified Gross (\$16,025 per month), Annual increases of 3%
- Tenant Improvement Allowance: Landlord shall provide a rental credit to the Tenant equivalent to four (4) months of rent abatement. Landlord shall provide the space in "broom clean" condition. County shall be permitted to make alterations, installations, additions, or improvements to the Premises with Landlord's written consent;
- Base building Improvements: Landlord, at its sole cost and expense, shall make the improvements necessary to the premises (e.g. mechanical system, HVAC, roof, and structure) to ensure the building is in good working condition. Landlord shall maintain the mechanical and electrical systems of the Building in good working condition.
- Landlord shall make the improvements necessary to the Premises and the common areas to comply with the ADA. It is understood between parties that ADA compliance improvements will be financed by \$200,000.00 in Measure A funding. Should the County be required to pay in excess of the Measure A funding for ADA improvements, the excess shall be reimbursed to the County via rent.

Summary/Conclusion

Staff is available to provide any additional information desired by the Mayor or Council members.

Respectfully submitted,



Tatum Mothershead

Director, Economic and Community Development

Attachment: Exhibit "A" – Letter of Intent for Lease Agreement



1350 Bayshore Highway
Suite 900
Burlingame, CA 94010
Tel +1 650 347 3700
Fax +1 650 347 4307
cushmanwakefield.com

October 13, 2016

Mr. Sunny Tong
County of San Mateo
555 County Center, 4th Floor
Redwood City, CA 94063

**RE: RESPONSE TO PROPOSAL
350 90TH STREET, SUITE 200, DALY CITY, CA**

Dear Sunny,

On behalf of the Landlord, The City of Daly City, we are pleased to submit the following response to your offer to lease the above reference location dated April 12, 2016.

PROPERTY

350 90th Street, #200
Daly City, California

LANDLORD

City of Daly City

TENANT

County of San Mateo, a political subdivision of the State of California.

PREMISES

Approximately 7,631 rentable square feet of office space located at 350 90th Street, 2nd floor, Daly City, CA. The premises shall be adjusted based upon architect's measurements according to BOMA standards.

EARLY OCCUPANCY

Tenant shall have early access to the premises to begin construction upon full execution of the lease or January 1, 2017, whichever is sooner.

COMMENCEMENT DATE

Lease commencement shall begin April 1, 2017 or upon a completion of the elevator renovation, whichever is later.

RENT COMMENCEMENT

Tenant's rent shall commence four (4) months after lease commencement.



LEASE TERM

Sixty (60) months.

USE

General office and health service uses.

OPTIONS TO EXTEND

One (1) option to extend for a period of five (5) years. Tenant will provide not more than twelve (12) nor less than nine (9) months prior written notice to exercise option. The extension option shall be on all of the terms and conditions contained in the lease except that the starting rent for each option period shall be the prior year's rent adjusted by three percent (3%). Annual increases shall remain three percent (3%). Tenant shall have the option to terminate the Lease at any time during the term of the Option, at will and without cause by giving written notice to the Landlord at least twelve (12) months in advance.

BASE RENT RATE

Months 1-4 - Abated

Months 5-12 - \$2.10 Modified Gross

Annual increases of 3%

Landlord shall not provide janitorial services

UTILITIES

Landlord will, at its sole cost and expense, provide all typical utilities to the Premises, except for the telephone and computer services.

CAM, TAXES AND INSURANCE

Landlord shall, at its sole cost and expense, be responsible for normal building operating expenses and taxes.

SECURITY DEPOSIT AND INITIAL INSTALLMENT

None

JANITORIAL SERVICES

Landlord shall not be responsible for janitorial services.

LANDSCAPING

Landlord shall at its sole cost and expense, be responsible for maintaining the landscaping in good appearance, condition and repair in accordance with professional landscaping standards.



BUILDING MAINTENANCE

Landlord shall, at its sole cost and expense, maintain the Premises in good repair and tenantable condition.

BASE YEAR

None

TENANT IMPROVEMENT ALLOWANCE

Landlord shall provide a rental credit to the Tenant equivalent to four (4) months of rent abatement. Landlord shall provide the space in "broom clean" condition. County shall be permitted to make alterations, installations, additions, or improvements to the Premises with Landlord's written consent, which Landlord shall not unreasonably withhold or delay. Please provide Landlord with proposed improvements that will take place at time of occupancy.

BASE BUILDING IMPROVEMENTS/CONDITION OF PREMISES

Landlord, at its sole cost and expense, shall make the improvements necessary to the premises (e.g mechanical system, HVAC, roof, and structure) to ensure the building is in good working condition. Landlord shall maintain the mechanical and electrical systems of the Building in good working condition. Landlord shall make the improvements necessary to the Premises and the common areas to comply with the ADA in accordance to the Narrative ADA Site Report, produced by the County of San Mateo Commission on Disabilities, dated March 23, 2016. Those improvements will be in process when Tenant takes occupancy but will not interfere with Tenant's occupancy. It is understood between parties that ADA compliance improvements will be financed by \$200,000.00 in Measure A funding. Should the County be required to pay in excess of the Measure A funding for ADA improvements, the excess shall be reimbursed to the County via rent abatement.

PARKING

Tenant shall have its proportionate share of the parking on a non-exclusive basis.

BUILDING HOURS

Building hours are Monday through Friday 7:00am - 6:00pm.

ACCESS

Tenants have 24/7 access.

SIGNAGE

Landlord shall install signs for Tenant, consistent with the Building's signage program, at the Premises entryway and in the main lobby directory sign.

DISCLOSURE

Landlord and Tenant acknowledge that Cushman & Wakefield is acting as a broker for Landlord and Tenant is unrepresented in this transaction.



AGENCY DISCLOSURE

Disclosure Regarding Real Estate Agency Relationship Attachment "A" hereto and made a part hereof. This is an informational document generally explaining real estate agency laws. As of January 1, 2015, the California legislature requires that real estate agents provide this form to all real estate buyers, sellers, lessors and lessees. You will see at the bottom that we are asking you to sign the form. Your signature on this form is requested only to acknowledge your receipt and does not impose any legal obligations upon you.

BROKERS

See **Agency Confirmation** Attachment "B" hereto and made a part hereof.

GENERAL DISCLAIMER

See **Real Property Disclosures** Attachment "C" hereto and made a part hereof.

LEASE APPROVAL

These terms are subject to review and approval of Lessor's real estate committee.

This proposal is merely a statement of the terms upon which the parties may be interested in pursuing further negotiations concerning the property, and is not intended to be a complete or binding agreement. No binding agreements shall be created between the parties until a full and final written agreement, containing these and all other terms of the transaction, is prepared, reviewed and approved by the parties' respective counsel, if any, and mutually executed and delivered.

Each party acknowledges that it has incurred, and will incur, costs and expenses in connection with the transaction contemplated hereby, including but not limited to the costs of investigation and assessment of the economic and other merits of the proposal, as well as legal expenses in connection with the preparation of a final and binding agreement, all of which costs are incurred at such party's sole cost and risk, and not in reliance upon any act or representations of the other party or its agent. Either party may terminate the negotiations at any time for any reason, or for no reason, without liability or obligation whatsoever.

The parties acknowledge that Broker has made no independent determination or investigation regarding the present or future use or zoning of the property, its compliance with state, local, or federal laws, availability of governmental permits or approvals, measurements of land and/or buildings, or the condition of the property, including, but not limited to its environmental, structural, mechanical and soils conditions. Broker recommends the parties consult with their own advisors with experience in these matters. Buyer/Lessee agrees to make its' own investigation and determination regarding such items.

Any agreement reached pursuant to these negotiations shall be subject to all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders having jurisdiction over the parties, property or subject matter of this proposal, including but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment in Realty Property Tax Act,



the Comprehensive Response Compensation and Liability Act, and Americans with Disabilities Act.

Please indicate your acceptance of this proposal by signing where indicated below and return this document to our office no later than **5:00 P.M. on October 21, 2016**. It is understood and agreed that the rights and obligations of the parties are conditional upon the execution of a formal Lease Agreement.

If such lease is not fully executed, neither party shall have any rights or obligations under either this letter or such lease, it being understood and agreed that this is a letter of intent to lease only.

This is a Letter of Intent only and is not legally binding. See Attachment "C".

Thank you for your consideration. We look forward to your prompt response.

Sincerely,

Cushman & Wakefield

Karen Chin
Vice President
License # 01036169

AGREED & ACCEPTED:

City of Daly City
By
Title City Manager
Date 10/26/2016

County of San Mateo
By
Title Interim Real Property Manager
Date 10/20/16



Attachment A

Disclosure Regarding Real Estate Agency Relationship

(as required by the California Civil Code Section 2079.16)

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction. As used herein "Seller" also means "Lessor" and "Buyer" also means "Lessee".

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Seller.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.

(b) A duty of honest and fair dealing and good faith.

(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer. In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

(a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.

(b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction.

This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on the reverse hereof. Read it carefully.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE SECOND PAGE HEREOF.

Seller/Lessor (sign) _____

(print) _____

Date _____

Buyer/Lessee (sign) _____

(print) _____

Date _____

Agent

Cushman & Wakefield
(Brokerage Firm)

BRE Lic. No. 01880493

By

(Associate Licensee - sign)

BRE Lic. No. _____

Date _____

Note:

As used herein "Seller" also means "Lessor" and "Buyer" also means "Lessee".



CALIFORNIA CIVIL CODE SECTIONS 2079.13-2079.24

2079.13. As used in Sections 2079.14 to 2079.24, inclusive, the following terms have the following meanings: (a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. (b) "Associate licensee" means a person who is licensed as a real estate broker or salesperson under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code and who is either licensed under a broker or has entered into a written contract with a broker to act as the broker's agent in connection with acts requiring a real estate license and to function under the broker's supervision in the capacity of an associate licensee. The agent in the real property transaction bears responsibility for his or her associate licensees who perform as agents of the agent. When an associate licensee owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the associate licensee functions. (c) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee. (d) "Commercial real property" means all real property in the state, except single-family residential real property, dwelling units made subject to Chapter 2 (commencing with Section 1940) or Title 5, mobilehomes, as defined in Section 798.3, or recreational vehicles, as defined in Section 799.29. (e) "Dual agent" means an agent acting, either directly or through an associate licensee, as agent for both the seller and the buyer in a real property transaction. (f) "Listing agreement" means a contract between an owner of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer. (g) "Listing agent" means a person who has obtained a listing of real property to act as an agent for compensation. (h) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the listing agent. (i) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (j) "Offer to purchase" means a written contract executed by a buyer acting through a selling agent that becomes the contract for the sale of the real property upon acceptance by the seller. (k) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property that constitutes or is improved with one to four dwelling units, any commercial real property, any leasehold in these types of property exceeding one year's duration, and mobilehomes, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (l) "Real property transaction" means a transaction for the sale of real property in which an agent is employed by one or more of the principals to act in that transaction, and includes a listing or an offer to purchase. (m) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer, and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (n) "Seller" means the transferor in a real property transaction, and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor. (o) "Selling agent" means a listing agent who acts alone, or an agent who acts in cooperation with a listing agent, and who sells or finds and obtains a buyer for the real property, or an agent who locates property for a buyer or who finds a buyer for a property for which no listing exists and presents an offer to purchase to the seller. (p) "Subagent" means a person to whom an agent delegates agency powers as provided in Article 5 (commencing with Section 2340) of Chapter 1 of Title 9. However, "subagent" does not include an associate licensee who is acting under the supervision of an agent in a real property transaction.

2079.14. Listing agents and selling agents shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and, except as provided in subdivision (c), shall obtain a signed acknowledgment of receipt from that seller or buyer, except as provided in this section or Section 2079.15, as follows: (a) The listing agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The selling agent shall provide the disclosure form to the seller as soon as practicable prior to presenting the seller with an offer to purchase, unless the selling agent previously provided the seller with a copy of the disclosure form pursuant to subdivision (a). (c) Where the selling agent does not deal on a face-to-face basis with the seller, the disclosure form prepared by the selling agent may be furnished to the seller (and acknowledgment of receipt obtained for the selling agent from the seller) by the listing agent, or the selling agent may deliver the disclosure form by certified mail addressed to the seller at his or her last known address, in which case no signed acknowledgment of receipt is required. (d) The selling agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase, except that if the offer to purchase is not prepared by the selling agent, the selling agent shall present the disclosure form to the buyer not later than the next business day after the selling agent receives the offer to purchase from the buyer.

2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgment of receipt pursuant to Section 2079.14, the agent, or an associate licensee acting for an agent, shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16. [The language of Section 2079.16 appears on the front of this form.]

2079.17. (a) As soon as practicable, the selling agent shall disclose to the buyer and seller whether the selling agent is acting in the real property transaction exclusively as the buyer's agent, exclusively as the seller's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the selling agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the listing agent shall disclose to the seller whether the listing agent is acting in the real property transaction exclusively as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the listing agent prior to or coincident with the execution of that contract by the seller. (c) The confirmation required by subdivisions (a) and (b) shall be in the following form:

(Sample: do not complete) _____ is the agent of (check one):

(Name of Listing Agent)

☐ the seller exclusively; or

☐ both the buyer and seller.

(Sample: do not complete) _____ is the agent of (check one):

(Name of Selling Agent if not the same as the Listing Agent)

☐ the buyer exclusively; or

☐ the seller exclusively; or

☐ both the buyer and seller.

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14.

2079.18. No selling agent in a real property transaction may act as an agent for the buyer only, when the selling agent is also acting as the listing agent in the transaction.

2079.19. The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20. Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21. A dual agent shall not disclose to the buyer that the seller is willing to sell the property at a price less than the listing price, without the express written consent of the seller. A dual agent shall not disclose to the seller that the buyer is willing to pay a price greater than the offering price, without the express written consent of the buyer. This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22. Nothing in this article precludes a listing agent from also being a selling agent, and the combination of these functions in one agent does not, of itself, make that agent a dual agent.

2079.23. (a) A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship. (b) A lender or an auction company retained by a lender to control aspects of a transaction of real property subject to this part, including validating the sales price, shall not require, as a condition of receiving the lender's approval of the transaction, the homeowner or listing agent to defend or indemnify the lender or auction company from any liability alleged to result from the actions of the lender or auction company. Any clause, provision, covenant, or agreement purporting to impose an obligation to defend or indemnify a lender or an auction company in violation of this subdivision is against public policy, void, and unenforceable.

2079.24. Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.



Attachment B

AGENCY CONFIRMATION
(per California Civil Code Section 2079.17)

Property Address: 350 90th Avenue, Suite 200, Daly City, CA

The following agency relationship(s) is/are hereby confirmed for this transaction:

(Name of Listing Agent) Karen Chin is the agent of (check one):

- ☒ the seller / lessor exclusively; or
☐ both the buyer / lessee and the seller / lessor.

(Name of Selling Agent if not the same as the Listing Agent) N/A (Unrepresented) is the agent of (check one):

- ☐ the buyer / lessee exclusively; or
☐ the seller / lessor exclusively; or
☐ both the buyer / lessee and seller / lessor.

Acknowledged:

Seller/Lessor: *Patricia S. Martel* Date 10/26/2016

Buyer/Lessee: *N. J. C.* Date 10/20/16

Seller/Lessor Agent Cushman & Wakefield BRE Lic. No. 01880493
(Brokerage Firm)

By: _____ BRE Lic. No. 01036169

Printed: Karen Chin Date _____
(Associate Licensee)

Buyer/Lessee Agent _____ BRE Lic. No. _____
(Brokerage Firm)

By: _____ BRE Lic. No. _____

Printed: _____ Date _____
(Associate Licensee)



Attachment C

REAL PROPERTY DISCLOSURES

Cassidy Turley Commercial Real Estate Services, Inc. dba Cushman & Wakefield ("Broker") provides this Real Property Disclosure Notice ("Notice") in reference to a proposed transaction by and between **City of Daly City ("Landlord")** and **County of San Mateo ("Tenant")** regarding real property identified as: **350 90th Avenue** in the City of **Daly City, California** (the "**Property**").

Hazardous Materials

Comprehensive federal, state and local laws, regulations and ordinances ("Laws") control the disclosure, use, storage, handling, removal and disposal of Hazardous Materials. The term "Hazardous Materials" includes, but is not limited to, underground storage tanks, petroleum, paint, solvents, lead, cyanide, DDT, inks, acids, pesticides, ammonium, asbestos, heavy metals, PCBs, and any contaminated, hazardous or toxic substance. Hazardous Materials may be present at the Property due to current or prior use, or the use of adjacent properties. Except as expressly stated in this paragraph, Broker and its agents have not made and will not make any analysis, investigation, representation or warranty with respect to any Hazardous Materials matters, including without limitation the presence or absence of Hazardous Materials on or impacting the Property. Broker recommends that you consult your advisors with respect to all Hazardous Materials matters.

Americans with Disabilities Act

The Americans with Disabilities Act ("ADA") requires, among other things, that owners of "public accommodations" remove barriers to access by disabled persons, and provide auxiliary aids and services for hearing, vision or speech impaired persons. Any change of use or alterations of the Property may trigger such requirements, even if existing use is in compliance with the ADA. Except as expressly stated in this paragraph, Broker and its agents have not made and will not make any analysis, investigation, representation or warranty with respect to any ADA matters. Broker recommends that you consult your advisors with respect to all ADA matters.

Natural Hazards – Sale Only

Various Laws require a seller and its broker to disclose the existence of certain natural hazards to a buyer, including whether the property is located in an earthquake fault zone, a seismic hazard zone, a special flood hazard area, an area of potential flooding, a fire hazard severity zone, or a wildland fire area. If Broker represents the Seller, Broker will provide Buyer with a report prepared by an independent third party regarding such natural hazards during the due diligence period under the purchase contract.

Commercial Property Owner's Guide to Earthquake Safety – Sale Only

The seller of a precast concrete or reinforced or unreinforced masonry building with wood frame floors or roof which was built before January 1, 1975 must deliver to the buyer a copy of "The Commercial Property Owner's Guide to Earthquake Safety" published by the California Seismic Safety Commission. Buyer acknowledges that Seller and/or Broker have disclosed whether such requirement applies to this Property, and if so, that Broker has delivered to Buyer a copy of that Guide.

Water Heater Bracing Disclosure and Certification – Sale Only

Seller hereby certifies that all water heaters in or on the Property are braced, anchored or strapped to resist falling or horizontal displacement due to earthquake motions as required by state and applicable local codes.

Lead Based Paint Pamphlet – Sale or Lease of Residential Property

The seller or lessor of any residential property built before 1978 must provide the buyer or lessee with a lead hazard information pamphlet, disclose the presence of any known lead-based paint and provide a



statement to be signed by the buyer or lessee that the buyer or lessee has read the warning statement, has received the pamphlet, and has a 10-day opportunity to inspect before becoming obligated under the contract.

Broker Disclaimer

Broker has not made and will not make any analysis, investigation, representation or warranty regarding (a) the zoning of the Property or the legality of any present or future use of the Property; (b) the compliance of the Property with any Law; (c) the physical condition of the Property, including without limitation the structural, mechanical, or soils conditions of the Property or the presence or absence of wood-destroying organisms, mold, allergens, fungi, spores, pollens, insects or pests; (d) the financial condition or prospects of the Property or any of its tenants, including without limitation the accuracy or completeness of income and expense information and projections, or the intent or ability of any tenant to continue its tenancy; (d) the size, measurements or boundaries of the Property; or (e) pending or future action by any government or other entity or person that might impact the Property. Broker recommends that you consult your advisors with respect to each of these matters.

Legal, Tax and Accounting Matters

Broker and its agents are not qualified to provide legal, tax or accounting advice, and have not made and will not make any analysis, investigation, representation or warranty regarding any legal, tax or accounting matters. Broker recommends that you consult your advisors with respect to all legal, tax and accounting matters.

Broker Multiple Representation

Broker and its agents have a wide variety of clients, and may represent other buyers or lessees interested in the Property, or may represent other sellers or lessors with property similar to the Property. Buyer or Lessee understands and agrees that Broker and its agents may present multiple offers on the Property to the Seller or Lessor. Seller or Lessor understands and agrees that Broker and its agents may present multiple properties to the Buyer or Lessee.

Non-Binding Proposal / Letter of Intent

If this Disclosure Notice accompanies a proposal or Letter of Intent then it is a statement of the terms upon which the Buyer and Seller or Lessor and Lessee (the "Parties") may be interested in pursuing further negotiations concerning the Property, and is not intended to be a complete or binding agreement between the Parties. No binding agreements shall be created between the Parties until a full and final written agreement containing all material terms of the transaction is prepared, reviewed and approved by the Parties and their respective counsel, if any, and mutually executed and delivered.

Each Party acknowledges that it has incurred, and will incur, costs and expenses in connection with the transaction contemplated hereby, including but not limited to the costs of investigation and assessment of the economic and other merits of the proposal, as well as legal expenses in connection with the preparation of a final and binding agreement, all of which costs are incurred at such Party's sole cost and risk, and not in reliance upon any act or representations of the other Party or Broker. Either Party may terminate the negotiations at any time for any reason, or for no reason, without liability or obligation whatsoever.



City Council Meeting Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Requesting Use of Federal Asset Forfeiture Funds (DEA) to Purchase Personal Protective Equipment for the Police Department

Recommended Action

Staff recommends Council approve the use of Federal Asset Forfeiture Funds (DEA) to purchase (30) sets of personal protective equipment for the Police Department.

Background

The Police Department's current personal protective equipment for use in crowd control situations consists of helmets and batons, and does not include any other form of personal protection. The proposed personal protective equipment affords officers significant improvement in protection from head to toe.

Discussion

Our officers are routinely dispatched to other cities/counties for mutual aid requests to assist with crowd control efforts. These situations are dynamic, can be prone to violence, and pose significant risk for officers as well as the crowd. The Police Department is in the process of designating and equipping a crowd control response team who will be trained to respond to these types of events. The personal protective equipment will better protect our officers from injuries at these often chaotic events.

Fiscal Impact

Funding is available through the use of Federal Asset Forfeiture Funds (DEA). The funding required for the purchases will be approximately \$8021.33. There will be no cash match or other costs to the City.

Summary/Conclusion

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Patrick Hensley
Captain

John Gamez
Acting Chief of Police



City Council Meeting Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Appropriating the San Mateo County Arts Commission Grant and Monetary Donations for the Light Up Our World Festival

Recommended Action

Staff recommends that the City Council appropriate the \$4,875 grant awarded by the San Mateo County Arts Commission and monetary donations collected for the Light Up Our World Festival.

Background/Discussion

Daly City's Art and Culture Commission submitted a grant to the San Mateo County Arts Commission for the Light Up Our World Festival, scheduled for Saturday, November 19, 2016. The San Mateo County Arts Commission awarded the Daly City Arts and Culture Commission a grant in the amount of \$4,875. The grant funds a website, as well as expenses associated with the event. In addition, to help defray event costs we have asked for monetary donations from local businesses and supporters. The staff recommends that the Council appropriate the grant and monetary donations to the Arts and Culture Commission's Light Up Our World event.

Fiscal Impact

To host the event, there are minimal costs associated with staff time including staff from the City Manager's Office, Library and Recreation, and Public Works. These costs will be absorbed within the current budget. There are no revenues set aside to fund the event except the grant and donations received.

Summary/Conclusion

Staff recommends that the City Council appropriate the grant and monetary donations collected for the Light Up Our World Festival.

Staff is available to provide any additional information desired by the Mayor or Councilmembers.

Respectfully submitted,

Julie Thuy Underwood
Assistant City Manager

Patricia E. Martel
City Manager

Department/Division: City Manager/Community Promotion **Date:** 10/27/2016

Month/Fiscal Year: October/FY 2016-2017

A grant check from the County of San Mateo was received in the amount of \$4,875 for FY 2015-2016 for the Daly City Arts and Culture.

Request that the total amount of \$4,875 from last Fiscal Year's budget be carried-over to this Fiscal Year 2016-2017. These funds will be used for the Daly City Arts and Culture Commission's Light Up Our World Festival on November 19, 2016.

Jul Under
City Manager/City Council

City of Daly City Budget Transfer/Adjustment

<u>Account Number</u>	<u>Account Name</u>
Use of Funds:	
01-010-011-4234	Special Departmental

Program/Project Name	Community Promotion

<u>Amount</u>	\$4,875.00
---------------	------------

Source of Funds:
Reduced Expenditures:

New Revenue:

Total Source of Funds

For Capital Projects Only - Transfer of Funding Between Projects	
From Account Number	Name/Type Code

[illegible]

Name/Type Code	Amount
----------------	--------

Finance Only:	Entered By/Date
Verified By/Date	

Audited By/Date

Document No.

Finance Only:

[illegible]



City Council Meeting Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: SETTING TIME AND PLACE FOR PUBLIC HEARING ON COMMUNITY DEVELOPMENT AND HOUSING NEEDS

Recommended Action

Set a Public Hearing on Community Development and Housing Needs for Monday, December 12, 2016 at 7:00 p.m. in the City Council Chambers.

Background

As a requirement of the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) and HOME programs, the City is required to hold a public hearing to obtain citizen input on community development and housing needs for the City. This requirement is discussed in the City's Citizen Participation Plan which provides citizens an opportunity to participate in planning, implementation and assessment of the CDBG and HOME programs.

Discussion

On April 22, 2013, the City Council adopted its five-year *HUD Consolidated Plan* covering the period of July 1, 2013 through June 30, 2018. As a part of the Plan, a One-Year Action Plan is required each year of the five-year cycle. The 2017-18 One-Year Action Plan will specify actual funding levels for various CDBG and HOME activities during the next fiscal year. The public hearing will begin the citizen participation and planning process associated with preparation of the City's HUD One-Year Action Plan for FY 2017-18, covering the fifth year of the City's HUD Consolidated Plan.

In conjunction with the CDBG allocation process, staff is recommending that the City issue an RFP for FY 2017-18 CDBG funds. Applications will be due January 27, 2017.

Notices of the hearing will be published in *The Examiner Peninsula* and distributed to all homeowner and resident associations as well as social service organizations. A notice will also be posted on the City's website.

Staff is available to provide additional information desired by the Mayor or Council Members.

Respectfully submitted,

Betsy ZoBell
Housing and Community Development Supervisor

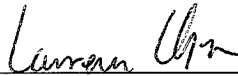
Tatum Mothershead
Director of Economic and Community
Development Department

CITY OF DALY CITY
CHECK REGISTERS
FOR THE MONTH OF OCTOBER 2016

HANDWRITTEN CHECK - #13224
CANCELLED CHECK - NONE
VOID CHECK - NONE

10/14/16
CHECKS ISSUED - #354127 TO #354434
CANCELLED CHECK - NONE
VOID CHECK - NONE

10/31/16
CHECKS ISSUED - #354135 TO #354782
CANCELLED CHECK - NONE
VOID CHECK - NONE

AUDITED  FINANCE DIRECTOR

APPROVED _____ CITY MANAGER

APPROVED _____ FINANCE COMMITTEE

APPROVED _____ FINANCE COMMITTEE

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel	To Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00013224	52100	WBC	10/31/16	58,500.00	HW	TR		Hand Written

GRAND TOTALS:

Total Void Machine Written	0.00	Number of Checks Processed:	0
Total Void Hand Written	0.00	Number of Checks Processed:	0
Total Machine Written	0.00	Number of Checks Processed:	0
Total Hand Written	58,500.00	Number of Checks Processed:	1
Total Reversals	0.00	Number of Checks Processed:	0
Total Cancelled	0.00	Number of Checks Processed:	0
Total EFTs	0.00	Number of EFTs Processed:	0
Total EPAYs	0.00	Number of EPAYs Processed:	0
GRAND TOTAL	58,500.00		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354127	2519	3M	10/14/16	2,996.97	MW	OH		
AP00354128	47324JPA	ABD INSURANCE AND FINANCIAL S	10/14/16	19,618.00	MW	OH		
AP00354129	44291	ACME SUNSHADES ENTERPRISE INC	10/14/16	4,990.00	MW	OH		
AP00354130	1514	ADAM HILL COMPANY, THE	10/14/16	4,264.77	MW	OH		
AP00354131	46583	ADAMS SAFETY TRAINING	10/14/16	1,000.00	MW	OH		
AP00354132	5034	ADAMSON POLICE PRODUCTS	10/14/16	257.08	MW	OH		
AP00354133	52103R	AJAX PLUMBING AND HEATING	10/14/16	500.00	MW	OH		
AP00354134	1025	ALHAMBRA AND SIERRA SPRINGS	10/14/16	168.85	MW	OH		
AP00354135	37095	ALL INDUSTRIAL ELECTRIC SUPPL	10/14/16	6,079.18	MW	OH		
AP00354136	37116	ALPHA ANALYTICAL LABORATORIES	10/14/16	10,776.85	MW	OH		
AP00354137	38846	AMERICAN MESSAGING	10/14/16	44.90	MW	OH		
AP00354138	27427	AMERICAN TEXTILE & SUPPLY INC	10/14/16	772.53	MW	OH		
AP00354139	14988	AMERICAN TOWER CORPORATION	10/14/16	6,885.87	MW	OH		
AP00354140	35696	AMERIPRIDE SERVICES INC	10/14/16	1,274.88	MW	OH		
AP00354141	26986R	ANDERSON ROOFING AND SHEET ME	10/14/16	275.00	MW	OH		
AP00354142	52104R	ANONUEVO, JOSEPH	10/14/16	206.93	MW	OH		
AP00354143	46546	ANTHEM BLUE CROSS	10/14/16	693.24	MW	OH		
AP00354144	46585	ANTHEM BLUE CROSS	10/14/16	142.60	MW	OH		
AP00354145	46585	ANTHEM BLUE CROSS	10/14/16	155.20	MW	OH		
AP00354146	50495R	AQUILA, LEE	10/14/16	391.20	MW	OH		
AP00354147	52131R	ARGYRES, BILLIE	10/14/16	200.00	MW	OH		
AP00354148	30152A	AT&T	10/14/16	507.27	MW	OH		
AP00354149	6413	AT&T	10/14/16	11,631.68	MW	OH		
AP00354150	44649	ATLAS COPCO COMPRESSORS LLC	10/14/16	2,301.25	MW	OH		
AP00354151	29643	AUTO COLLISION CENTER	10/14/16	1,271.17	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354152	36345	B & A BODY WORKS AND TOWING I	10/14/16	74.02	MW	OH		
AP00354153	43610	BABBITT BEARING CO INC	10/14/16	1,159.00	MW	OH		
AP00354154	52105R	BANUELOS, DEBBIE	10/14/16	250.00	MW	OH		
AP00354155	19892	BAY AREA PAVING COMPANY INC	10/14/16	975.00	MW	OH		
AP00354156	1562	BAY AREA WATER SUPPLY & CONSE	10/14/16	22,337.00	MW	OH		
AP00354157	52106	BAY CRYOGENICS INC	10/14/16	2,668.65	MW	OH		
AP00354158	48986R	BENJAMIN FRANKLIN PLUMBING	10/14/16	2,000.00	MW	OH		
AP00354159	44418	BIG GUYS TOWING	10/14/16	180.00	MW	OH		
AP00354160	19200	BIRITE FOODSERVICE DISTRIBUTO	10/14/16	1,534.51	MW	OH		
AP00354161	22205	BLACKSTONE AUDIO INC	10/14/16	47.99	MW	OH		
AP00354162	50784	BLUE LINE CANINE LLC	10/14/16	750.00	MW	OH		
AP00354163	48385	BMC SOFTWARE INC	10/14/16	3,064.53	MW	OH		
AP00354164	51123R	BONGEEZ CONSTRUCTION	10/14/16	575.00	MW	OH		
AP00354165	3349	BROADMOOR LANDSCAPE SUPPLY	10/14/16	307.33	MW	OH		
AP00354166	39468	BROADMOOR TOW LLC	10/14/16	558.00	MW	OH		
AP00354167	3064	BROWN & CALDWELL INC	10/14/16	5,118.26	MW	OH		
AP00354168	2396	C M AMOS PRINTING COMPANY	10/14/16	411.04	MW	OH		
AP00354169	17997	C.L.E.A.	10/14/16	2,425.50	MW	OH		
AP00354170	46072R	CABLECOM LLC	10/14/16	5,560.00	MW	OH		
AP00354171	1196	CALIFORNIA WATER SERVICE COMP	10/14/16	303.70	MW	OH		
AP00354172	20535	CAROLLO ENGINEERS	10/14/16	1,973.30	MW	OH		
AP00354173	28636	CDW GOVERNMENT INC	10/14/16	6,599.09	MW	OH		
AP00354174	2930	CED CONTRACTORS SF	10/14/16	3,141.39	MW	OH		
AP00354175	42277	CEL ANALYTICAL INC	10/14/16	779.00	MW	OH		
AP00354176	52107R	CHAN, SAN KWAI	10/14/16	1,025.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP00354177	48727	CINTAS CORPORATION	10/14/16	800.81	MW	OH	
AP00354178	3678	CINTAS CORPORATION #464	10/14/16	2,479.90	MW	OH	
AP00354179	14786	CIR	10/14/16	373.70	MW	OH	
AP00354180	35395	CITY AUTO SUPPLY	10/14/16	3,245.87	MW	OH	
AP00354181	28209JPA	CITY OF BURLINGAME	10/14/16	17.67	MW	OH	
AP00354182	30753A	CITY OF DALY CITY	10/14/16	12,500.00	MW	OH	
AP00354183	1423	CITY OF REDWOOD CITY	10/14/16	9,400.00	MW	OH	
AP00354184	50284A	CLEAR CHANNEL OUTDOOR	10/14/16	1,500.00	MW	OH	
AP00354185	47244	COMCAST	10/14/16	104.13	MW	OH	
AP00354186	48294	COMCAST	10/14/16	122.28	MW	OH	
AP00354187	49055	COMCAST	10/14/16	133.62	MW	OH	
AP00354188	49446	COMCAST	10/14/16	106.20	MW	OH	
AP00354189	50608R	COMET BUILDING MAINTENANCE	10/14/16	500.00	MW	OH	
AP00354190	12578	COMPLETE LINEN SERVICE INC	10/14/16	59.08	MW	OH	
AP00354191	52002	CONTRA COSTA COUNTY	10/14/16	1,212.00	MW	OH	
AP00354192	50191	CRATUS INC	10/14/16	418,413.25	MW	OH	
AP00354193	42324	CRIME SCENE CLEANERS INC	10/14/16	310.00	MW	OH	
AP00354194	48323	CRYSTAL CREAMERY	10/14/16	776.79	MW	OH	
AP00354195	28906	CSG CONSULTANTS INC	10/14/16	11,116.30	MW	OH	
AP00354196	25580	CWEA-MEMBERSHIP	10/14/16	1,032.00	MW	OH	
AP00354197	1042	D C LOCK & SECURITY SERVICE	10/14/16	23.12	MW	OH	
AP00354198	1836	DAILY JOURNAL CORPORATION	10/14/16	123.00	MW	OH	
AP00354199	1414	DALY CITY CENTRAL CASHIER	10/14/16	1,965.49	MW	OH	
AP00354200	1793	DALY CITY TOOL MART	10/14/16	14.12	MW	OH	
AP00354201	51806	DAVID J POWERS & ASSOCIATES I	10/14/16	5,790.70	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354202	51536R	DAZA, DITRY	10/14/16	210.00	MW	OH		
AP00354203	51921	DECKADE	10/14/16	14,272.72	MW	OH		
AP00354204	21676	DELL MARKETING LP	10/14/16	395.96	MW	OH		
AP00354205	52108R	DENYS, JACOB	10/14/16	42.90	MW	OH		
AP00354206	1299	DEPARTMENT OF JUSTICE	10/14/16	408.00	MW	OH		
AP00354207	52109R	DIAZ, LUZ MARIA	10/14/16	250.00	MW	OH		
AP00354208	50053R	DINNSEN, TERESITA	10/14/16	22.88	MW	OH		
AP00354209	46826	DIRECTV LLC	10/14/16	38.99	MW	OH		
AP00354210	52110R	DOMINGUEZ, YURI	10/14/16	400.00	MW	OH		
AP00354211	47343R	DRYCO CONSTRUCTION INC	10/14/16	1,000.00	MW	OH		
AP00354212	22126	DUDLEY PERKINS CO	10/14/16	470.37	MW	OH		
AP00354213	52111R	DUGGAN'S SERRA MORTUARY	10/14/16	250.00	MW	OH		
AP00354214	1061	DUNN EDWARDS CORPORATION	10/14/16	453.59	MW	OH		
AP00354215	52112R	ED CHOW & COMPANY	10/14/16	65.62	MW	OH		
AP00354216	40007	EMLAB P&K LLC	10/14/16	1,359.75	MW	OH		
AP00354217	G-RUIZ	EMPLOYMENT DEVELOPMENT DEPART	10/14/16	563.90	MW	OH		
AP00354218	50200R	ENG, SALLY	10/14/16	50.00	MW	OH		
AP00354219	46768R	ESPINOZA, MIGUEL	10/14/16	229.22	MW	OH		
AP00354220	26327	EWING IRRIGATION PRODUCTS INC	10/14/16	442.59	MW	OH		
AP00354221	7839R	EXCELSIOR ROOFING COMPANY INC	10/14/16	275.00	MW	OH		
AP00354222	39474	EXPRESS PLUMBING	10/14/16	164,179.00	MW	OH		
AP00354223	42544	FARMER BROTHERS COFFEE	10/14/16	691.91	MW	OH		
AP00354224	36077	FASTENAL COMPANY	10/14/16	3,884.71	MW	OH		
AP00354225	42056	FERGUSON ENTERPRISES INC 1423	10/14/16	3,171.34	MW	OH		
AP00354226	47322	FERN ELECTRIC & CONTROL INC	10/14/16	380.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP00354227	34698	FERROGROUP INC	10/14/16	309.23	MW	OH	
AP00354228	1765	FIDELITY NATIONAL TITLE COMPA	10/14/16	65.00	MW	OH	
AP00354229	19787	FIRST CHOICE SERVICES	10/14/16	162.45	MW	OH	
AP00354230	23612A	FIRST NATIONAL BANK OF NO CA	10/14/16	1,404.60	MW	OH	
AP00354231	G-HEADMAN1	FRANCHISE TAX BOARD	10/14/16	100.00	MW	OH	
AP00354232	G-HOLMES	FRANCHISE TAX BOARD	10/14/16	200.00	MW	OH	
AP00354233	49301	FRANK AND GROSSMAN	10/14/16	140.00	MW	OH	
AP00354234	48009	GALE CENGAGE LEARNING	10/14/16	247.59	MW	OH	
AP00354235	26781	GARCIA, JOSE	10/14/16	60.74	MW	OH	
AP00354236	48247	GCS ENVIRONMENTAL EQUIPMENT S	10/14/16	437.22	MW	OH	
AP00354237	51812	GEICO GENERAL INSURANCE COMPA	10/14/16	990.29	MW	OH	
AP00354238	52113R	GELFAND, VLADIMIR	10/14/16	91.90	MW	OH	
AP00354239	51053	GET GO INC, THE	10/14/16	959.00	MW	OH	
AP00354240	30509	GOODYEAR COMMERCIAL TIRE & SE	10/14/16	4,631.29	MW	OH	
AP00354241	27059	GOOMBAH'S EMBROIDERY	10/14/16	1,780.52	MW	OH	
AP00354242	31925	GOVCONNECTION INC	10/14/16	549.69	MW	OH	
AP00354243	49253	GPPA	10/14/16	2,855.00	MW	OH	
AP00354244	1754	GRAINGER INC	10/14/16	2,097.68	MW	OH	
AP00354245	36985	GRAND INDUSTRIES INC	10/14/16	14,700.00	MW	OH	
AP00354246	1571	GRANITE ROCK COMPANY	10/14/16	124.17	MW	OH	
AP00354247	45108	GREAT COURSES, THE	10/14/16	250.48	MW	OH	
AP00354248	44863	GRYPHON TRAINING GROUP INC	10/14/16	160.00	MW	OH	
AP00354249	2223	HACH COMPANY	10/14/16	891.04	MW	OH	
AP00354250	3702	HARRINGTON INDUSTRIAL PLASTIC	10/14/16	722.84	MW	OH	
AP00354251	17646	HENSLEY, PATRICK	10/14/16	450.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
IP00354252	52114R	HERNANDEZ, JOSE	10/14/16	250.00	MW	OH		
IP00354253	14410R	HIGH QUALITY ROOFING CO	10/14/16	275.00	MW	OH		
IP00354254	32874R	HIGHLAND CONSTRUCTION CO	10/14/16	550.00	MW	OH		
IP00354255	15857	HOME DEPOT CREDIT SERVICES	10/14/16	18,840.31	MW	OH		
IP00354256	52115R	HORNSTRA, DEBBIE	10/14/16	80.11	MW	OH		
IP00354257	32353	HOUSING LEADERSHIP COUNCIL	10/14/16	160.00	MW	OH		
IP00354258	2665	HSQ TECHNOLOGY CORP	10/14/16	95.00	MW	OH		
IP00354259	41818	HUNTINGTON COURT REPORTERS	10/14/16	85.08	MW	OH		
IP00354260	22964R	IBANEZ, LAURA COLLINS	10/14/16	30.97	MW	OH		
IP00354261	37608R	IGNACIO JR, ANGELO	10/14/16	133.37	MW	OH		
IP00354262	48933	INFOSEND INC	10/14/16	7,962.95	MW	OH		
IP00354263	21991	INTEC SOLUTIONS INC	10/14/16	295.96	MW	OH		
IP00354264	51901	INTEGRATED COMMUNICATION SYST	10/14/16	1,106.90	MW	OH		
IP00354265	14932	INTERSTATE BATTERY SYSTEM OF	10/14/16	525.64	MW	OH		
IP00354266	52116R	INTON, NOEL	10/14/16	250.00	MW	OH		
IP00354267	31382	J A Z RESTAURANT EQUIPMENT	10/14/16	641.63	MW	OH		
IP00354268	20796	J J R CONSTRUCTION INC	10/14/16	17,378.48	MW	OH		
IP00354269	24233	JACOBS ASSOCIATES	10/14/16	120,092.84	MW	OH		
IP00354270	52117R	JETT, RONALD	10/14/16	53.00	MW	OH		
IP00354271	52118R	JONES, SHARON	10/14/16	76.05	MW	OH		
IP00354272	10255MED	KAISER FOUNDATION HEALTH PLAN	10/14/16	1,817.00	MW	OH		
IP00354273	10144	KAMAN INDUSTRIAL TECHNOLOGIES	10/14/16	170.04	MW	OH		
IP00354274	29633	KELLY MOORE PAINT COMPANY INC	10/14/16	59.34	MW	OH		
IP00354275	21792	KELLY PAPER	10/14/16	75.04	MW	OH		
IP00354276	11721	KEN GRADY COMPANY INC	10/14/16	39.81	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354302	15396	MOSS RUBBER & EQUIPMENT CORP	10/14/16	132.90	MW	OH		
AP00354303	46655	MSC INDUSTRIAL SUPPLY CO	10/14/16	835.51	MW	OH		
AP00354304	15210	MUNICIPAL MAINTENANCE EQUIPME	10/14/16	213.92	MW	OH		
AP00354305	50618	N C S LLC	10/14/16	2,671.56	MW	OH		
AP00354306	6850	NATIONAL BUSINESS FURNITURE L	10/14/16	1,273.16	MW	OH		
AP00354307	20117	NATIONAL CONSTRUCTION RENTALS	10/14/16	555.42	MW	OH		
AP00354308	52091	NATIONAL HIGHWAY INSTITUTE	10/14/16	150.00	MW	OH		
AP00354309	40422R	NEW CITY CONSTRUCTION GROUP I	10/14/16	275.00	MW	OH		
AP00354310	40378R	NEW CITY ROOFING CO INC	10/14/16	275.00	MW	OH		
AP00354311	37013R	NEW PACIFIC ROOFING CO INC	10/14/16	550.00	MW	OH		
AP00354312	49583R	NGAI, HOI SHAN	10/14/16	518.34	MW	OH		
AP00354313	6134	NORTH STATE ENVIRONMENTAL	10/14/16	675.00	MW	OH		
AP00354314	52132R	O'DONNELL, BETTY J	10/14/16	200.00	MW	OH		
AP00354315	1055	OFFICE DEPOT	10/14/16	501.74	MW	OH		
AP00354316	15337	OFFICE DEPOT	10/14/16	452.46	MW	OH		
AP00354317	42500	OFFICE DEPOT	10/14/16	3,015.83	MW	OH		
AP00354318	52133R	OGLETREE, ODIE	10/14/16	200.00	MW	OH		
AP00354319	52102R	OLGIATI, MARIANNE	10/14/16	395.00	MW	OH		
AP00354320	34228	ORLANDI TRAILER INC	10/14/16	37.00	MW	OH		
AP00354321	39107	PACIFIC ECORISK	10/14/16	726.00	MW	OH		
AP00354322	1216	PACIFIC GAS & ELECTRIC	10/14/16	224,182.23	MW	OH		
AP00354323	1080	PACIFIC NURSERIES	10/14/16	123.93	MW	OH		
AP00354324	29252	PACIFIC PRODUCE INC	10/14/16	692.20	MW	OH		
AP00354325	39891	PARACLETE PRESS INC	10/14/16	92.46	MW	OH		
AP00354326	26120	PENGUIN RANDOM HOUSE LLC	10/14/16	102.19	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354277	51508	KEYSTONE PLASTICS INC	10/14/16	2,189.70	MW	OH		
AP00354278	14636R	KLATT, JOHN	10/14/16	51.00	MW	OH		
AP00354279	33914	KOFFLER ELECTRICAL MECHANICAL	10/14/16	1,011.78	MW	OH		
AP00354280	1108	L N CURTIS & SONS	10/14/16	412.02	MW	OH		
AP00354281	34075	LAB SUPPORT	10/14/16	2,128.00	MW	OH		
AP00354282	46616R	LAU, DENNIS	10/14/16	2,652.97	MW	OH		
AP00354283	8614	LC ACTION POLICE SUPPLY LTD	10/14/16	4,055.50	MW	OH		
AP00354284	33497	LEGACY MECHANICAL & ENERGY SE	10/14/16	1,238.75	MW	OH		
AP00354285	29200	LEGAL SHIELD	10/14/16	462.56	MW	OH		
AP00354286	51547R	LENNAR HOMES	10/14/16	1,000.00	MW	OH		
AP00354287	37094	LEXISNEXIS RISK SOLUTIONS	10/14/16	510.00	MW	OH		
AP00354288	52119R	LI, JAMES	10/14/16	85.70	MW	OH		
AP00354289	49874	LOU'S GLOVES INC	10/14/16	168.00	MW	OH		
AP00354290	51217R	LUOS CONSTRUCTION CO	10/14/16	979.00	MW	OH		
AP00354291	52097	MADD	10/14/16	200.00	MW	OH		
AP00354292	27066	MANAGED HEALTH NETWORK	10/14/16	1,857.60	MW	OH		
AP00354293	52120R	MARTIN, LILLIAN	10/14/16	170.56	MW	OH		
AP00354294	37904	MATHIS CONSULTING GROUP	10/14/16	4,354.24	MW	OH		
AP00354295	50245	MAYFLOWER DISTRIBUTING CO	10/14/16	323.64	MW	OH		
AP00354296	52101R	MERCURY INSURANCE	10/14/16	855.93	MW	OH		
AP00354297	23949	METRO MOBILE COMMUNICATIONS	10/14/16	1,827.05	MW	OH		
AP00354298	26465	MID PENINSULA BOYS & GIRLS CL	10/14/16	14,583.33	MW	OH		
AP00354299	49436REN	MKD CEDAR HILL LLC	10/14/16	8,557.20	MW	OH		
AP00354300	48662	MODULAR SPACE CORPORATION	10/14/16	987.42	MW	OH		
AP00354301	37665R	MONTEMAYOR, RICHARD	10/14/16	140.10	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP00354327	3297	PENINSULA LIBRARY SYSTEM	10/14/16	10,240.00	MW	OH	
AP00354328	29738	PENINSULA UNIFORMS & EQUIPMEN	10/14/16	1,558.18	MW	OH	
AP00354329	19678	PERS LONG TERM CARE PROGRAM	10/14/16	2,093.30	MW	OH	
AP00354330	51799	PET FOOD EXPRESS	10/14/16	180.91	MW	OH	
AP00354331	1659	PETERSON	10/14/16	861.97	MW	OH	
AP00354332	40408	PETERSON TRACTOR CO	10/14/16	120,006.83	MW	OH	
AP00354333	47044	PETERSON TRUCKS INC	10/14/16	112.92	MW	OH	
AP00354334	30130A	PITNEY BOWES INC	10/14/16	207.73	MW	OH	
AP00354335	36106	POLYDYNE INC	10/14/16	44,474.18	MW	OH	
AP00354336	14431	PRAXAIR INC	10/14/16	6,467.28	MW	OH	
AP00354337	39099R	PRESTON, CLYDE	10/14/16	325.00	MW	OH	
AP00354338	52122R	PROCELL	10/14/16	425.00	MW	OH	
AP00354339	2364	PROJECT SENTINEL	10/14/16	676.94	MW	OH	
AP00354340	40617	PTM DOCUMENT SYSTEMS INC	10/14/16	271.64	MW	OH	
AP00354341	51526	PURETEC INDUSTRIAL WATER	10/14/16	69.00	MW	OH	
AP00354342	45083	PURSUIT NORTH	10/14/16	5,198.15	MW	OH	
AP00354343	23759R	QUIBELL, PETER	10/14/16	106.92	MW	OH	
AP00354344	52121R	QUIGLEY, KRISTEN	10/14/16	126.09	MW	OH	
AP00354345	1115	R & B COMPANY	10/14/16	6,167.56	MW	OH	
AP00354346	12539	R A METAL PRODUCTS INC	10/14/16	313.17	MW	OH	
AP00354347	38804	RADAR SHOP, THE	10/14/16	1,128.00	MW	OH	
AP00354348	27152R	RAMIREZ ROOFING	10/14/16	275.00	MW	OH	
AP00354349	52134R	RASHED, GLADYS	10/14/16	200.00	MW	OH	
AP00354350	2439	RECORDED BOOKS INC	10/14/16	468.71	MW	OH	
AP00354351	21965	REDWOOD GENERAL TIRE CO INC	10/14/16	100.53	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354352	48330R	RENTAS-PEREZ, MIGUEL	10/14/16	250.00	MW	OH		
AP00354353	1200	REPUBLIC SERVICES OF NORTH AM	10/14/16	995,207.61	MW	OH		
AP00354354	49338R	REYES, APOLINARIO	10/14/16	250.00	MW	OH		
AP00354355	52028R	ROBERT PUNZALAN CONSTRUCTION	10/14/16	515.00	MW	OH		
AP00354356	16925R	ROBLES, VIRGINIA	10/14/16	63.29	MW	OH		
AP00354357	22771	S & S WORLDWIDE INC	10/14/16	488.02	MW	OH		
AP00354358	48515R	SAITZ, BARBARA	10/14/16	200.00	MW	OH		
AP00354359	20672A	SAN BRUNO CHAMBER OF COMMERCE	10/14/16	200.00	MW	OH		
AP00354360	9880	SAN DIEGO POLICE EQUIPMENT	10/14/16	993.54	MW	OH		
AP00354361	1109	SAN FRANCISCO PUBLIC	10/14/16	32,307.02	MW	OH		
AP00354362	51614	SAN MATEO CART SERVICE	10/14/16	1,500.00	MW	OH		
AP00354363	12544	SAN MATEO COUNTY CONTROLLERS	10/14/16	112,459.70	MW	OH		
AP00354364	1578	SAN MATEO COUNTY SHERIFF'S OF	10/14/16	117,421.00	MW	OH		
AP00354365	40034A	SAN MATEO DAILY JOURNAL	10/14/16	1,518.20	MW	OH		
AP00354366	9666	SAN MATEO LAWN MOWER SHOP	10/14/16	340.32	MW	OH		
AP00354367	49441	SC FUELS	10/14/16	29,379.31	MW	OH		
AP00354368	52130A	SCOOP TECHNOLOGIES INC	10/14/16	100.00	MW	OH		
AP00354369	1111	SF - WATER	10/14/16	731,239.36	MW	OH		
AP00354370	30523A	SHELL FLEET	10/14/16	50.66	MW	OH		
AP00354371	45325R	SHIU, BONNIE	10/14/16	275.83	MW	OH		
AP00354372	23742	SHOE DEPOT INC	10/14/16	1,393.29	MW	OH		
AP00354373	49695	SHRED IT USA	10/14/16	150.00	MW	OH		
AP00354374	28917	SIERRA CHEMICAL COMPANY	10/14/16	670.00	MW	OH		
AP00354375	38883	SIGILLO SUPPLY COMPANY	10/14/16	38.80	MW	OH		
AP00354376	52123R	SLAUGHTER, MARY ANGELA	10/14/16	750.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP00354377	32237	SMART & FINAL STORES LLC	10/14/16	825.67	MW	OH	
AP00354378	49244R	SOLAR CITY CORP	10/14/16	97.50	MW	OH	
AP00354379	37110R	SOLIS, ELIZABETH	10/14/16	741.79	MW	OH	
AP00354380	2643	SPARTAN MOTORS USA INC	10/14/16	220.36	MW	OH	
AP00354381	47389	STARVISTA	10/14/16	26,000.77	MW	OH	
AP00354382	9481	STATE BOARD OF EQUALIZATION	10/14/16	940.84	MW	OH	
AP00354383	44772A	STATE COMPENSATION INSURANCE	10/14/16	536.41	MW	OH	
AP00354384	50423R	STATE FARM MUTUAL AUTOMOBILE	10/14/16	1,732.52	MW	OH	
AP00354385	45084	STEPFORD INC	10/14/16	867.23	MW	OH	
AP00354386	1090	STEWART CHEVROLET CADILLAC	10/14/16	14.82	MW	OH	
AP00354387	51439	SWEET DELIGHT BAKERY	10/14/16	857.00	MW	OH	
AP00354388	1953	SWEETLAND, PATRICK	10/14/16	262.44	MW	OH	
AP00354389	34747	SWINERTON MANAGEMENT & CONSUL	10/14/16	10,560.00	MW	OH	
AP00354390	18864	TAP PLASTICS INC	10/14/16	61.18	MW	OH	
AP00354391	42193R	TD ROOFING INC	10/14/16	275.00	MW	OH	
AP00354392	43479	TEAM NORTH CONSTRUCTION SERVI	10/14/16	1,307.97	MW	OH	
AP00354393	3600	TEAMSTERS UNION LOCAL 856	10/14/16	69,008.49	MW	OH	
AP00354394	52124R	TEETER, ANNA M	10/14/16	77.88	MW	OH	
AP00354395	52125R	TL CONSTRUCTION	10/14/16	1,090.00	MW	OH	
AP00354396	17949R	TOLENTINO, MITCHELENE	10/14/16	250.00	MW	OH	
AP00354397	42972	TRACTION	10/14/16	1,145.05	MW	OH	
AP00354398	23494R	TRASMIL, MERCEDITA	10/14/16	250.00	MW	OH	
AP00354399	51486R	TUN LIN CONSTRUCTION	10/14/16	1,252.29	MW	OH	
AP00354400	4675	TURF & INDUSTRIAL EQUIPMENT C	10/14/16	229.05	MW	OH	
AP00354401	48168	TURNER RISK CONSULTING INC	10/14/16	550.00	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354402	25311	TYCO INTEGRATED SECURITY LLC	10/14/16	321.54	MW	OH		
AP00354403	G-GIBSON	U.S. DEPARTMENT OF TREASURY	10/14/16	100.50	MW	OH		
AP00354404	40509R	UL ROOFING SYSTEMS CO	10/14/16	550.00	MW	OH		
AP00354405	37637	ULINE INC	10/14/16	632.20	MW	OH		
AP00354406	1016	UNIACKE CONSTRUCTION INC	10/14/16	5,000.00	MW	OH		
AP00354407	28123	UNITED RENTALS NORTH AMERICA	10/14/16	2,550.60	MW	OH		
AP00354408	31745	UNITED SITE SERVICES OF CALIF	10/14/16	170.56	MW	OH		
AP00354409	50490	UNITEDHEALTHCARE INSURANCE CO	10/14/16	266.20	MW	OH		
AP00354410	32209	UNIVAR USA INC	10/14/16	1,641.59	MW	OH		
AP00354411	3904	UPS	10/14/16	18.32	MW	OH		
AP00354412	7873	URBAN FARMER STORE, THE	10/14/16	177.17	MW	OH		
AP00354413	46998	UTILITY TELECOM GROUP LLC	10/14/16	997.54	MW	OH		
AP00354414	52126	V&A CONSULTING ENGINEERS INC	10/14/16	3,800.00	MW	OH		
AP00354415	5661	VALS RESTAURANT & LOUNGE	10/14/16	173.90	MW	OH		
AP00354416	41809	VESTRA RESOURCES INC	10/14/16	3,004.63	MW	OH		
AP00354417	51155R	VICTORIAN COMMONS HOA	10/14/16	10.00	MW	OH		
AP00354418	1579	VWR INTERNATIONAL LLC	10/14/16	584.95	MW	OH		
AP00354419	12788	WALKERS HYDRAULICS INC	10/14/16	1,315.83	MW	OH		
AP00354420	50887R	WARMINGTON RESIDENTIAL	10/14/16	9,950.00	MW	OH		
AP00354421	50485	WAVE	10/14/16	1,491.80	MW	OH		
AP00354422	49085	WEST COAST ARBORISTS INC	10/14/16	10,807.40	MW	OH		
AP00354423	29517	WEST LITE SUPPLY COMPANY INC	10/14/16	268.04	MW	OH		
AP00354424	41058R	WESTECH ROOFING COMPANY	10/14/16	775.00	MW	OH		
AP00354425	52127R	WICKENS CONSTRUCTION	10/14/16	725.00	MW	OH		
AP00354426	38558	WILSEY HAM INC	10/14/16	1,201.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP00354427	52129R	WILSON, CARLOS	10/14/16	250.00	MW	OH	
AP00354428	17248	WOODWORTH, RICHARD	10/14/16	893.12	MW	OH	
AP00354429	30283	WORLD JOURNAL SF LLC	10/14/16	200.00	MW	OH	
AP00354430	32852	WQI	10/14/16	1,000.00	MW	OH	
AP00354431	52128R	WU, GUO FU	10/14/16	288.68	MW	OH	
AP00354432	34537	YAMAMURA, JAIME	10/14/16	238.00	MW	OH	
AP00354433	49144R	YEE, KATY	10/14/16	500.00	MW	OH	
AP00354434	33485R	ZIMMERMAN, ROSE	10/14/16	151.48	MW	OH	
G R A N D T O T A L S:							
Total Void Machine Written				0.00	Number of Checks Processed:		0
Total Void Hand Written				0.00	Number of Checks Processed:		0
Total Machine Written				3,700,950.63	Number of Checks Processed:		308
Total Hand Written				0.00	Number of Checks Processed:		0
Total Reversals				0.00	Number of Checks Processed:		0
Total Cancelled				0.00	Number of Checks Processed:		0
Total EFTs				0.00	Number of EFTs Processed:		0
Total EPAYs				0.00	Number of EPAYs Processed:		0
G R A N D T O T A L				3,700,950.63			

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354435	47004	4LEAF INC	10/31/16	2,530.00	MW	OH		
AP00354436	52136R	ABERIA, DELIA	10/31/16	1,753.04	MW	OH		
AP00354437	1514	ADAM HILL COMPANY, THE	10/31/16	1,254.36	MW	OH		
AP00354438	40735R	ADVANTAGE ROOFING COMPANY	10/31/16	550.00	MW	OH		
AP00354439	15226	AFSCME LOCAL 919	10/31/16	3,449.67	MW	OH		
AP00354440	29880	AIRGAS USA LLC	10/31/16	46.95	MW	OH		
AP00354441	1465	ALBERTSONS SAFEWAY	10/31/16	810.41	MW	OH		
AP00354442	14004	ALERT PEST CONTROL COMPANY IN	10/31/16	5,046.75	MW	OH		
AP00354443	1025	ALHAMBRA AND SIERRA SPRINGS	10/31/16	473.07	MW	OH		
AP00354444	37095	ALL INDUSTRIAL ELECTRIC SUPPL	10/31/16	5,239.90	MW	OH		
AP00354445	18401	ALLIED ELECTRONICS INC	10/31/16	38.35	MW	OH		
AP00354446	22544	ALLSTAR FIRE EQUIPMENT INC	10/31/16	1,182.65	MW	OH		
AP00354447	52138R	ALVAREZ, ERNIE	10/31/16	236.09	MW	OH		
AP00354448	45439JREN	AMERICAN MEDICAL RESPONSE	10/31/16	1,021.00	MW	OH		
AP00354449	42310	AMERINATIONAL COMMUNITY SERVI	10/31/16	518.30	MW	OH		
AP00354450	35696	AMERIPRIDE SERVICES INC	10/31/16	654.12	MW	OH		
AP00354451	1259	ARAMARK UNIFORM SERVICES INC	10/31/16	304.86	MW	OH		
AP00354452	35117	ARROWHEAD SCIENTIFIC INC	10/31/16	80.93	MW	OH		
AP00354453	1101	AT&T	10/31/16	258.21	MW	OH		
AP00354454	32577	AT&T	10/31/16	11,419.87	MW	OH		
AP00354455	50841R	AUTO 360 INC	10/31/16	4,346.76	MW	OH		
AP00354456	12841	AVERA, PATRICK	10/31/16	1,030.50	MW	OH		
AP00354457	36345	B & A BODY WORKS AND TOWING I	10/31/16	1,221.78	MW	OH		
AP00354458	1232	BAKER & TAYLOR COMPANY INC	10/31/16	10,095.69	MW	OH		
AP00354459	52139R	BANGALAN, FELICITAS	10/31/16	57.94	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354460	2495	BARKER BLUE DIGITAL IMAGING	10/31/16	353.51	MW	OH		
AP00354461	33100R	BARTON, MICHAEL P	10/31/16	424.00	MW	OH		
AP00354462	49645	BAXTERS FRAME WORKS	10/31/16	45.36	MW	OH		
AP00354463	46152R	BAY 101 ROOFING INC	10/31/16	550.00	MW	OH		
AP00354464	44818	BAZDARICH, MARLENE	10/31/16	106.00	MW	OH		
AP00354465	35701R	BENTON, MICHAEL	10/31/16	75.00	MW	OH		
AP00354466	38585	BFI OF CALIFORNIA INC	10/31/16	1,699.25	MW	OH		
AP00354467	19200	BIRITE FOODSERVICE DISTRIBUTO	10/31/16	4,507.88	MW	OH		
AP00354468	22205	BLACKSTONE AUDIO INC	10/31/16	7.95	MW	OH		
AP00354469	49437	BLD CONSULTING	10/31/16	1,050.00	MW	OH		
AP00354470	23723R	BOYES, JAVIER	10/31/16	919.25	MW	OH		
AP00354471	7168	BRADY AIR CONDITIONING INC	10/31/16	5,975.00	MW	OH		
AP00354472	47641A	BRIDGES MARKETING GROUP	10/31/16	856.77	MW	OH		
AP00354473	21300	BRISBANE RECYCLING CO INC	10/31/16	183.94	MW	OH		
AP00354474	3349	BROADMOOR LANDSCAPE SUPPLY	10/31/16	275.13	MW	OH		
AP00354475	39468	BROADMOOR TOW LLC	10/31/16	343.00	MW	OH		
AP00354476	3064	BROWN & CALDWELL INC	10/31/16	11,353.61	MW	OH		
AP00354477	4709	BSN SPORTS LLC	10/31/16	344.80	MW	OH		
AP00354478	46443	BUTCHER, JOANNE	10/31/16	256.80	MW	OH		
AP00354479	48259	BWNVT MOTORS INC	10/31/16	3,871.52	MW	OH		
AP00354480	17997	C.L.E.A.	10/31/16	2,450.00	MW	OH		
AP00354481	52140R	CABILES, ERICK	10/31/16	80.77	MW	OH		
AP00354482	36927	CALCON SYSTEMS INC	10/31/16	1,488.00	MW	OH		
AP00354483	1196	CALIFORNIA WATER SERVICE COMP	10/31/16	122.67	MW	OH		
AP00354484	52141R	CARANDANG, ROMEO	10/31/16	191.91	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354485	17888	CARL WARREN & COMPANY INC	10/31/16	3,793.44	MW	OH		
AP00354486	52142R	CARMODY, KEVIN	10/31/16	224.80	MW	OH		
AP00354487	20535	CAROLLO ENGINEERS	10/31/16	6,690.50	MW	OH		
AP00354488	28636	CDW GOVERNMENT INC	10/31/16	1,862.01	MW	OH		
AP00354489	2930	CED CONTRACTORS SF	10/31/16	62.57	MW	OH		
AP00354490	42277	CEL ANALYTICAL INC	10/31/16	809.00	MW	OH		
AP00354491	46387	CELETTA INVESTIGATIVE SERVICE	10/31/16	1,000.00	MW	OH		
AP00354492	10299JPA	CENTRAL COUNTY FIRE DEPARTMEN	10/31/16	17,530.00	MW	OH		
AP00354493	367B	CINTAS CORPORATION #464	10/31/16	1,624.81	MW	OH		
AP00354494	48345A	CIT	10/31/16	628.10	MW	OH		
AP00354495	46465JPA	CITY OF BELMONT	10/31/16	4,102.00	MW	OH		
AP00354496	6649JPA	CITY OF BRISBANE	10/31/16	2,699.00	MW	OH		
AP00354497	25602	CITY OF DALY CITY	10/31/16	5,026.30	MW	OH		
AP00354498	43155JPA	CITY OF DALY CITY	10/31/16	10,515.00	MW	OH		
AP00354499	5342JPA	CITY OF FOSTER CITY	10/31/16	4,590.00	MW	OH		
AP00354500	28211	CITY OF PACIFICA	10/31/16	70,426.10	MW	OH		
AP00354501	6034JPA	CITY OF PACIFICA	10/31/16	3,675.00	MW	OH		
AP00354502	1423	CITY OF REDWOOD CITY	10/31/16	700.00	MW	OH		
AP00354503	6579JPA	CITY OF REDWOOD CITY	10/31/16	7,350.00	MW	OH		
AP00354504	20562JPA	CITY OF SAN BRUNO	10/31/16	2,472.00	MW	OH		
AP00354505	46083JPA	CITY OF SAN CARLOS	10/31/16	4,696.00	MW	OH		
AP00354506	25816JPA	CITY OF SAN MATEO	10/31/16	11,324.00	MW	OH		
AP00354507	24868	CLARK SECURITY PRODUCTS INC	10/31/16	2,670.94	MW	OH		
AP00354508	52145R	CLARKE, ETIENNETTE	10/31/16	233.00	MW	OH		
AP00354509	50284A	CLEAR CHANNEL OUTDOOR	10/31/16	6,625.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
AP00354510	25819JPA	COLMA FIRE PROTECTION DISTRIC	10/31/16	2,315.00	MW	OH		
AP00354511	47243	COMCAST	10/31/16	276.69	MW	OH		
AP00354512	48517	COMCAST	10/31/16	233.91	MW	OH		
AP00354513	48645	COMCAST	10/31/16	93.85	MW	OH		
AP00354514	50579A	COMCAST	10/31/16	152.34	MW	OH		
AP00354515	51634	COMCAST	10/31/16	69.95	MW	OH		
AP00354516	51804	COMCAST	10/31/16	291.63	MW	OH		
AP00354517	40882RJPA	COMER, SHERYL	10/31/16	35.50	MW	OH		
AP00354518	12578	COMPLETE LINEN SERVICE INC	10/31/16	59.08	MW	OH		
AP00354519	38982RA	COMSTOCK, KIM	10/31/16	68.10	MW	OH		
AP00354520	52143R	CONTINI, CONRADO	10/31/16	283.00	MW	OH		
AP00354521	49663R	COOK GINGERY, TIFFANY	10/31/16	1,324.12	MW	OH		
AP00354522	30109	CORELOGIC SOLUTIONS LLC	10/31/16	300.00	MW	OH		
AP00354523	1482	COUNTY OF SAN MATEO	10/31/16	8,355.00	MW	OH		
AP00354524	14930	COUNTY OF SAN MATEO	10/31/16	6,896.25	MW	OH		
AP00354525	43157JPA	COUNTY OF SAN MATEO	10/31/16	2,972.76	MW	OH		
AP00354526	44825	COURTESY TOW	10/31/16	681.25	MW	OH		
AP00354527	1053	CPS HR CONSULTING	10/31/16	15.00	MW	OH		
AP00354528	48323	CRYSTAL CREAMERY	10/31/16	551.89	MW	OH		
AP00354529	7274	CUMMINS PACIFIC LLC	10/31/16	469.99	MW	OH		
AP00354530	19907	CWEA-TCP	10/31/16	274.00	MW	OH		
AP00354531	1836	DAILY JOURNAL CORPORATION	10/31/16	117.00	MW	OH		
AP00354532	1937	DALY CITY FIREFIGHTERS UNION	10/31/16	7,299.50	MW	OH		
AP00354533	48520	DALY CITY PENINSULA PARTNERSH	10/31/16	31,450.00	MW	OH		
AP00354534	30935	DALY CITY POLICE OFFICERS BEN	10/31/16	458.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354535	9290	DALY CITY POLICE OFFICERS ASS	10/31/16	12,129.04	MW	OH		
AP00354536	9290	DALY CITY POLICE OFFICERS ASS	10/31/16	198.00	MW	OH		
AP00354537	21676	DELL MARKETING LP	10/31/16	1,205.24	MW	OH		
AP00354538	52168RA	DESAI, MONALI	10/31/16	225.00	MW	OH		
AP00354539	42371	DIAL GLASS AND WINDOW COMPANY	10/31/16	5,710.00	MW	OH		
AP00354540	52169RA	DOAN, VY	10/31/16	75.00	MW	OH		
AP00354541	52144R	DOMINGUEZ, MAX	10/31/16	25.00	MW	OH		
AP00354542	30629LAW	DOWNEY BRAND ATTORNEYS LLP	10/31/16	2,200.00	MW	OH		
AP00354543	33680R	DOYLE, NICHOLAS	10/31/16	650.00	MW	OH		
AP00354544	23531	DUNCAN PARKING TECHNOLOGIES I	10/31/16	463.81	MW	OH		
AP00354545	40541R	EHB CONSTRUCTION	10/31/16	815.00	MW	OH		
AP00354546	G-RUIZ	EMPLOYMENT DEVELOPMENT DEPART	10/31/16	563.90	MW	OH		
AP00354547	38035R	ENGLE, KAREN	10/31/16	100.00	MW	OH		
AP00354548	3786	ENVIRONMENTAL RESOURCE ASSOCI	10/31/16	717.05	MW	OH		
AP00354549	1049	EQUIFAX INFORMATION SVCS LLC	10/31/16	65.00	MW	OH		
AP00354550	51808	ERLER & KALINOWSKI INC	10/31/16	132.60	MW	OH		
AP00354551	42544	FARMER BROTHERS COFFEE	10/31/16	711.05	MW	OH		
AP00354552	36077	FASTENAL COMPANY	10/31/16	3,399.06	MW	OH		
AP00354553	26375	FEINBERG, JEANETTE	10/31/16	515.00	MW	OH		
AP00354554	47322	FERN ELECTRIC & CONTROL INC	10/31/16	2,139.90	MW	OH		
AP00354555	52146R	FERREIRA, MARIA L	10/31/16	250.00	MW	OH		
AP00354556	34698	FERROGROUP INC	10/31/16	33.71	MW	OH		
AP00354557	45436	FIRE APPARATUS SOLUTIONS	10/31/16	68.27	MW	OH		
AP00354558	51269	FITNESS THERAPY LLC	10/31/16	90.00	MW	OH		
AP00354559	46577RA	FORD, JOHN	10/31/16	1,971.16	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354560	G-HEADMAN1	FRANCHISE TAX BOARD	10/31/16	100.00	MW	OH		
AP00354561	G-HOLMES	FRANCHISE TAX BOARD	10/31/16	200.00	MW	OH		
AP00354562	G-WILLIAMS	FRANCHISE TAX BOARD	10/31/16	150.00	MW	OH		
AP00354563	52147R	FRIEND, EARL	10/31/16	75.00	MW	OH		
AP00354564	52098	FRONTLINE ENERGY SERVICES	10/31/16	15,541.94	MW	OH		
AP00354565	44879R	FULLER, JOHN L	10/31/16	290.00	MW	OH		
AP00354566	17633	GAMEZ, JOHN	10/31/16	5,000.00	MW	OH		
AP00354567	44820	GARLASA, ELLISON	10/31/16	922.50	MW	OH		
AP00354568	34864	GOLDEN STATE FLOW MEASUREMENT	10/31/16	1,572.14	MW	OH		
AP00354569	34092R	GOO, RONNIE	10/31/16	650.00	MW	OH		
AP00354570	30509	GOODYEAR COMMERCIAL TIRE & SE	10/31/16	393.52	MW	OH		
AP00354571	27059	GOOMBAH'S EMBROIDERY	10/31/16	846.32	MW	OH		
AP00354572	50226	GOULD, LINDA	10/31/16	804.27	MW	OH		
AP00354573	31925	GOVCONNECTION INC	10/31/16	518.44	MW	OH		
AP00354574	45109	GRAFIX SHOPPE	10/31/16	817.00	MW	OH		
AP00354575	32868	GRAHAM CONTRACTORS INC	10/31/16	152,034.91	MW	OH		
AP00354576	1754	GRAINGER INC	10/31/16	2,701.91	MW	OH		
AP00354577	49257	GREEN DRAGON ENVIRONMENTAL LT	10/31/16	559.98	MW	OH		
AP00354578	22404	GREGS TRUCKING SERVICE INC	10/31/16	1,207.50	MW	OH		
AP00354579	30894	GRM	10/31/16	384.25	MW	OH		
AP00354580	52148	HAAKER EQUIPMENT COMPANY	10/31/16	225.16	MW	OH		
AP00354581	2223	HACH COMPANY	10/31/16	2,102.44	MW	OH		
AP00354582	52170RA	HAGAN, LISA	10/31/16	150.00	MW	OH		
AP00354583	3702	HARRINGTON INDUSTRIAL PLASTIC	10/31/16	559.36	MW	OH		
AP00354584	52149R	HERNANDEZ, VICKY	10/31/16	250.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354585	52171RA	HONG, XUAN	10/31/16	75.00	MW	OH		
AP00354586	2665	HSQ TECHNOLOGY CORP	10/31/16	14,939.45	MW	OH		
AP00354587	41818	HUNTINGTON COURT REPORTERS	10/31/16	155.70	MW	OH		
AP00354588	21991	INTEC SOLUTIONS INC	10/31/16	3,945.15	MW	OH		
AP00354589	52150R	INTERIANO, ANA	10/31/16	250.00	MW	OH		
AP00354590	2104	INTERNATIONAL INSTITUTE OF MU	10/31/16	300.00	MW	OH		
AP00354591	52172RA	JEEVANANDAM, VINOTH	10/31/16	75.00	MW	OH		
AP00354592	48182	JETMULCH INC	10/31/16	2,938.10	MW	OH		
AP00354593	26690R	JIANG, HENRY	10/31/16	1,326.39	MW	OH		
AP00354594	10144	KAMAN INDUSTRIAL TECHNOLOGIES	10/31/16	125.57	MW	OH		
AP00354595	50222AREN	KASHIWA FUDOSAN AMERICA INC	10/31/16	5,659.45	MW	OH		
AP00354596	48254A	KBA DOCUSYS INC	10/31/16	138.35	MW	OH		
AP00354597	21792	KELLY PAPER	10/31/16	747.47	MW	OH		
AP00354598	34861R	KIMBALL, ROSINA	10/31/16	4,126.00	MW	OH		
AP00354599	35883	KINGSCOTE CHEMICALS INC	10/31/16	378.08	MW	OH		
AP00354600	49414	KITTELSON & ASSOCIATES INC	10/31/16	2,570.00	MW	OH		
AP00354601	14636R	KLATT, JOHN	10/31/16	51.00	MW	OH		
AP00354602	33914	KOFFLER ELECTRICAL MECHANICAL	10/31/16	8,639.20	MW	OH		
AP00354603	31870R	KRAUSS, GREG	10/31/16	252.90	MW	OH		
AP00354604	52173RA	KRISHNAMACHARI, RAMARAJAN	10/31/16	210.00	MW	OH		
AP00354605	52174RA	KUCUKOGUZ, ESRA	10/31/16	75.00	MW	OH		
AP00354606	52175RA	KUMAR, MUGDHA	10/31/16	87.50	MW	OH		
AP00354607	1108	L N CURTIS & SONS	10/31/16	4,982.88	MW	OH		
AP00354608	34075	LAB SUPPORT	10/31/16	3,724.01	MW	OH		
AP00354609	52151R	LABRADOR, ELIJAH	10/31/16	250.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354610	13776	LANGUAGE LINE SERVICES	10/31/16	526.22	MW	OH		
AP00354611	52152R	LANIER, JAMES SANFORD	10/31/16	183.00	MW	OH		
AP00354612	34493A	LANLOGIC INC	10/31/16	1,000.00	MW	OH		
AP00354613	40656R	LARA, GUADALUPE	10/31/16	1,071.61	MW	OH		
AP00354614	40803R	LARSEN, GARRETT	10/31/16	975.40	MW	OH		
AP00354615	37962	LASER TECHNOLOGY INC	10/31/16	3,725.55	MW	OH		
AP00354616	52010	LAUDERDALE, SHANE	10/31/16	54,222.78	MW	OH		
AP00354617	48008LAW	LAW OFFICES OF BURKE WILLIAMS	10/31/16	8,463.06	MW	OH		
AP00354618	1148	LAWSON PRODUCTS INC	10/31/16	163.43	MW	OH		
AP00354619	52153R	LB COMMERICAL CONSTRUCTION	10/31/16	2,525.00	MW	OH		
AP00354620	8614	LC ACTION POLICE SUPPLY LTD	10/31/16	1,303.32	MW	OH		
AP00354621	52154R	LE, THU	10/31/16	75.00	MW	OH		
AP00354622	33497	LEGACY MECHANICAL & ENERGY SE	10/31/16	17,172.58	MW	OH		
AP00354623	30726	LEHR AUTO ELECTRIC	10/31/16	306.73	MW	OH		
AP00354624	35229R	LEUNG, CARMEN	10/31/16	1,629.58	MW	OH		
AP00354625	52176RA	LONG, HONG	10/31/16	127.50	MW	OH		
AP00354626	29332	LORAL LANDSCAPING	10/31/16	8,615.00	MW	OH		
AP00354627	49874	LOU'S GLOVES INC	10/31/16	420.00	MW	OH		
AP00354628	52034	LUCITY INC	10/31/16	12,634.64	MW	OH		
AP00354629	52155R	MACHU PICCHU ROOFING INC	10/31/16	275.00	MW	OH		
AP00354630	52177	MAIN GRAPHICS	10/31/16	776.97	MW	OH		
AP00354631	48237A	MARCY JAFFE MBA MPA	10/31/16	300.00	MW	OH		
AP00354632	50228	MASSEY, TERESA	10/31/16	1,530.50	MW	OH		
AP00354633	15393	MCMASTER CARR SUPPLY COMPANY	10/31/16	217.89	MW	OH		
AP00354634	36891	MEDTOX LABORATORIES INC	10/31/16	416.94	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP00354635	49066	MEJIA, OLGA	10/31/16	762.50	MW	OH	
AP00354636	52156R	MELARA, ANGEL	10/31/16	250.00	MW	OH	
AP00354637	25805JPA	MENLO PARK FIRE PROTECTION DI	10/31/16	15,000.00	MW	OH	
AP00354638	47845	MMODAL SERVICES LTD	10/31/16	35.73	MW	OH	
AP00354639	52157R	MORENO, MARTIN A	10/31/16	475.00	MW	OH	
AP00354640	15396	MOSS RUBBER & EQUIPMENT CORP	10/31/16	108.97	MW	OH	
AP00354641	46655	MSC INDUSTRIAL SUPPLY CO	10/31/16	178.68	MW	OH	
AP00354642	42663	MUNICIPAL CODE CORPORATION	10/31/16	650.00	MW	OH	
AP00354643	50872A	MV TRANSPORTATION INC	10/31/16	173,152.34	MW	OH	
AP00354644	6850	NATIONAL BUSINESS FURNITURE L	10/31/16	751.72	MW	OH	
AP00354645	22005	NEOPOST USA INC	10/31/16	8,333.92	MW	OH	
AP00354646	44477	NEPTUNE RESEARCH INC	10/31/16	3,729.36	MW	OH	
AP00354647	45221R	NEW HIGH PROTECTION ROOFING I	10/31/16	275.00	MW	OH	
AP00354648	3041	NFPA	10/31/16	1,345.50	MW	OH	
AP00354649	52158	NIEMI JR, GEORGE	10/31/16	739.50	MW	OH	
AP00354650	40569	NIEMI, ERENE	10/31/16	397.80	MW	OH	
AP00354651	25761	NORTHERN SAFETY CO INC	10/31/16	58.38	MW	OH	
AP00354652	47093	O'REILLY AUTOMOTIVE INC	10/31/16	8.31	MW	OH	
AP00354653	1055	OFFICE DEPOT	10/31/16	893.95	MW	OH	
AP00354654	15337	OFFICE DEPOT	10/31/16	811.53	MW	OH	
AP00354655	42500	OFFICE DEPOT	10/31/16	2,494.95	MW	OH	
AP00354656	49518R	OLYMPIC CLUB	10/31/16	250.00	MW	OH	
AP00354657	32927	PACIFIC FIRE SAFE FIRE EXTING	10/31/16	3,050.83	MW	OH	
AP00354658	1216	PACIFIC GAS & ELECTRIC	10/31/16	43,724.61	MW	OH	
AP00354659	1216RDA	PACIFIC GAS & ELECTRIC	10/31/16	305.66	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354660	29252	PACIFIC PRODUCE INC	10/31/16	564.43	MW	OH		
AP00354661	12628	PAN ASIAN PUBLICATIONS INC	10/31/16	109.03	MW	OH		
AP00354662	47229R	PAUL ABOUMRAD GENERAL CONTRAC	10/31/16	3,274.32	MW	OH		
AP00354663	20794	PELCO SALES & SERVICE INC	10/31/16	362.25	MW	OH		
AP00354664	1936	PENINSULA PEACE OFFICERS ASSO	10/31/16	478.80	MW	OH		
AP00354665	44334A	PENINSULA YELLOW CAB	10/31/16	725.95	MW	OH		
AP00354666	49521R	PEREUR, ANTHONY	10/31/16	1,018.04	MW	OH		
AP00354667	50884	PEREZ-VAUGHAN, CLAUDIA	10/31/16	340.00	MW	OH		
AP00354668	19678	PERS LONG TERM CARE PROGRAM	10/31/16	1,046.65	MW	OH		
AP00354669	51799	PET FOOD EXPRESS	10/31/16	59.93	MW	OH		
AP00354670	47044	PETERSON TRUCKS INC	10/31/16	1,671.42	MW	OH		
AP00354671	38072	PETERSON, NOVELLA	10/31/16	358.00	MW	OH		
AP00354672	31384	PFEIFER, JAMES	10/31/16	2,070.00	MW	OH		
AP00354673	30758A	PITNEY BOWES GLOBAL INC	10/31/16	196.40	MW	OH		
AP00354674	25817JPA	POINT MONTARA HALF MOON BAY F	10/31/16	7,813.00	MW	OH		
AP00354675	36106	POLYDYNE INC	10/31/16	8,122.68	MW	OH		
AP00354676	14431	PRAXAIR INC	10/31/16	8,520.82	MW	OH		
AP00354677	45083	PURSUIT NORTH	10/31/16	406.42	MW	OH		
AP00354678	1115	R & B COMPANY	10/31/16	4,615.99	MW	OH		
AP00354679	12539	R A METAL PRODUCTS INC	10/31/16	4,017.40	MW	OH		
AP00354680	48668JPA	RAVNTECH CORPORATION	10/31/16	5,833.33	MW	OH		
AP00354681	50803	READYREFRESH BY NESTLE	10/31/16	306.16	MW	OH		
AP00354682	1687	RED WING SHOE STORE	10/31/16	893.78	MW	OH		
AP00354683	41528	REDFLEX TRAFFIC SYSTEMS INC	10/31/16	22,080.00	MW	OH		
AP00354684	32503R	REES, JOSHUA	10/31/16	550.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354685	51738	REGIONAL GOVERNMENT SERVICES	10/31/16	9,000.00	MW	OH		
AP00354686	48840	RELM WIRELESS CORPORATION	10/31/16	480.46	MW	OH		
AP00354687	51834	REPORTING SYSTEMS INC	10/31/16	483.58	MW	OH		
AP00354688	47319A	RHINO NETWORK SOLUTIONS	10/31/16	2,583.75	MW	OH		
AP00354689	51353A	RIGHT CLICK SOLUTIONS INC	10/31/16	20,000.00	MW	OH		
AP00354690	51931	ROADPOST USA INC	10/31/16	536.58	MW	OH		
AP00354691	50449	RODAS, CLAUDIA	10/31/16	970.00	MW	OH		
AP00354692	52159R	RODRIGUEZ, MARIA V	10/31/16	250.00	MW	OH		
AP00354693	50491	RON TURLEY ASSOC INC	10/31/16	900.00	MW	OH		
AP00354694	47776R	RPC ROOFING COMPANY	10/31/16	275.00	MW	OH		
AP00354695	22771	S & S WORLDWIDE INC	10/31/16	994.67	MW	OH		
AP00354696	9274	SAN FRANCISCO CHRONICLE	10/31/16	2,052.23	MW	OH		
AP00354697	45136	SAN FRANCISCO DIESEL ELECTRIC	10/31/16	542.75	MW	OH		
AP00354698	1643	SAN MATEO COUNTY ENVIRONMENTA	10/31/16	12,111.00	MW	OH		
AP00354699	43158JPA	SAN MATEO COUNTY FIRE COUNTY	10/31/16	13,541.00	MW	OH		
AP00354700	35246	SAN MATEO COUNTY SHERIFFS OFF	10/31/16	14,959.80	MW	OH		
AP00354701	13987MED	SAN MATEO MEDICAL CENTER	10/31/16	1,700.00	MW	OH		
AP00354702	52160R	SANDINO, NOREEN	10/31/16	1,070.00	MW	OH		
AP00354703	38624R	SANTIAGO, ANA	10/31/16	250.00	MW	OH		
AP00354704	52161R	SANTOS, CONCEPCION	10/31/16	250.00	MW	OH		
AP00354705	52137R	SANTOYO, JOSE	10/31/16	3,448.93	MW	OH		
AP00354706	52162R	SARTE, ELIZABETH	10/31/16	150.00	MW	OH		
AP00354707	49441	SC FUELS	10/31/16	21,787.83	MW	OH		
AP00354708	52163R	SCOTT, DAMIEN	10/31/16	89.34	MW	OH		
AP00354709	37749	SEALIFE AQUARIUM MAINTENANCE	10/31/16	295.49	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354710	41901R	SF A-1 ROOFING & MAINT COMPAN	10/31/16	275.00	MW	OH		
AP00354711	2068	SHAPE PRODUCTS COMPANY	10/31/16	691.39	MW	OH		
AP00354712	52178RA	SHARMA, INDU	10/31/16	150.00	MW	OH		
AP00354713	31449	SHARP ELECTRONICS CORPORATION	10/31/16	8,359.21	MW	OH		
AP00354714	23742	SHOE DEPOT INC	10/31/16	372.75	MW	OH		
AP00354715	49695	SHRED IT USA	10/31/16	318.26	MW	OH		
AP00354716	28917	SIERRA CHEMICAL COMPANY	10/31/16	2,130.81	MW	OH		
AP00354717	50351R	SMITH, ANTHONY	10/31/16	185.00	MW	OH		
AP00354718	38120	SOKOL, SARITA	10/31/16	157.50	MW	OH		
AP00354719	34821	SOUTH SAN FRANCISCO POLICE AS	10/31/16	385.00	MW	OH		
AP00354720	2643	SPARTAN MOTORS USA INC	10/31/16	1,310.10	MW	OH		
AP00354721	52179RA	SRINIVASMURTHY, SUDHEENDRA	10/31/16	225.00	MW	OH		
AP00354722	40438	STANLEY ACCESS INC	10/31/16	2,297.31	MW	OH		
AP00354723	43260	STAPLES ADVANTAGE	10/31/16	1,262.22	MW	OH		
AP00354724	30131A	STAPLES CREDIT PLAN	10/31/16	161.54	MW	OH		
AP00354725	1289	STATE BOARD OF EQUALIZATION	10/31/16	5,849.00	MW	OH		
AP00354726	44772A	STATE COMPENSATION INSURANCE	10/31/16	792.66	MW	OH		
AP00354727	9339	STATE WATER RESOURCES CONTROL	10/31/16	57.00	MW	OH		
AP00354728	3613	STATIONARY ENGINEERS LOCAL 39	10/31/16	1,512.64	MW	OH		
AP00354729	30507	STERICYCLE INC	10/31/16	583.35	MW	OH		
AP00354730	11936R	STRATTON, COLE	10/31/16	3,329.74	MW	OH		
AP00354731	52180RA	SU, ANGELA	10/31/16	150.00	MW	OH		
AP00354732	14260R	SUCCESS CONSTRUCTION	10/31/16	1,746.19	MW	OH		
AP00354733	40145R	SUPER ROOFING COMPANY	10/31/16	825.00	MW	OH		
AP00354734	50360	SUPPLYWORKS	10/31/16	3,873.67	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To Note
=====	=====	=====	=====	=====	=====	=====	=====
AP00354735	51439	SWEET DELIGHT BAKERY	10/31/16	17.00	MW	OH	
AP00354736	1953	SWEETLAND, PATRICK	10/31/16	284.09	MW	OH	
AP00354737	34747	SWINERTON MANAGEMENT & CONSUL	10/31/16	5,115.00	MW	OH	
AP00354738	29237	SYNAGRO WEST LLC	10/31/16	16,330.88	MW	OH	
AP00354739	52164R	SZETO, RAYMOND	10/31/16	46.66	MW	OH	
AP00354740	24619	TALX UC EXPRESS	10/31/16	311.16	MW	OH	
AP00354741	2798	TEAMSTERS LOCAL 856	10/31/16	4,004.00	MW	OH	
AP00354742	42970JPA	TELECOMMUNICATIONS ENGINEERIN	10/31/16	14,780.00	MW	OH	
AP00354743	45972	THIRD DEGREE COMMUNICATIONS I	10/31/16	300.00	MW	OH	
AP00354744	1201	THOMSON REUTERS WEST	10/31/16	2,095.04	MW	OH	
AP00354745	48297R	TICAS, MARIO	10/31/16	275.00	MW	OH	
AP00354746	16085	TLC ADMINISTRATORS	10/31/16	290.00	MW	OH	
AP00354747	22184R	TOM LEE ROOFING INC	10/31/16	825.00	MW	OH	
AP00354748	42972	TRACTION	10/31/16	166.33	MW	OH	
AP00354749	17883	TRAFFIC PARTS INC	10/31/16	3,409.40	MW	OH	
AP00354750	52033	TRIPEPI SMITH & ASSOCIATES IN	10/31/16	750.00	MW	OH	
AP00354751	51486R	TUN LIN CONSTRUCTION	10/31/16	2,225.00	MW	OH	
AP00354752	26803	TURBO DATA SYSTEMS INC	10/31/16	19,110.39	MW	OH	
AP00354753	4675	TURF & INDUSTRIAL EQUIPMENT C	10/31/16	178.17	MW	OH	
AP00354754	25311	TYCO INTEGRATED SECURITY LLC	10/31/16	321.54	MW	OH	
AP00354755	G-GIBSON	U.S. DEPARTMENT OF TREASURY	10/31/16	38.61	MW	OH	
AP00354756	31745	UNITED SITE SERVICES OF CALIF	10/31/16	239.68	MW	OH	
AP00354757	32209	UNIVAR USA INC	10/31/16	10,209.82	MW	OH	
AP00354758	3904	UPS	10/31/16	41.25	MW	OH	
AP00354759	46998	UTILITY TELECOM GROUP LLC	10/31/16	455.26	MW	OH	

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====	=====	=====	=====	=====	=====	=====	=====	=====
AP00354760	30602	VANGUARD CLEANING SYSTEMS INC	10/31/16	2,125.00	MW	OH		
AP00354761	29329	VERIZON WIRELESS SERVICES LLC	10/31/16	1,026.27	MW	OH		
AP00354762	44537A	VISTA SHARE LLC	10/31/16	2,280.00	MW	OH		
AP00354763	1579	VWR INTERNATIONAL LLC	10/31/16	715.59	MW	OH		
AP00354764	33782	WARD, DIANA L	10/31/16	204.60	MW	OH		
AP00354765	50887R	WARMINGTON RESIDENTIAL	10/31/16	44,775.00	MW	OH		
AP00354766	36355	WASTEWATER SOLUTIONS INC	10/31/16	4,125.00	MW	OH		
AP00354767	50485	WAVE	10/31/16	178.29	MW	OH		
AP00354768	49085	WEST COAST ARBORISTS INC	10/31/16	2,122.20	MW	OH		
AP00354769	29517	WEST LITE SUPPLY COMPANY INC	10/31/16	505.39	MW	OH		
AP00354770	51226	WESTECH ENGINEERING INC	10/31/16	11,901.28	MW	OH		
AP00354771	38244	WESTERN PACIFIC SIGNAL LLC	10/31/16	493.50	MW	OH		
AP00354772	1095	WESTLAKE TOUCHLESS CAR WASH &	10/31/16	466.45	MW	OH		
AP00354773	41461	WHITE, GLADYS PEBBLES	10/31/16	459.00	MW	OH		
AP00354774	25139	WITMER PUBLIC SAFETY GROUP IN	10/31/16	991.41	MW	OH		
AP00354775	52165R	WONG, TAMMY	10/31/16	635.00	MW	OH		
AP00354776	18388JPA	WOODSIDE FIRE PROTECTION DIST	10/31/16	9,104.00	MW	OH		
AP00354777	34537	YAMAMURA, JAIME	10/31/16	250.00	MW	OH		
AP00354778	52181RA	YAO, SULUN	10/31/16	75.00	MW	OH		
AP00354779	52166R	YENGLE BURGA, JOSE LUIS	10/31/16	250.00	MW	OH		
AP00354780	52167R	YU, RAYMOND	10/31/16	75.00	MW	OH		
AP00354781	43523	YUNG, ESTHER	10/31/16	156.00	MW	OH		
AP00354782	52182RA	ZHU, HUI	10/31/16	125.00	MW	OH		

Check	Payee ID.	Payee Name	Date	Check Amount	Type	Subs	Rel To	Note
=====								
G R A N D T O T A L S:								
		Total Void Machine Written		0.00		Number of Checks Processed:		0
		Total Void Hand Written		0.00		Number of Checks Processed:		0
		Total Machine Written		1,368,516.08		Number of Checks Processed:		348
		Total Hand Written		0.00		Number of Checks Processed:		0
		Total Reversals		0.00		Number of Checks Processed:		0
		Total Cancelled		0.00		Number of Checks Processed:		0
		Total EFTs		0.00		Number of EFTs Processed:		0
		Total EPAYs		0.00		Number of EPAYs Processed:		0
		G R A N D T O T A L		1,368,516.08				



City Council Meeting Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Building Code Adoption

Recommended Action

Conduct a Public Hearing on the proposed Ordinance and introduce the Ordinance adopting the 2016 editions of the following California Building, California Existing Building Code, Residential, California Existing Building, California Green Building Standards, California Mechanical, California Electrical, and California Plumbing Codes, the 2015 International Property Maintenance Code as amended.

Background

The State of California recently adopted the International Model Code. New codes reflect changes in technology, fire safety techniques and building industry including environmental and sustainable construction practice. The 2016 California Code of Regulations Title 24 will become effective January 1, 2017 pursuant to Health and Safety Code Section 18938(b). By adopting the 2013 California Code of Regulations Title 24, Daly City will be enforcing codes that are consistent with State regulations.

California Health and Safety Code Sections 17922 and 17958 provide local jurisdictions the opportunity to modify the State Building Standards Codes (California Codes) based on local climatic, geological or topographical including environmental conditions. Chapter 15 of the municipal code represents Daly City's specific needs based on local and environmental conditions. Copies of local amendments and express findings justifying those amendments must be filed with the State Building Standards Commission to become effective.

The California Codes of Regulation Title 24 are based on the 2015 editions of the International Building and International Residential Code, Uniform Plumbing and Mechanical Code 2015 edition and National Electrical Code 2014 edition. Chapter 15 of the Daly City Municipal Code adopts the California Codes of Regulations, Title 24. Chapter 15 has been revised primarily to adopt the most recent editions of the codes. Staff has evaluated specific Daly City amendments to these codes to assure the amendments are up to date, germane and enforceable.

Discussion

Staff is proposing basic changes to the Municipal code in this adoption cycle as follows.

1. Numerous minor editorial changes have been made primarily so that the Municipal code modifies the correct California code section. In this edition of the California Code of Regulations Title 24, code sections have been added and moved or deleted. In order that the

City Council Agenda Report
Subject: Building Code Adoption
Meeting Date: November 14, 2016
Page 2 of 6

Municipal code references are in the correct provision, certain reference section numbers have changed.

2. Chapter 15.00 General Regulations. To eliminate some redundancy with administrative provisions of the code, where terminology and procedures are slightly different on fees, time limitation of application, permit expiration, procedure of appeals, approved address numbers, cooperation of other officials and officers including emergency access have been incorporated into the general regulations.
3. 15.00.030 Time limitation of application to abate code violation has been limited to a duration not to exceed ninety (90) days.
4. 15.00.040. Permit expiration and extension to abate code violation has been limited to a duration not to exceed ninety (90) days.
5. 15.00.170. Technology fee that is assess to issue a permit is non-refundable fee.
6. 15.00.180. Service utilities meters limits the number of meters that can be issued to a single family dwelling unit.
7. 15.08.100. Section 406.3.4.4 The California Building Code is for additional fire protection between the garage and adjoining living area whenever a new habitable space is created for an existing residential building.
8. Section 15.08.110 as part of the municipal code that requires existing Type V commercial buildings that undergo substantial improvement or change of occupancy meet all requirements of the current adopted California Code of Regulations Title 24. Substantial improvement is now defined by the California Building Code section 202.
9. 15.08.150. As part of the municipal code prohibits the use of copper metal roofing, copper granule containing asphalt shingle where the discharge of wastewater to storm drains is generated from the installation, cleaning, treating and washing of surface of copper roof.
10. 15.08.240. For consistency with jurisdictions within the bay area, ICC Peninsula Tri-Chapter recommended a minimum of two half inch diameter foundation steel reinforcements for plain concrete .
11. 15.08.260. As part of the municipal code, this regulations provides a limitation to where modular units can be located and allowable time that a modular unit can be set up on a location other than a mobile home park.

12. Chapter 15.10. California Residential Code which based on the International Residential Code for one and two family dwelling and townhouses was adopted to separate the regulations between a commercial and residential building. Other residential buildings such as apartments, condominiums, hotels or other multi-family dwelling are regulated by the California Building Code.
13. 15.10.020. As part of the municipal code, section R105.2 of the California Residential Code is amended to limit the cumulative floor area of an accessory building to a total of 120 which limits the number of accessory structures that can be constructed on site and at the same time regulates the location of where an accessory structure can be located.
14. 15.10.110. Fire protection retrofits. The California Building and Residential Code fire protection requirement between the garage or carport area and dwelling unit for new construction are similar. The local amendments made for both codes will continue to require additional fire protection to be installed into existing garage area or carports whenever a new habitable space is created by alteration of unimproved space.
15. 15.10.120. As part of the municipal code, section R303.1.1 is added to the California Residential Code setting requirements and limitation for a Court based on the California Building Code which is not identified under the California Residential Code.
16. 15.08.190. Section 1029.1 exception 7 and 15.10.110 Section R310.1A exceptions. The International Building and Residential Code as adopted by the California Code of Regulations changed the requirements for emergency escape and rescue windows where bedroom windows can only open directly onto a public way or to a yard or court that opens to a public way.

The municipal code amendment will allow a bedroom window for a single family residential building for purposes of emergency escape and rescue to open onto rear yards that do not have direct access to a public way provided the yard has a minimum clear depth of 20 feet which extends to the full depth of the parcel and additional fire protection retrofit is required to the exterior wall where the bedroom window is located.

The municipal code amendment will require multi-family residential building which are three stories or less where bedroom windows to open on to a rear yard of not less than 10 feet in length and that extends to the full width of the building to provide the rear yard must gain access to a direct and unobstructed exit passageway that leads to the public way.

17. 15.10.130. Section R309.6, R309.6 and R313. Automatic fire sprinkler system is deleted and is substituted by Daly City Municipal Code 15.3 and the 2013 California Fire Code. The California Residential code requires automatic fire sprinkler system to new construction. In our previous municipal code, the North County Fire Authority has been reviewing new residential buildings including substantial additions and alterations to existing residential buildings to determine if automatic fire sprinklers are required. The same amendment was made on the California Building Code for multi-family dwelling units. 15.08.180 Automatic Fire Sprinkler System is deleted and substituted by DCMC 15.32. Deleting the automatic fire sprinkler requirements in both California Building and Residential Code and substituting this regulation with Daly City Municipal Code 15.32, automatic fire sprinkler system requirements will be better enforced by having the North County Fire Authority require, review and inspect automatic fire sprinkler system.
18. 15.10.160. As part of the municipal code, section R324.7.2.8 is added to identify the location of a required rapid shutdown switch for photovoltaic solar system to prevent any electricity generated by the solar system from energizing the electrical system in the event that first responders need to shut down all power source to a residential building.
19. 15.08.250 and 15.10.180. Is to identify the material and system that can be use for construction of a lateral force resisting system to a structural panel board as the other material did not perform well during the Northridge earthquake.
20. 15.08.160 and 15.10.190 Approved exterior siding material for both California Building and Residential Code shall be of naturally durable wood drop siding or similar manufactured materials with comparable life span. The continuance of this amended regulation will provide the developer or builder the flexibility in choosing an acceptable and readily available exterior drop siding material for exterior walls within eighteen inches (18") of the property line for wood frame construction.
21. Chapter 15.14. International Property Maintenance Code is being adopted for flexibility in identifying health and safety code violations for existing buildings or properties and having the flexibility on procedural guidelines in prescribing the minimum repair or alteration requirements in abating an identified violation. The California Health and Safety Code will be an additional reference to the International Property Maintenance Code.
22. 15.16.120. As part of the municipal code, section 510.7.1 is added to provide consistency in requiring added fire protection of a commercial kitchen grease duct for older buildings which do not have fire protection rating compared to newer buildings. Shaft enclosure protection can either be an approved fire rated assembly or an approved fire wrap material installed by a certified installer.

23. 15.20.120 Section 301.1.6. Plumbing Materials Minimum Standard has added Cross-linked Polyethylene (PEX), Cross-linked Polyethylene-Aluminum-Cross-linked Polyethylene (EEX-AL-EEX), Polyethylene-Aluminum-Polyethylene (PE-AL-PE) for water in addition to Acylontrile-butadiene-styrene (ABS), for drain, waste and vent fittings; Polyvinyl Chloride (PVC), for drain, waste and vent fittings; Polyethylene (PE) for building supply or for natural gas yard piping; Polyethylene (PE), Chlorinated Polyvinyl Chloride (CPVC) and Polyvinyl Chloride (PVC) for domestic water services are not other- wise deemed to be an approved

All references to ABS, CPVC, PVC, PEX, EEX-AL-EEX, PE-AL-PE and PE materials throughout the body of the California Plumbing Code, 2013 Edition, are hereby deleted except as otherwise defined in this chapter.

24. 15.20.140. As part of the municipal code, the section refers to water consumption of plumbing fixtures are being substituted with current Daly City Municipal Code 15.66.040 which is equivalent to the Plumbing Code and California Green Building Standards. In retaining this amendment, the general public has immediate access to these information instead through a handout the outlines the requirements of water conservation per Daly City Municipal Code 15.66.040.
25. 15.20.200. Deleting section 612 of the Plumbing Code regulations for designing automatic fire sprinkler system and is substituted by Daly City Municipal Code 15.3 and the 2015 California Fire Code. The California Residential code requires automatic fire sprinkler system to new construction. In our previous municipal code, the North County Fire Authority has been reviewing new residential buildings including substantial additions and alterations to existing residential buildings to determine if automatic fire sprinklers are required. The same amendment was made on the California Building Code for multi-family dwelling units. 15.08.180 Automatic Fire Sprinkler System is deleted and substituted by DCMC 15.32. Deleting the automatic fire sprinkler requirements in both California Building and Residential Code and substituting this regulation with Daly City Municipal Code 15.32, automatic fire sprinkler system requirements will be better enforced by having the North County Fire Authority require, review and inspect automatic fire sprinkler system.
26. 15.20.220. As part of the municipal code, section 707.4 of the Plumbing Code is amended by requiring the spacing of cleanouts from every 100 feet to 50 feet intervals. This requirement is to provide readily accessible location to cleanout sewer blockage. Due to water conservation requirements, there not enough water to convey waste through the entire length of the sewer line and as a result, this is causing frequent blockage to the sewer line.

27. Chapter 15.22. California Green Building Standards Code has been revised to include existing buildings. The purpose of this code is to improve health and safety and general welfare by enhancing the design and construction of the buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories:

1. Planning and design
2. Energy efficiency
3. Water efficiency and conservation
4. Material conservation and resources efficiency
5. Environmental quality.

Tier 1 and 2 are voluntary measures which are requirements to enhanced for conservation and environmental efficiency and sustainability in construction of residential and non-residential are not being adopted as regulatory measures under the current ordinance.

28. Chapter 15.64. California Existing Building Code is being adopted for alteration, repairs and addition to existing buildings or properties and having the flexibility on procedural guidelines in prescribing the minimum repair or alteration requirements without making the entire building conform to current building code regulations.

A copy of the revised municipal code incorporating the recommended modifications and the corresponding findings of fact are attached.

Staff is available to provide any additional information desired by the Mayor or Council Members.

Respectfully submitted,



Valentino J. Mandapat,
Chief Building Supervisor / Building Official



Tatum Mothershead
Director of Economic and Community
Development

Attachments: A - Revised Municipal Code
B – Findings of Fact

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DALY CITY AMENDING TITLE 15 OF THE DALY CITY MUNICIPAL CODE, BY REPEALING AND REPLACING CHAPTERS 15.00, 15.08, 15.10, 15.14, 15.16, 15.20, 15.22, 15.24, 15.60; ADDING CHAPTER 15.64

WHEREAS, pursuant Section 17958.7 and Section 18941.5 of the California Health and Safety Code, the City Council of the City of Daly City hereby adopts the report contained herein as the “Findings of Fact” with regard to the adoption of the Daly City Municipal Code, Chapters 15.00, 15.08, 15.10, 15.14, 15.16, 15.20, 15.22, 15.24, 15.60, AND 15.64 (Attachment 1); and

WHEREAS, adopting this ordinance, specific amendments have been established which are more restrictive in nature than those adopted by the State of California and the California Building Standards Commission; and

WHEREAS, these local amendments to the above Codes have been evaluated and recognized by the City of Daly City as reflecting changes in technology and the building industry. The amendments address problems, concerns and future direction by which the City will establish and maintain an environment which will afford a high level of safety to all those who work and live within the City’s boundaries; and

WHEREAS, the adoption of this Ordinance is based upon the “Findings of Fact”, as referenced in Attachment 1, and hereby incorporated by reference.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DALY CITY DOES ORDAIN as follows:

Section 1: CHAPTER 15.00, GENERAL REGULATIONS

CHAPTER 15.00 is hereby repealed and amended as set forth in EXHIBIT A.

Section 2: CHAPTER 15.08, BUILDING CODE

CHAPTER 15.08, is hereby repealed and amended as set forth in EXHIBIT B.

Section 3: CHAPTER 15.10, RESIDENTIAL BUILDING CODE

CHAPTER 15.10 is hereby repealed and amended as set forth in EXHIBIT C.

Section 4: CHAPTER 15.14, INTERNATIONAL PROPERTY MAINTENANCE CODE

CHAPTER 15.14, is hereby repealed and amended as set forth in EXHIBIT D.

Section 5: CHAPTER 15.16, MECHANICAL CODE

CHAPTER 15.16, is hereby repealed and amended as set forth in EXHIBIT E.

Section 6: CHAPTER 15.20, PLUMBING CODE

CHAPTER 15.20, is hereby repealed and amended as set forth in EXHIBIT F.

Section 7: CHAPTER 15.22, CALIFORNIA GREEN BUILDING STANDARDS CODE

CHAPTER 15.22, is hereby repealed and amended as set forth in EXHIBIT G

Section 8: CHAPTER 15.24, ELECTRICAL CODE

CHAPTER 15.24, is hereby repealed and amended as set forth in EXHIBIT H

Section 9: CHAPTER 15.60, ENERGY CODE

CHAPTER 15.60, is hereby repealed and amended as set forth in EXHIBIT I.

Section 10: CHAPTER 15.64, CALIFORNIA EXISTING BUILDING CODE

CHAPTER 15.64, is hereby added as set forth in EXHIBIT J.

Section 11: 2016 California Building Code
2016 California Residential Building Code
2015 International Property Maintenance Code
2016 California Mechanical Code
2016 California Plumbing Code
2016 California Green Building Standards Code
2016 California Electrical Code
2016 California Energy Code

including all appendices and amendments thereto, and the whole thereof is now filed with the City Clerk, and from the date on which this Ordinance takes effect, the provisions therefore shall be enforceable to the same extent as if contained in the bodies of the published editions of the Uniform Codes.

Section 12: SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Daly City hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 13: The City Council finds, pursuant to Title 14 of the California Administrative Code, Section 15378, that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that:

- A. It is not a Project as provided by the Act, in that it does not have a potential for resulting in a detrimental physical change in the environment, directly ultimately as provided in Title 14, Section 15378(a);
- B. In that it is further exempt under the definition of Project in Section 15378(b)(3) in that it concerns general policy and procedure making;
- C. In that it can be seen with certainty that there is no possibility that the activity may have a significant effect upon the environment pursuant to Title 14, Section 15061(b)(3); and
- D. In that the action taken is an action by a regulatory agency that will both enhance and protect the environment and thereafter categorically exempt pursuant to Title 14, Section 15308.

Section 14: PUBLICATION

Pursuant to the provisions of Government Code Section 36933, a summary of this ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's Office a certified copy of this ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's Office a certified copy of the full text of this ordinance along with the names of those City Council members voting for and against this ordinance or otherwise voting. This ordinance shall become effective thirty (30) days from and after its adoption.

Introduced this 14th day of November, 2016.

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the City Council of the City of Daly City held on the _____ day of _____, 2016, by the following vote:

AYES, Councilmembers: _____

NOES, Councilmembers: _____

Absent, Councilmembers: _____

CITY CLERK OF THE CITY OF DALY CITY

APPROVED:

MAYOR OF THE CITY OF DALY CITY

DRAFT

ATTACHEMENT 1

CITY OF DALY CITY

DALY CITY MUNICIPAL CODE

BUILDINGS AND CONSTRUCTION

CHAPTER 15.00, GENERAL REGULATIONS

FINDINGS

The City Council finds and determines for administrative purposes that in order to be consistent with existing established policies and procedures that a new Chapter, Title 15.00, "General Regulations" needs to be added to the Daly City Municipal Code.

The purpose of this Chapter is to establish and set forth in one place definitions and regulations for the following Section set forth in general Regulations:

Scope and Administration

Fees Prescribed and Established by Resolution of the City Council.

Time Limitation of Application

Permit Expiration and Extension

Procedure for Appeals

Approved Numbers and Addresses

Cooperation of Other Officials and Officers

Emergency Access

Reserve

Qualification of Permit

Workmanship

Aircraft Noise Soundproofing Project Area

Storm Water Best Management Practices

Effect of Code on Past Actions and Obligations

Spark Arrester Requirement

Technology Fee

Service Utility Meters.

Further that the Definitions and regulations contained in this Chapter apply to each of the following codes.

California Building Code, 2016 Edition

California Electrical Code, 2016 Edition

California Energy Code, 2016 Edition

California Fire Code, 2016 Edition

California Green Building Standards Code, 2016 Edition

California Mechanical Code, 2016 Edition

California Plumbing Code, 2016 Edition

California Residential Code, 2016 Edition

International Property Maintenance Code, 2015 Edition

BUILDING CODE
CHAPTER 15.08

FINDINGS OF FACT:

1. Finding of Facts Sections 105.1.1 and 105.1.2

The City Council finds and determines for administrative purposes that Sections 105.1.1 and 105.2.1 of the California Building Code 2016 Edition, referencing Annual Permit and Annual Permit Record are not necessary and are deleted in their entirety inasmuch as regulations are not clearly known of its enforceability and monitoring and may not apply consistently in this jurisdiction

2. Finding of Facts Section 105.3.2

The City Council finds and determines for administrative purposes, Section 105.3.2 of the California Building Code, 2016 Edition, referencing "Time limitation of Application", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth specific time limitation for a Standard Permit application from a Code Enforcement Permit application as set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

3. Finding of Facts Section 105.5

The City Council finds and determines for administrative purposes, Section 105.5 of the California Building Code, 2016 Edition, referencing "Permit Expiration and Extension", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth specific time limitation for a Standard Permit application from a Code Enforcement Permit application as set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

4. Finding of Facts Section 107.2.1.1

The City Council finds and determines for administrative purposes Section 107.2.1 of the California Building Code 2016 shall be amended by adding subparagraph 107.2.1.1 thereto, to set forth further requirements for building permit applications to include "Construction Documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch for easier and more efficient permit processing" thus creating consistency on the submittal of construction documents.

5. Finding of Facts Section 107.2.5.2

The City Council finds and determines for administrative purposes Section 107.2.5 of the California Building Code 2016 Edition, shall be amended by adding subparagraph 107.2.5.1 thereto, to set forth further requirements for building permit applications to include "Site Plan or Plot Plan shall include location of utility electric and natural gas meter, rapid disconnect for new photovoltaic solar system and the direction and means of disposal of storm water runoff for consistency and more efficient permit processing among different departments.

6. Finding of Facts Section 109.5.1

The City Council finds and determines for administrative purposes that by adding of Sec. 109.5.1 to section 109.5 to the California Building Code, 2016 Edition, referencing "Fees Prescribed and Established by Resolution of the City Council", is referenced to the established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

7. Finding of Facts Section 113

The City Council finds and determines for administrative purposes, Section 113 of the California Building Code, 2016 Edition, referencing "Board of Appeals", is not necessary and shall be deleted in their entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

8. Finding of Facts Section 114.4.1.

The City Council finds and determines for administrative purposes, that by adding Section 114.4.1 to Section 114.4 of the California Building Code, 2016 Edition, referencing "Violation Penalties Fee", is to established violation penalties to recover the cost for time spent by staff as set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

9. Finding of Facts Section 406.3.4.4

The City Council finds and determines because of the City's close proximity to known earthquake faults and the potential for uncontrolled fires due to the dry conditions of exiting exposed framing lumbers that Section 406.3.4. of the California Building Code 2016 Edition shall be amended by adding section 406.3.4.4 with subsections 406.1.4.4.1, 406.1.4.4.2 and 406.1.4.4.3 thereto to protect the structure and occupants of dwellings and adjacent properties from fire by requiring a fire resistive retrofit work be installed whenever habitable space is created or added to an existing home.

10. Finding of Facts Section 460

The City Council finds and determines because of potential earthquake hazards and due to the fact that there are many older non-conforming, mixed-use buildings and others in the City which undergo Substantial Improvement or Change of Occupancy to a Higher Degree of public safety, health, general welfare and hazardous conditions; Section 460, shall be added to Section to the California Building Code 2016 Edition. Tenant spaces undergoing alterations, as a result of change of tenants shall require fire resistive retrofit work.

11. Finding of Facts Section 501.2

The City Council finds and determines the topography of Daly City prevents rapid identification of addresses for emergency services when required, and therefore Section 501.2 of the California Building Code 2016 Edition is deleted in their entirety inasmuch as regulations setting forth equivalent regulations are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

12. Finding of Facts Section 602.5.1

The City Council finds and determines for administrative clarification purposes, Section 602.5 of the California Building Code 2016 Edition is amended by adding 602.5.1 defining what materials are required for exterior property line walls of wood frame construction in close proximity to a property line and to providing and extended protection to the fire rated material without maintenance due to inaccessible location of the wall.

13. Finding of Facts Section 604

The City Council finds and determines that the amendment to the California Building Code 2016 Edition because of Daly City's geographic location in the Bay Area lending itself primarily to residential construction the visual impact of buildings must be regulated in order to provide for more effective control over the type of construction for commercial or industrial buildings and metal buildings, including controlling the installation of metal roof for the safety of fire personnel in the event of fire that metal roof surface can be slippery when wet or could melt the sole of rubber boots due to heat accumulation under such metal roof.

The City Council also finds that architectural copper roofing or flashings materials for exterior installation are not acceptable under storm water best management practices where the discharge of waste water to storm drains causes contamination as a result from washing due to cleaning and treating

14. Finding of Facts Section 705.4.1

The City Council finds and determines for administrative purposes and because of the geographic density of housing stock in Daly City that the amendment to the California Building Code 2016 Edition where additional requirements are necessary to provide separation between buildings, prohibit common party walls and specify materials used when buildings are of wood frame construction with exterior walls in close proximity to property lines. Section 705.4 of the California Building Code 2016 Edition shall be amended by adding subparagraph 705.4.1 thereunder to define requirements of exterior siding material that provides equivalent life span of the building and where access for maintenance is limited.

15. Finding of Facts Section 809

The City Council finds and determines that in order to provide more effective control in garbage rooms, Section 809; with sub sections 809.1, 809.2, 809.3 and 809.4 shall be added to Section 801 of the California Building Code 2016 Edition.

16. Finding of Facts Section 903.2

The City Council finds and determines that Sec. 903.2 of the California Building Code 2016 Edition is deleted and substituted with Daly City Municipal Code 15.32. Where enforcement of Automatic Fire Sprinkler System is reviewed and enforced the North County Fire Authority.

17. Finding of Facts Section 1030.1. Exception 5 and 6

The City Council finds and determines that a regulatory paragraph shall be added to Section 1030.1 of the California Building Code 2016 Edition to be numbered paragraph 1030.1 Exception: 5 and 6. The addition is needed due to the topographical and geographical conditions in Daly City where standard lots were historically divided with a minimum width of twenty five feet and a minimum length of one hundred feet. The City Council further finds that emergency escape and rescue windows may open on to a yard without direct access to a public way by requiring a minimum twenty foot deep rear yard extending to the full width of the parcel. In addition the exterior wall where the bedroom window is located shall be protected by a non-combustible siding material or a 7/8" thick cement plaster on the exterior side of the wall. Openings in the protected fire rated wall are not required to be fire rated assemblies. This meets the intent of providing a safe protected area.

The City Council further finds and determines that for a new building of an R-2 occupancy, three stories or less with a rear yard of not less than 10 feet measured from the

exterior wall, requiring an unobstructed exit passage way from the rear yard that leads to the public way provides a means of emergency escape for occupants and access for rescue and exit of emergency personnel's.

18. Finding of Facts Section 1203.6

The City Council finds and determines because of the local climatic conditions, it is necessary to provide additional ventilation requirements and that a regulatory paragraph shall be added to Section 1203 of the California Building Code 2016 Edition to be numbered paragraph 1203.6.1 thereunder.

19. Finding of Facts Table 1505.1

The City Council finds and determines that Table 1505.1 of the California Building Code 2016 Edition is amended by adding thereto certain requirements, including the requirement of non-combustible roofing materials to lower fire intensity and slow the rate of fire spread due to climatic conditions, specifically winds, the probability of earthquakes, proximity to major earthquake fault zones, and the close proximity of housing stock.

20. Finding of Facts Section 1705.3, exception 1

The City Council finds and determines that Section 1705.3 exception 1 of the California Building Code 2016 Edition is amended to not require a Special Inspection for buildings three stories or less when the concrete compressive strength is no greater than 2,500 psi when substantiated by an engineered structural calculation prepared by a licensed design professional.

Results from studies after the 1994 Northridge earthquake indicated that a lot of the damages were attributed to lack of quality control during construction. The proposed amendment improves quality control during construction and therefore needs to be incorporated into the Code. Revise CBC Section 1705.3 exception No. 1 to allow special inspection not to be required for isolated spread footing where the structural design of the footing is based on a specified compressive strength, f'_c , no greater than 2,500 psi. This proposed amendment is a continuation of an amendment adopted during the previous code adoption cycle.

21. Finding of Facts Section 1807.2.4

The City Council finds and determines that the amendment to the California Building Code 2016 Edition in order to provide more effective control in the construction of retaining walls, because of the San Andreas Fault, geological instability and unstable soil conditions encountered in Daly City that further requirements in the form of an additional subparagraph 1807.2.4 shall be added to Section 1806 of the California Building Code 2016 Edition.

22. Finding of Facts Section 1905.1.7 ACI 318 Section 14.1.4.1

The amendment is needed to the California Building Code 2016 Edition due to local geological conditions clarifies that plain concrete requires at least two reinforcing bars on the longitudinal direction. The proposed amendment addresses the problem of poor performance of plain or under-reinforced concrete footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of plain and under-reinforced concrete footings observed in 1994 Northridge earthquake.

23. Finding of Facts Chapter 23 Section 2306 and 2308

The amendment is needed to the California Building Code 2016 Edition due to local geological conditions that structural grade plywood is the only panel allowed to be used as a minimum for shearwalls or conventional wood framed braced wall panels. The San Francisco Bay region is densely populated and located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. The proposed amendment addresses the problem of poor performance specially of gypsum wallboard and Portland cement plaster as wall bracing materials in high seismic areas. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of these bracing materials that were observed in 1994 Northridge earthquake.

24. Finding of Facts Section 3112

The City Council finds and determines that the amendment to the California Building Code 2016 Edition in order to provide for proper regulation and control of trailers, mobile homes, travel trailers, etc. within the City of Daly City, that new Section 3112, subsections 3112.1, 3112.2, 3112.3 and 3112.4 thereunder shall be added to the California Building Code 2016 Edition and that such regulations provide a better control and enforcement of unpermitted use and occupancy of trailers in locations other than an approved trailer park or mobile home park .

RESIDENTIAL BUILDING CODE
CHAPTER 15.10

FINDINGS OF FACT:

1. Finding of Facts Section R105.2

The City Council finds and determines for administrative clarification purposes to the California Residential Code 2016 Edition as the city is densely developed, that in order to effectively control the number of exempted one story detached structures used as tool and storage sheds, playhouses and similar uses; one or more detached one story structure with a maximum height of 10 feet can be permitted to be constructed on site provided the sum of the total floor area of these one story detached structure shall not exceed 120 square feet of floor area.

Location.

The City Council further finds that requiring specific distance an accessory structure from the existing residential building will provide a fire separation setback which is consistent with the California Residential Code and prevents the obstruction of a bedroom window or door that is designed to be used for emergency escape and rescue

2. Finding of Facts Section R105.3.2

The City Council finds and determines for administrative purposes, Section R105.3.2 of the California Residential Code, 2016 Edition, referencing "Time limitation of Application", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

3. Finding of Facts Section R105.5

The City Council finds and determines for administrative purposes, Section R105.5 of the California Residential Code, 2016 Edition, referencing "Permit Expiration and Extension", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

4. Finding of Facts Section R106.2.1

The City Council finds and determines for administrative purposes Section R106.2. of the California Residential Code, 2016 Edition, shall be amended by adding subparagraph R106.2.1 thereto, to set forth further requirements for building permit applications to include “Site Plan or Plot Plan shall include the direction and means of disposal of storm water runoff, location of utility meters and rapid disconnect for new installation of photo voltaic panels for consistency and more efficient permit processing among different departments.

5. Finding of Facts Section R106.2.2

The City Council finds and determines for administrative purposes Section R106.2 of the California Residential Code, 2016 Edition shall be amended by adding subparagraph R106.2.2 thereto, to set forth further requirements for building permit applications to include “Construction Documents shall be drawn upon a suitable material with a minimum size of 11inch by 17 inch for better clarify of documents with the least amount of paper and more efficient permit processing.

6. Finding of Facts Section R108.7

The City Council finds and determines for administrative purposes that by adding of Sec. R108.7 of the California Residential Code, 2016 Edition, referencing “Fees Prescribed and Established by Resolution of the City Council”, is referenced to the established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

7. Finding of Facts Section R112

The City Council finds and determines for administrative purposes, Section R112 of the California Residential Code, 2016 Edition, referencing "Board of Appeals", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

8. Finding of Facts Section R113.2.1.

The City Council finds and determines for administrative purposes, that by adding Section R113.2.1 to Section R113.2 of the California Residential Code, 2016 Edition, referencing "Violation Penalties Fee", is to established violation penalties to recover the cost for time spent by staff as set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

9. Finding of Facts Table R301.2(1)

The City Council finds and determines because of the City's close proximity to known earthquake faults and climatic condition Table R301.2(1) of the California Residential Code 2016 Edition shall be amended by providing Climatic and Geographical Design Criteria for residential building covered by the California Residential Code..

10. Finding of Facts Section R302.6.1

The City Council finds and determines because of the City's close proximity to known earthquake faults and the potential for uncontrolled fires due to the dry conditions of exiting exposed framing lumbers that Section R302.6 of the California Residential Code 2016 Edition shall be amended by adding section 302.6.1 with subsections 302.6.1.1 and 302.6.1.2 hereto to protect the structure and occupants of dwellings and adjacent properties from fire by requiring a fire resistive retrofit work be installed whenever habitable space is created or added to an existing home.

11. Finding of Facts Section 303.1.1

The City Council finds and determines for administrative purposes, Section R303.1.1 of the California Residential Code, 2016 Edition, referencing "Court" for purposes of determining and enforcing the required width and depth of a light or exit court shall be referred to Section 1206.3 of the California Building Code 2016 Edition.

12. Finding of Facts Section R309; R309.6 and R313.

The City Council finds and determines that Sec. R309, R309.6 and R313 of the California Residential Code 2016 Edition is deleted and substituted with Daly City Municipal Code 15.32. where enforcement of Automatic Fire Sprinkler System is reviewed and enforced the North County Fire Authority.

13. Finding of Facts Section R310.1. Exception

The City Council finds and determines that a regulatory paragraph shall be added to Section R310.1 of the California Residential Code, 2016 Edition to be numbered paragraph R310.1 Exception. The addition is needed due to the topographical and geographical conditions in Daly City where standard lots were historically divided with a minimum width of twenty five feet and a minimum length of one hundred feet. The City Council further finds that emergency escape and rescue windows may open on to a yard without direct access to a public way by requiring a minimum twenty foot deep rear yard extending to the full width of the parcel. In addition the exterior wall where the bedroom window is located shall be protected by installing 5/8 inch thick an approved non-combustible siding material on the interior side of the wall or a

7/8" thick cement plaster on the exterior side of the wall. Openings in the protected fire rated wall are not required to be fire rated assemblies. This meets the intent of providing a safe protected area.

14. Finding of Facts Section R319

The City Council finds and determines for administrative purposes, Section R319 of the California Residential Code, 2016 Edition, referencing "Site Address", is not necessary and shall be deleted in their entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

15. Finding of Facts Section R324.7.2.8

The City Council finds and determines that a regulatory section shall be added to Section R324.7.2 of the California Residential Code 2016 Edition to be numbered paragraph R324.7.2.8. The addition is needed due to the topographical, geographical and climatic conditions in Daly City where for the safety of first responders have the ability to shut down the photovoltaic system in a readily accessible location in addition to the main electrical service in the event of a fire or other emergencies where all electrical power source have to be shut down.

16. Finding of Facts Section R403.1.3

The City Council finds and determines the proposed amendment to the CRC R403.1.3 is made to be consistent that modifies the plain concrete provisions in CBC Section 1905.1.8 and ACI 318 Section 22.10.1.

This proposed amendment addresses the problem of poor performance of plain or under-reinforced concrete footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of plain and under-reinforced concrete footings observed in 1994 Northridge earthquake".

17. Finding of Facts Section R602.10.4.

The amendment the California Residential Code 2016 Edition is needed due to local geological conditions that structural grade plywood is the only panel allowed to be used as a minimum for shearwalls or conventional wood framed braced wall panels and to be consistent with Daly City Municipal Code 15.08.250. The San Francisco Bay region is densely populated and located in an area of high seismic activities as indicated by United States Geological Survey and California Division of Mines and Geology. The proposed amendment addresses the problem of poor performance specially of gypsum wallboard and Portland cement plaster as wall bracing materials in high seismic areas. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of these bracing materials that were observed in 1994 Northridge earthquake.

18. Finding of Facts Section R703.13.

The City Council finds and determines for administrative clarification purposes, Section R703 of the California Residential Code 2016 Edition is amended by adding R703.13 with subsections:

R703.13.1 Defining what materials are required for exterior property line walls of wood frame construction for longevity in close proximity to a property line where access for maintenance is limited, with the exception of exterior walls facing the public right of way.

R703.13.2. Additional requirements are necessary to provide separation between buildings, prohibit common party walls and specify materials used when buildings are of wood frame construction for longevity with exterior walls in close proximity to property lines where access for maintenance is limited.

15. Finding of Facts Section R901.

The City Council finds and determines that R901.2 of the California Residential Code 2016 Edition is amended by adding thereto certain requirements, including the requirement of non-combustible roofing materials to lower fire intensity and slow the rate of fire spread due to climatic conditions, specifically winds, the probability of earthquakes, proximity to major earthquake fault zones, and the close proximity of housing stock.

FINDINGS OF FACT

1. Finding of Facts Section 101.1

The City Council finds and determines for administrative purposes that the title of Section of the International Property Maintenance Code 2015 Edition, be changed to "ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE CITY COUNCIL OF THE CITY OF DALY CITY" to conform with the manner in which the City regulates appeals.

2. Finding of Facts Section 103

The City Council finds and determines for administrative purposes that the references to "Terms Explained" under the general definition and anywhere used in the International Property Maintenance Code 2015 Edition, identifies the position.

3. Finding of Facts Section 106.3.1

The City Council finds and determines the title of Section 106 3 of the International Property Maintenance Code 2015 Edition, should be substituted to provide for compliance with any order of the Building Official or City Council of the City of Daly City.

4. Finding of Facts Section 106.4

The City Council finds and determines for administrative purposes Section 106.4of the International Property Maintenance Code 2012 Edition, referencing to " Violation Penalties", is not necessary and is deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the City Municipal Code, Chapter 15.00, Titled "General Regulations".

5. Finding of Facts Section 109.4.1

The City Council finds and determines for administrative purposes inasmuch as Authorized Emergency work to abate or temporarily fix an unsafe condition of a building that is of a “Life, Health and Safety Hazard” of the International Property Maintenance Code, 2015 Edition, should be added to recover the cost spent authorized emergency work.

6. Finding of Facts Section 109.6

The City Council finds and determines that for administrative purposes Section 109.6 of the International Property Maintenance Code 2015 Edition, referencing “Hearing” is not necessary and is deleted in its entirety inasmuch as regulation setting forth equivalent regulations are now set forth in the City Municipal Code, Chapter 15.00, Titled "General Regulations".

7. Finding of Facts Section 111

The City Council finds and determines that for administrative purposes Section 111 of the International Property Maintenance Code 2009 Edition, referencing “Means of Appeals” is not necessary and is deleted in its entirety from the International Property Maintenance Code 2015 Edition inasmuch as regulation setting forth equivalent regulations are now set forth in the City Municipal Code, Chapter 15.00, Titled "General Regulations".

MECHANICAL CODE
CHAPTER 15.16

FINDINGS OF FACT

1. Finding of Facts Section 104.3.1.1.

The City Council finds and determines for administrative purposes Section 104.3.1 of the California Mechanical Code, 2016 Edition shall be amended by adding subsection 104.3.1.1 thereto, to set forth further requirements for building permit applications to include "Construction Documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch for easier better clarify of documents with the least amount of paper and more efficient permit processing.

2. Finding of Facts Section 104.3.2.1

The City Council finds and determines that Section 114.3 "Plan Review Fees" of the California Mechanical Code, 2016 Edition, is not necessary and is therefore deleted in its entirety inasmuch as equivalent regulations are now set forth in the Daly City Municipal Code, Chapter 15.00 titled "General Regulations.

3. Finding of Facts Section 104.3.3

The City Council finds and determines for administrative purposes, Section 104.3.3 of the California Mechanical Code, 2016 Edition, referencing "Time limitation of Application", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

4. Finding of Facts Section 104.4.3

The City Council finds and determines for administrative purposes, Section 104.4.3 of the California Mechanical Code, 2016 Edition, referencing "Expiration", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

5. Finding of Facts Section 104.4.4

The City Council finds and determines for administrative purposes, Section 104.4.4 of the California Mechanical Code, 2016 Edition, referencing "Extensions", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

6. Finding of Facts Section 104.5

The City Council finds and determines for administrative purposes that by amending Section 104.5 of the California Mechanical Code, 2016 Edition, referencing "Fees", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

7. Finding of Facts Section 104.5.2.1

The City Council finds and determines for administrative purposes that by adding Section 104.5.2.1 to Section 104.5.2 of the California Mechanical Code, 2016 Edition, referencing "Investigation Fees", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

8. Finding of Facts Section 104.5.3.4

The City Council finds and determines for administrative purposes that by adding Section 104.5.3.4 to Section 104.5 of the California Mechanical Code, 2016 Edition, referencing "Fee Refunds", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

9. Finding of Facts Section 106.3.1

The City Council finds and determines for administrative purposes that by adding Section 106.3.1 to Section 106.3 of the California Mechanical Code, 2016 Edition, referencing "Assessment of Penalties", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

10. Finding of Facts Section 107

The City Council finds and determines that for administrative purposes Section 107 Board of Appeals of the California Mechanical Code, 2016 Edition, is not necessary and is deleted in its entirety from the California Mechanical Code inasmuch as regulations setting forth equivalent regulations are now set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

11. Finding of Facts Section 510.7.1

The City Council finds and determines that by adding an exception to Section 510.7.1 of the California Mechanical Code 2016 Edition, for existing commercial buildings which has lesser fire rating compared to newer buildings which undergoes an improvement that will require the installation of a commercial kitchen hood is required to install a fire rated shaft enclosure or an approved Fire Wrap to the grease duct that is installed in an enclosed location preventing the spread of fire in conformance with the type of construction for which the building was constructed.

PLUMBING CODE
CHAPTER 15.20

FINDINGS OF FACT:

1. Finding of Facts Section 104.3.1.1.

The City Council finds and determines for administrative purposes Section 104.3.1 of the California Plumbing Code, 2016 Edition shall be amended by adding subsection 104.3.1.1 thereto, to set forth further requirements for building permit applications to include "Construction Documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch for easier better clarify of documents with the least amount of paper and more efficient permit processing.

2. Finding of Facts Section 104.3.2.1

The City Council finds and determines that Section 114.3 "Plan Review Fees" of the California Plumbing Code, 2016 Edition, is not necessary and is therefore deleted in its entirety inasmuch as equivalent regulations are now set forth in the Daly City Municipal Code, Chapter 15.00 titled "General Regulations.

3. Finding of Facts Section 104.3.3

The City Council finds and determines for administrative purposes, Section 104.3.3 of the California Plumbing Code, 2016 Edition, referencing "Time limitation of Application", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

4. Finding of Facts Section 104.4.3

The City Council finds and determines for administrative purposes, Section 104.4.3 of the California Plumbing Code, 2016 Edition, referencing "Time Limitation", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

5. Finding of Facts Section 104.4.3

The City Council finds and determines for administrative purposes, Section 104.4.3 of the California Plumbing Code, 2016 Edition, referencing "Expiration", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

6. Finding of Facts Section 104.4.4

The City Council finds and determines for administrative purposes, Section 104.4.4 of the California Plumbing Code, 2016 Edition, referencing "Extensions", is not necessary and shall be deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

7. Finding of Facts Section 104.5

The City Council finds and determines for administrative purposes that by amending Section 104.5 of the California Plumbing Code, 2016 Edition, referencing "Fees", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

8. Finding of Facts Section 104.5.2.1

The City Council finds and determines for administrative purposes that by adding Section 104.5.2.1 to Section 104.5.2 of the California Plumbing Code, 2016 Edition, referencing "Investigation Fees", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

9. Finding of Facts Section 104.5.3.

The City Council finds and determines for administrative purposes that by adding Section 104.5.3. to Section 104.5 of the California Plumbing Code, 2016 Edition, referencing "Fee Refunds", is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

10. Finding of Facts Section 106.3.1

The City Council finds and determines for administrative purposes that by adding Section 106.3.1 to Section 106.3 the California Plumbing Code, 2016 Edition, referencing “Assessment of Penalties”, is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

11. Finding of Facts Section 107

The City Council finds and determines that for administrative purposes Section 107 Board of Appeals of the California Plumbing Code, 2016 Edition, is not necessary and is deleted in its entirety from the California Mechanical Code inasmuch as regulations setting forth equivalent regulations are now set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

12. Finding of Facts Section 301.2.6

The City Council finds and determines because of the proximity to known earthquake faults with risk of fractured piping and local soil conditions leading to severe electrolysis damaging underground water supply piping, it is necessary to assure a healthy safe potable water system. Section 301.2. of the California Plumbing Code 2016 Edition is amended by addition of subsection 301.2.6 to define allowable materials.

13. Finding of Facts Section 310.6.1

The City Council finds and determines that a high incidence of electrolysis has been found where plumbing installations are altered, repaired for renovated and wherein dissimilar metals are joined particularly in water systems and therefore, it is necessary that Section. 310.6., of the California Plumbing Code 2016 Edition, thereof be amended and that a new subsection 311.6.1 thereof be added to set forth electrolytic protection.

14. Finding of Facts Section 401.3.1

The City Council finds and determines adding Section 401.3.1 supersedes subsections 407, 408, 411, 414, 417, and 403 of the California Plumbing Code 2016 Edition, with references to water to conserving fixtures and fittings are deleted and substituted with Daly City Municipal Code 15.66.040 Minimum Indoor Fixture Requirement. The City council further finds the adoption and enforcement of this ordinance is necessary to manage the City of Daly City's potable water supply in the short and long term and to avoid or minimize the effect of drought

and shortage within the City of Daly City. This ordinance is essential to ensure a reliable and sustainable minimum supply of water for public health, safety and welfare

15. Finding of Facts Section 507.27 and subsections 507.27.1, 507.27.2 and 507.27.3

The City Council finds and determines that a significant history of fires caused by water heaters demonstrates the need to add Section 507.27 of the California Plumbing Code, 2016 Edition, by addition of subparagraph 507.27.1 and subsections 507.27.2 and 507.27.3 thereto, to protect existing properties and prevent fires by requiring that existing water heaters be raised when a building permit is issued based on a valuation of \$1,000 or more for work to be performed or prior to sale or transfer of the property .

16. Finding of Facts Section 602.5

The City Council finds and determines for administrative purposes, in order to assure a healthy, safe potable water system, that subsection 602.5 shall be added to Sec. 602.0 of the California Plumbing Code, 2016 Edition, setting forth regulations for the connection of residential fire sprinkler systems to the domestic water supply piping.

17. Finding of Facts Section 604.10

The City Council finds and determines for administrative purposes, in order to assure a proper electrical grounding system, that subsection 604.10 be deleted from the California Plumbing Code, 2016 Edition, setting forth where plastic pipe for conveying domestic water is not allowed, and all grounding systems are referred to the California Electrical Code.

18. Finding of Facts Section 604.14

The City Council finds and determines for administrative purposes, in order to assure a healthy, safe potable water system, that subsection 604.14 be added to 604.0 of the California Plumbing Code, 2016 Edition, setting forth approved materials clearly defined.

19. Finding of Facts Section 604.15

The City Council finds and determines for administrative purposes, that subsection 604.15 be added to section 604 of the California Plumbing Code 2016 Edition, in order to assure a healthy, safe potable water system and proper operation of approved appliances or fixtures with Plastic Parts included with the approved listing of such appliances and fixtures when readily accessible for repair or replacement is acceptable as determined by the Administrative Authority.

20. Finding of Facts Section 612.

The City Council finds and determines that Section 612 of the California Plumbing Code 2016 Edition is deleted and substituted with Daly City Municipal Code 15.32. where enforcement of Automatic Fire Sprinkler System is reviewed and enforced the North County Fire Authority.

21. Finding of Facts Section 703.1.1

The City Council finds and determines due to the geographic location of Daly City in the Bay Area and the need for additional housing that minimum size lots have been created upon which multi-story construction is allowed. Alterations frequently occur later resulting in added fixture units, which result in the need for replacement of small diameter sewer laterals. To prevent unnecessary damage both to street paving and expense to property owners a minimum size sewer lateral is required, and that Section 703.1.1 of Chapter 7 of the California Plumbing Code, 2016 Edition, is amended to define said minimum size.

22. Finding of Facts Section 707.4

The City Council finds and determines due to the topographical nature of the vacant hillside lots available for new construction in the City including water conservation fixture mandates where waste is not fully drained through the total run of the waste line and may cause frequent stoppage of the waste line, that subsection 707.4 be added to Section 707.0 of the California Plumbing Code 2016 Edition, to provide requirements for the locations of readily accessible waste line cleanouts without removal of a plumbing fixture for access.

23. Finding of Facts Section 713.8

The City Council finds and determines for administrative purposes Section 713.0 of the California Plumbing Code 2016 Edition is amended by addition of subsection 713.8 thereto, referencing the North San Mateo County Sanitation District and the Bayshore Sanitary District for further requirements.

24. Finding of Facts Section 1208.6.1

The City Council finds and determines that Section 1208.0 of the California Plumbing Code, 2016 Edition, shall be amended to add subparagraph 1209.6.1 thereto regarding gas meter locations, due to the geographic location of Daly City in the Bay Area and State regulations that gas meters are required to be placed on the exterior of the building. Further that gas meters are unsightly and there is a need for regulations providing that gas meters be screened from public view.

CALIFORNIA GREEN BUILDING STANDARDS CODE
CHAPTER 15.22

FINDINGS OF FACT:

1. Finding of Facts Section 4.303.1.4.5

The City Council finds and determines section 4.303.1 of the California Green Building Code Standards 2013 Edition, with references to Plumbing Fixtures and Fittings, Water Use Baseline Table 4.303.1.4.5 for residential building is deleted and substituted with Daly City Municipal Code 15.66.040 Minimum Indoor Fixture Requirement. The City council further finds the adoption and enforcement of this ordinance is necessary to manage the City of Daly City's potable water supply in the short and long term and to avoid or minimize the effect of drought and shortage within the City of Daly City. This ordinance is essential to ensure a reliable and sustainable minimum supply of water for public health, safety and welfare

2. Finding of Facts Section 5.303.3.5

The City Council finds and determines section 5.303.3.5 of the California Green Building Code Standards 2013 Edition, with references to Plumbing Fixtures and Fittings, Water Use Baseline Table 5.303.2.2 for non-residential building is deleted and substituted with Daly City Municipal Code 15.66.040 Minimum Indoor Fixture Requirement. The City council further finds the adoption and enforcement of this ordinance is necessary to manage the City of Daly City's potable water supply in the short and long term and to avoid or minimize the effect of drought and shortage within the City of Daly City. This ordinance is essential to ensure a reliable and sustainable minimum supply of water for public health, safety and welfare

3. Finding of Facts Appendix A4.

The City Council finds and determines for administrative purposes Appendix A4 of the California Green Building Standards Code 2013 Edition Tier 1 and Tier 2 enhanced residential voluntary Measures deleted and not mandatory under this code.

4. Finding of Facts Appendix A5.

The City Council finds and determines for administrative purposes Appendix A5 of the California Green Building Standards Code 2013 Edition Calgreen Tier 1 and Tier 2 enhanced non-residential voluntary measures deleted and not mandatory under this edition of the code.

ELECTRICAL CODE
CHAPTER 15.24

FINDINGS OF FACT

FINDINGS OF FACT:

1. Finding of Facts Article 89.108.4.2.1

The City Council finds and determines for administrative purposes that Article 89.108 4.2.1 of the California Electrical Code, 2016 Edition, referencing “Fees” is not necessary and is deleted in its entirety inasmuch as regulations setting forth equivalent regulations are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

2. Finding of Facts Article 89.108.4.2.2

The City Council finds and determines for administrative purposes that adding Article 89.108.4.2.2 of the California Electrical Code, 2016 Edition, to establish “Plan Review Fee”, is necessary inasmuch as regulations setting forth regulations for cost recovery as set forth in the City Municipal Code, Chapter 15.00.020 titled " Fees Prescribed and Established by Resolution of the City Council".

3. Finding of Facts Article 89.108.4.3.1

The City Council finds and determines for administrative purposes that Article 89.108.4.3.1 of the California Electrical Code 2016 Edition, referencing “Time Limitation for an Application”, is setting forth equivalent regulations are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

4. Finding of Facts Article 89.108.4.3.2

The City Council finds and determines for administrative purposes that Article 89.108.4.3.2 of the California Electrical Code 2016 Edition, referencing “Time Limitation for an Permit”, is setting forth equivalent regulations are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

5. Finding of Facts Article 89.108.8

The City Council finds and determines for administrative purposes, Article 89.108.8 of the California Building Code, 2016 Edition, referencing " Appeals Board ", is not necessary and shall be deleted in their entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

6. Finding of Facts Article 210.11(C) (4)

The City Council finds and determines for administrative purposes, Article 210.11(C) (4) of the California Building Code, 2016 Edition, is added to provide limitation on the number of electrical outlet, switch and light outlet and preventing the conversion of storage rooms to habitable spaces and not complying with the health and safety regulations of California Code of Regulations Title 24.

7. Finding of Facts Article 230-43

The City Council finds and determines that Article 230-43 of the California Electrical Code, 2013 Edition, be amended because of Daly City's proximity to the ocean and resultant climatic salt and fog conditions require overhead service conduits to have a degree of resistance to rust and deterioration beyond the minimum standards of the California Electrical Code.

8. Finding of Facts Article 230-70(A) (1)

The City Council finds and determines because of Daly City's geographic location in the Bay Area and resultant dense construction that Article 230-70(A)(1) of the California Electrical Code, 2013 Edition, be amended to provide readily accessible means of disconnecting the electricity to a building, if necessary, by the Fire Department for safer and faster firefighting operations.

9. Finding of Facts Article 310-1 (A)

The City Council finds and determines that Article 310-1 (A) of the California Electrical Code, 2013 Edition, shall be amended to require the use of copper conductor material because of the corrosive fog and salt atmosphere encountered in Daly City.

10. Finding of Facts Article 690.12 (6)

The City Council finds and determines that Article 690.12(6) of the California Electrical Code, 2013 Edition is added to provide consistency with the requirements of the Daly City Municipal Code 15.10.160 "Rapid Shutdown for Small Residential Rooftop Solar System 10 kilowatts or less.

CALIFORNIA EXISTING BUILDING CODE
CHAPTER 15.64

FINDINGS OF FACT

1. Finding of Facts Section 1.8.4.2.1.

The City Council finds and determines for administrative purposes that by adding Section 1.8.4.2.1 of the California Existing Building Code, 2016 Edition, referencing “Fees”, is setting forth established fees that are set forth in the City Municipal Code, Chapter 15.00, titled "General Regulations".

2. Finding of Facts Section 1.8.4.3.1.

The City Council finds and determines for administrative purposes, that by adding Section 1.8.4.3.1 to the California Existing Building Code, 2016 Edition, referencing "Plan Review and Time limitation ", is necessary setting forth requirements in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

3. Finding of Facts Section 1.8.4.3.2.

The City Council finds and determines for administrative purposes, that by adding Section 1.8.4.3.2 to the California Existing Building Code, 2016 Edition, referencing "Permit Expiration and Extension", is necessary setting forth equivalent regulations are set forth in the Daly City Municipal Code, Chapter 15.00, titled "General Regulations".

4. Finding of Facts Section 1.8.8

The City Council finds and determines that Section 1.8.8 “Appeals Board” of the California Existing Building Code, 2016 Edition, is not necessary and is therefore deleted in its entirety inasmuch as equivalent regulations are now set forth in the Daly City Municipal Code, Chapter 15.00 titled "General Regulations.

5. Finding of Facts Section 1.8.10

The City Council finds and determines for administrative purposes that the references to “Terms Explained” under the general definition and anywhere used in the California Existing Building Code 2016 Edition, identifies the position.

6. Finding of Facts Section 106.2.1.1.

The City Council finds and determines for administrative purposes Section 106.2.1 of the California Existing Building Code, 2016 Edition shall be amended by adding subsection 106.2.1.1 thereto, to set forth further requirements for building permit applications to include “Construction Documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch for easier better clarify of documents with the least amount of paper and more efficient permit processing.

7. Finding of Facts Section 407.4.1 Exception 3

The City Council finds and determines because of potential earthquake hazards and due to the fact that there are many older non-conforming, mixed-use buildings and others in the City which undergo Substantial Improvement or Change of Occupancy to a Higher Degree of public safety, health, general welfare and hazardous conditions; Section 407.4.1 Exception 3, shall be added to Section to the California Existing Building Code 2016 Edition. Tenant spaces undergoing alterations, as a result of change of tenants shall require fire resistive retrofit work.

SECTION 1. Chapter 15.00 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.00 and Sections 15.00.010 through 15.00.180 are hereby added to Title 15, to read as follows:

EXHIBIT A

CHAPTER 15.00

GENERAL REGULATIONS

Sections:

15.00.010	Administrative Authority
15.00.020	Fees Prescribed and Established by Resolution of the City Council.
15.00.030	Time Limitation of Application.
15.00.040	Permit Expiration and Extension.
15.00.050	Procedures for Appeals.
15.00.060	Approved Numbers and Addresses.
15.00.070	Cooperation of Other Officials and Officers.
15.00.080	Emergency Access.
15.00.090	Reserve.
15.00.100	Qualification of Permit.
15.00.120	Workmanship.
15.00.130	Aircraft Noise Soundproofing Project Area.
15.00.140	Storm water best management practices.
15.00.150	Effects of Code in Past Actions and Obligations.
15.00.160	Spark Arrestor Requirements.
15.00.170	Technology Fee.
15.00.180	Service Utility Meters.

15.00.010 Administrative Authority.

Terms Explained.

A. Whenever the term “the authority having jurisdiction” or “administrative authority” is used, it shall mean the Building Official

B. Whenever the term “assistants” or “authorized representative” is used, it shall mean members of the building division.

C. Where reference is made to governing authority, it shall mean the City Council.

D. Where reference is made to private sewage disposal systems, public sewers, and/or waste department, the term "administrative authority" shall include the North San Mateo County Sanitation District, the Bayshore Sanitation District, the San Mateo County Health Department and any other public agencies dealing with sewage or sewage disposal.

E. Where reference is made to storm sewers and the water main distribution, the term "Administrative Authority" shall include the city engineer or his or her designated assistant.

15.00.020 Fees Prescribed and Established by Resolution of the City Council.

Any person desiring a permit required by these codes shall, at the time of filing an application therefore, pay fees prescribed and established by resolution of the City Council.

15.00.030 Time Limitation of Application.

Applications for which no permit is issued within one hundred eight (180) days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the administrative authority.

Exception: Applications to abate enforcement violations shall have duration not to exceed ninety (90) days.

The Building Official may extend the time for action by the applicant for a period not exceeding one hundred eight (180) days on request by the applicant showing that circumstances beyond the control of the application have prevented action from being taken.

Exception: An extension on an application to abate enforcement violations shall not exceed ninety (90) days.

No application shall be extended or reactivated more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

Terms Explained:

- 1 Permit Application Extended – To prolong a permit application without an activity less than 180 days from the date of application without causing the permit to expire beyond limitation.
- 2 Permit Application Reactivated – To restore a permit application without an activity for more than 180 days but less than 360 days from the date of application to a state of activity.
3. Expired Permit Renewal – To restore a permit application that has been extended and reactivated or has not had an activity for more than 360 days from the date of application.

15.00.040 Permit Expiration and Extension.

The following provisions apply to all permits issued. Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one hundred eighty days (180) from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty days.

Exceptions:

A. Permits to abate enforcement violations shall have duration not to ninety days (90) and shall expire if work is not commenced or is suspended or abandoned after sixty days has expired.

B. Permits for building maintenance work shall have duration not to exceed one hundred eighty days (180) and shall expire if work is not commenced or is suspended or abandoned after one hundred eighty days has expired.

Building maintenance work shall include reroofing, water heater, furnace, siding, garage door, garage door opener, and window replacement, new electrical service installation, minor plumbing repairs and other similar work as determined by the administrative authority.

In the case of an expired permit, before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be per fees established by resolution of the City council, 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 or reactivate the action on a permit after expiration exceeding 360 days, 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 administrative authority may extend the time for action by the permittee for a period not exceeding one hundred eighty days on written request by the permittee showing justifiable cause that demonstrated beyond the control of the permittee have prevented action from being taken.

Exceptions:

A. Permits to abate enforcement violations may be extended for a period of time not to exceed ninety days (90).

B. Permits for building maintenance work may be extended or reactivated for a period of time not to exceed one hundred eight days (180).

C. No permit shall be extended or reactivated more than once.

Terms Explained:

c.1 Permit Extended – To prolong a permit without an activity before 180 days without causing the permit to expire beyond limitation.

c.2 Permit Reactivated – To restore a permit without an activity for more than 180 days but less than 360 day to a state of activity.

15.00.050 Procedure for Appeals.

Any person aggrieved by the decision of the building official shall have the right to appeal said decision to the city council of the city. Said appeal shall be in writing and shall be submitted to the city clerk of the city within ten days of the decision of the administrative authority. The city council, at its next regular meeting after receipt of the notice of appeal, shall set a time for hearing on said appeal, which time shall be not less than fourteen nor more than forty-five days (40) from the date of said regular meeting. A copy of the notice of hearing shall be mailed to the appellant not less than ten days before the date of hearing by the city clerk of the city. The time of hearing may be continued at the request of the party aggrieved at any time,

which continuance shall not exceed a maximum of sixty days from the date originally set for hearing.

Said right of continuance shall be subject to approval by the city council and the decision of the city council shall be final.

Notice of the decision of the city council shall be delivered to the appellant personally, or sent by certified mail--return receipt requested.

The effective date of said decision shall be the date of mailing of said notice of the decision, or the date same is personally delivered to said appellant. Failure to any person to file an appeal in accordance with the provisions of this code shall constitute a waiver of any right to an administrative hearing and adjudication of the notice and order or to any portion thereof.

15.00.060 Approved Numbers and Addresses.

Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background, shall be a minimum of one-half inch stroke by 4 inches high, and shall be either internally or externally illuminated in all new construction, alterations or repair of existing construction. Numbers or letters shall be designated on all occupancies within a building. Size shall be one-quarter inch stroke by two inches high and on a contrasting background. Directional address numbers or letters shall be provided. Said addresses or numbers shall be installed so that they are clearly identifiable from the street. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole, or other approved sign or means shall be used to identify the structure. Address numbers shall be maintained.

15.00.070 Cooperation of other officials and officers.

The building official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent law or ordinance.

15.00.080 Emergency access.

In the event that the building official determines that there is an immediate emergency due to the fact that dangerous or unsafe conditions exist which are an immediate menace to life, health or property, and if, after proper demand for entry therein has been made, as herein provided, no owner or occupant, or any other person having charge, custody or control of any building or premises shall fail or neglect to properly permit entry therein by the building official or authorized representative, for the purpose of inspection and examination pursuant to this code, said person shall be in violation of this section and shall be guilty of a misdemeanor.

15.00.090 Reserve.

15.00.100 Qualifications for permit.

For the purpose of this code, no permit shall be issued to any person to do or cause to be done any work regulated by this code except to:

A. A person holding a valid and unrevoked appropriate contractor's license classification issued by the State of California and a Daly City business license; or

B. A bona fide registered owner of a single family residential building who will personally perform the labor on said building and demonstrates to the satisfaction of the authorized representative that the said registered owner possesses the knowledge, training and skills necessary to complete all work in a manner which complies with all applicable codes.

C. A property management firm or corporation regularly employing one or more qualified tradespersons who performs alteration and repair to an existing components of a building, structure or on the premises owned or operated by the applicant for the permit and provides and maintain workers compensation insurance for its qualified trade's persons. This is not applicable to property management firm or corporation who hires licensed contractors to perform

The issuance of a permit or approval of plans shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations being carried on thereunder when in violation of this code or of any other ordinance or from revoking any permit approval when issued in error.

15.00.120 Workmanship.

All design, construction and workmanship shall be in conformity with accepted engineering and construction practices and shall be of such character as to secure the results sought to be obtained by this code.

15.00.130 Aircraft noise soundproofing project area.

Any home, constructed after January 1, 1993 or renovated at a cost equal to twenty-five percent or more of the value of the home and located within the 65 CNEL (FAA approved) contour map that is illustrated on the Aircraft Noise Soundproofing Project Area Map, must be insulated to meet standards applied in noise insulation programs supported by the Federal Aviation Administration.

15.00.140 Storm water best management practices.

All work undertaken in conformance with this code shall adhere to best management practices, guidelines or requirements that have been adopted by the city for any activity, operation or facility which may cause or contribute to storm water pollution or contamination, illicit discharges, and/or discharge of non-storm water discharge to the storm water system. Every person undertaking such activity or operation under this code shall comply with such guidelines or requirements as may be identified by the administrative authority.

Architectural features of copper metal roofing, copper granule containing asphalt shingles, copper gutters, copper downspouts, copper flashing and copper architectural ornaments shall not be permitted for use on any residential, commercial or industrial building for which a building permit is required, where the discharge of wastewater to storm drains is generated from the installation, cleaning, treating, and washing of the surface of copper architectural features.

15.00.150 Effect of Code on Past Actions and Obligations.

The adoption of Title 15 of the Daly City Municipal Code does not affect any civil lawsuits instituted or filed, or prosecutions for ordinances violations committed on or prior to the effective date of the said Code, and does affect the validity of any bonds or cash deposits posted, filed or deposited pursuant to the requirement of any ordinance.

15.00.160 Spark Arrester Requirement

At the time of re-roofing, all existing operational chimneys as described in Chapter 10 of the California Residential Code shall terminate in a substantially constructed spark arrester either internally or externally mounted. Any spark arrester to be mounted internally shall not be installed until installation plans for such arrester have been submitted to and approved by the building division.

15.00.170 Technology Fee.

Technology fee as prescribed and established by resolution of the City Council that is collected whenever a permit is issued is a non-refundable fee.

15.00.180 - Service Utilities Meters.

Service Utilities as referenced in the California Code of Regulations Title 24 Part 2 and 2.5 limits the number of service utility meters to not more than one (1) for single family residential unit of an R-3 Occupancy including single family residential units with an approved secondary unit.

SECTION 2. Chapter 15.08 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.08 and Sections 15.08.010 through 15.08.260 are hereby added to Title 15 to read as follows:

EXHIBIT B

CHAPTER 15.08

BUILDING CODE

Sections:

15.08.010	California Building Code—Adoption—Where filed.
15.08.020	Section 105.1.1 and 105.1.2. Annual Permit and Annual Permit Record, deleted.
15.08.030	Section 105.3.2. Time Limitation, deleted.
15.08.040	Section 105.5. Permit Expiration and Extension, deleted.
15.08.050	Section 107.2.1.1. General Submittal Documents, amended.
15.08.060	Sections 107.2.5.2. Site Plan, added.
15.08.070	Section 109.5.1. Fees Prescribed and Established by Resolution of the City Council, added.
15.08.080	Section 113. Board of Appeals, deleted.
15.08.090	Section 114.4.1. Violation Penalties Fee, added.
15.08.100	Section 406.3.4.4. Additional Residential Gypsum Board Requirements, added.
15.08.110	Section 460. Requirements for Substantial Improvement or Change of Occupancy, added.
15.08.120	Section 501.2. Address Identification, deleted.
15.08.130	Reserve.
15.08.140	Section 602.5.1. Exterior Siding Material, added.
15.08.150	Section 604. Use of Metal sheets or plates for External Covering of Roofs or Wall, added.
15.08.160	Section 705.4.1. Wall Adjoining Property Line, added.
15.08.170	Section 809. Garbage Room Interior Finish, added.
15.08.180	Section 903.2. Automatic Sprinkler System, deleted.
15.08.190	Section 1030.1. Exception 5 and 6 Emergency Escape and Rescue amended.
15.08.200	Section 1203.6.1. Ventilation for Exterior Soffits, Bay, Projections and Enclosed sections under Exterior Stairs, added.
15.08.210	Table 1505.1. Minimum Roof Covering Classification for Type of Construction, amended.
15.08.220	Section 1705.3. Concrete Construction Exception 1, amended.
15.08.230	Section 1807.2.4. Retaining Wall, added.
15.08.240	Section 1905.1.7. ACI 318 Section 14.1.4.1, amended.
15.08.250	Section 2308.9.3. Sheathing Used for Shearwall and Bracing Methods, amended.
15.08.260	Sections 3112. Trailers, Modular Units, Mobile Home, added.

15.08.010 California Building Code—Adoption—Where filed.

There is adopted by the city with modification, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "2016 California Building Code, Edition, Part 2 Volume 1 and 2 ," including California Existing Building Code Part 10 with adopted sections under HCD 1 and HCD 2 excluding: Chapter 29 - Plumbing Systems;

Chapter 30 - Elevators and Conveying System; Chapter 31B - Public Pools; Chapter 31C - Radiation; Chapter 31D - Food Establishment; Chapter 31 F - Marine Oil Terminal; Chapter 34A - Existing Structures; Appendix A - Employee Qualification; Appendix B - Board of Appeals; Appendix C; Group U - Agricultural Buildings; Appendix F - Rodent proofing; Appendix G - Flood Resistant Construction; Appendix H - Signs; Appendix I - Patio Covers; Appendix J - Grading; Appendix K - Group R-3 and Group R-3.1 Occupancies Protected by the Facilities of the Central Valley Flood Protection Plan; Appendix L - Earthquake Recording Instrumentation; Appendix M – Tsunami - Generated Flood Hazard and the whole hereof, save and except for such portions as are hereinafter set forth, of which code one copy has been and now is filed in the office of the city clerk and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the building code shall be enforceable to the same extent as if contained in the body of the building code.

15.08.020 Section 105.1.1 and 105.1.2. Annual Permit and Annual Permit record, deleted.

Section 105.1.1 of the California Building Code, 2016 Edition, Annual Permit is deleted.

Section 105.1.2 of the California Building Code, 2016 Edition, Annual Permit Record is deleted.

15.08.030 Section 105.3.2. Time Limitation, deleted.

Section 105.3.2 of the California Building Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code section 15.00.030.

15.08.040 Section 105.5. Permit Expiration and Extension, deleted.

Section 105.5 of the California Building Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code section 15.00.040.

15.08.050 Section 107.2.1.1. General Submittal Documents, amended.

Section 107.2.1.1 of the California Building Code, 2016 Edition, is amended by adding section 107.2.1.1 to read as follows:

107.2.1.1. Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger.

15.08.060 Section 107.2.5.2. Site Plan, added.

Section 107.2.5. of the California Building Code, 2016 Edition, is amended by adding section 107.2.5.2 to read as follows:

107.2.5.2. Site plan or plot plan shall indicate the direction and means of disposal of storm water runoff which shall be diverted to the public way and not to adjacent properties. Site plan or plot plan shall include the following information:

- 1). Location of utility electrical meter and service disconnect.
- 2). Location of utility natural gas meter
- 3). Location of rapid disconnect for new installation of a photovoltaic solar system.

15.08.070 Section 109.5.1. Fees Prescribed and Established by Resolution of the City Council, added.

Section 109 of the California Building Code, 2016 Edition, is amended by adding Section 109.5.1 to read as follows:

Section 109.5.1. Daly City Municipal Code General Regulations 15.00.020 are related Fees Prescribed and Established by Resolution of the City Council

15.08.080 Section 113. Board of Appeals, deleted.

Section 113 of the California Building Code, 2016 Edition, is deleted in its entirety and substituted by Daly City Municipal Code section 15.00.050.

15.00.090 Section 114.4.1. Violation Penalties Fee, added.

Section 114.4 of the California Building Code, 2016 Edition is amended by adding section 114.4.1 to read:

Section 114.4.1 Violation penalties fee shall be assessed per Daly Municipal Code section 15.00.020.

15.08.100 Section 406.3.4.4. Additional Residential Gypsum Board Requirements, added.

Section 406.3.4 of the California Building Code, 2016 Edition is amended by adding Section 406.3.4.4 and sub Section, to be numbered 406.3.4.4.1, 406.3.4.4.2 and 406.3.4.4.3 to read as follows:

406.3.4.4. Additional residential gypsum board requirements.

406.3.4.4.1 For dwellings that do not have fire-resistive separations between the private garage area or a carport and the dwelling unit, fire-resistive retrofit shall be required when habitable space is created by altering or improving existing unimproved space or by adding habitable space by expansion of an existing structure.

406.3.4.4.2 Fire resistive separations shall be constructed by installing fire taped Type X gypsum board throughout the entire garage area complying with section 406.1.4.1 to section 406.1.4.2, meaning all walls and ceilings adjoining living areas, where the garage walls are supporting living space above, those supporting walls will be protected by installing fire-taped Type X gypsum board.

406.3.4.4.3 All framing assemblies adjoining living space protected by gypsum board as required by 302.7.1 shall be insulated to R 13 standards in walls and R 19 standards in the ceiling/floor assembly.

15.08.110 Section 460. Requirements for Substantial Improvement or Change of Occupancy, added.

Section 460 of the California Building Code, 2016 Edition, is amended by adding the Requirements for Substantial Improvement or Change of Occupancy with the following subsections as follows:

Sec. 460.1. All existing buildings which undergo substantial improvement as defined in section 202 of the California Code of Regulation Title 24 Part 1 or change of occupancy that increase the current degree of public safety, health and general welfare shall conform with all requirements of California Existing Building Code.

EXCEPTION:

The appropriate persons involved with buildings of multiple use or mixed use occupancies wherein such improvement work is limited to a particular specific tenant space may apply for and receive permits for work related only to that specific tenant space provided that:

1. Such work conforms to all requirements of the adopted California Building Codes.
2. That tenant space demising wall construction be shall be of not less than one-hour fire-resistive construction unless provided with an approved automatic fire extinguishing system.
3. That if approved automatic fire extinguishing systems are installed that such systems shall not replace other fire resistive protection requirements or materials specified in the California Building Code.
4. Compliance Alternatives per section 3412 of the California Building Code 2013 Edition can be use as an Alternate Means and Methods subject to the approval of the Building Official to evaluate the change of occupancy that increase the current degree of public safety, health and general welfare in existing building while permitting the substantial repair, alteration, addition and change of occupancy without requiring full compliance to code currently in effect.

15.08.120 Section 501.2. Address Identification, deleted.

Section 501.2 of the California Building Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code General Regulations Section 15.00.060 Approved Numbers and Addresses.

15.08.130 Reserve.

15.08.140 Section 602.5.1. Exterior Siding Material, added.

Section 602.5. of the California Building Code, 2016 Edition of the California Building Code is amended by adding the following paragraph, to be numbered 602.5.1, to read as follows:

602.5.1. When the exterior wall is within eighteen inches (18") of the property line, and is Type V (A or B) construction, the wall shall be covered with $\frac{3}{4}$ inch nominal, naturally durable wood drop siding or similar manufactured materials with comparable life span.

15.08.150 Section 604. Use of Metal Sheets or Plates for External Covering of Roofs or Wall, added.

Section 601 of the California Building Code, 2016 Edition, amended by adding the following section 604.1 and sub-sections to read as follows:

Section 604.1. The use of metal sheets or plates for the external covering of roofs or walls is prohibited, anything in the Code notwithstanding, with the following exceptions:

1. Prefabricated and prefinished module siding approved by and acceptable to the Authorized Representative for specific installations.
2. Gasoline service stations and car wash structures as provided in Section 311 of this Code.
3. Building structures in an industrial zone.
4. Metal factory-manufactured tool sheds.
5. Architectural metal roofs with demonstrated resistance to corrosion, long term durability and cut edge protection acceptable to the authorized representative for specific installations.
6. Architectural features of copper metal roofing, copper granule containing asphalt shingles prohibited per Daly City Municipal Code 15.00.140 where the discharge of wastewater to storm drains is generated from the installation, cleaning, treating, and washing of the surface of copper roof.

15.08.160 Section 705.4.1. Walls Adjoining Property Line, added.

Section 705.4 of the California Building Code, 2016 Edition, is amended by adding the section 705.4.1 to read as follows:

Sec. 705.4.1. Walls Adjoining Property Lines between buildings built of wood frame construction next to each other or within eighteen nominal inches (18") of the property line, the wall shall be covered with $\frac{11}{16}$ inch nominal naturally durable wood drop siding or similar manufactured materials with comparable life span along the full length or width of buildings where any portion of two buildings could meet. Party walls are not permitted. A minimum one inch separation shall be provided between finished exterior wall surface and property line.

15.08.170 Section 809. Garbage Rooms Interior Finish, added.

Section 801 of the California Building Code, 2016 Edition, is amended by adding section 809 and sub-sections 809.1, 809.2, 809.3 and 809.4 to read as follows:

809. Garbage Rooms Interior Finish.

809.1. Shall be lined on all sides up four feet from the floor with galvanized iron of not less than No. 26 gauge U.S Standard. All seams and joints shall be interlocking and tight. As an alternate to the above, the following materials may be used: Concrete or concrete blocks finished with a smooth trowel stucco or similar materials, or one inch thick Portland cement on approved backing steel troweled to a smooth finish.

809.2. Shall have floors of concrete or quarry tile or other approved materials - no wood platforms.

809.3. Floor drains and hose bibs shall be required in, or within fifteen feet of, the garbage room in new construction.

809.4. Shall be provided with at least two garbage cans and as many more as may be considered necessary by the enforcement agency. They shall be constructed of at least No. 24 gauge U.S. Standard galvanized iron, all joints and seams riveted and soldered watertight. Each can shall be provided with a tight fitting metal cover, or any other method acceptable to the Health Department.

15.08.180 Section 903. Automatic Sprinkler System, deleted.

Section 903. of the California Building code, 2016 Edition, is deleted in its entirety and substituted by Daly City Municipal Code Section 15.32 and the 2016 California Fire Code. Automatic Fire Sprinkler Systems requirements shall be determined by the North County Fire Authority. Plan review, permits and inspections shall be under the North County Fire Authority.

15.08.190 Section 1030.1. Exception 5 and 6, Emergency Escape and Rescue, added.

Section 1030.1 of the California Building Code, 2016 Edition, is amended by adding the following exceptions, to be numbered exception 5 and 6, to read as follows:

Section 1030.1 exception 5. Emergency escape and rescue windows for Group R2 occupancies three (3) stories or less can open onto a yard that does not provide a direct means of access to the public way provided the yard has a minimum clear depth of 20 feet measured from the exterior wall to the property line, and extends to the full width of the parcel. The exterior wall where emergency escape and rescue window is located shall be protected by installing an approved non-combustible siding material or a 7/8" thick cement plaster on the exterior side of the wall. Openings in the protected fire rated wall are not required to be fire rated assemblies.

Section 1030.1 exception 6. Emergency escape and rescue windows for Group R2 occupancies three stories or less can open onto a yard not less than 10 feet in depth measured from the exterior wall to the property line and extends to the full width of the parcel. The yard

shall have direct and unobstructed access to an Exit Passageway complying with Section 1024 that leads directly to a public way.

15.08.200 Section 1203.6.1. Ventilation for Exterior Soffits, Bays, Projections and enclosed section under Exterior Stairs, added.

Section 1203.6 of the California Building Code, 2016 Edition, is amended by adding section 1203.6.1, to read as follows:

Sec. 1203.6.1. Ventilation for Exterior Soffits, Bays, Projections and enclosed sections under stairway. Ventilation shall be provided in an approved manner for all enclosed exterior soffits, bays, projections and and enclosed sections under stairs.

15.08.210 Table 1505.1. Minimum Roof Covering Classifications for Types of Construction, amended.

Table 1505.1 of the California Building Code, 2016 Edition, is amended by to read as follows:

Table 1505.1^a

Minimum Roof Covering Classification for Types of Construction

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

a. Unless otherwise required in accordance with chapter 7A within any twelve (12) month period, roof covering alterations which includes replacement or repair exceeding 50% of the projected area of the existing roof, requires the entire existing roof to be replaced with materials and construction as required for new roofs.

15.08.220 Section 1705.3. Concrete Construction Exception 1, amended.

Section 1705.3 Concrete construction of the California Building Code, 2016 Edition is amended to read as follows. The special inspection and test of concrete construction shall be performed by this section and TABLE 1705.3

Exceptions: Special inspections shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where structural design of footing is based on a specified compressive strength f'_c , no greater than 2,500 pounds per square inch (psi).

15.08.230 Section 1807.2.4. Retaining Wall, added.

Section 1807.2 of the California Building Code, 2016 Edition, is amended by adding subsection 1807.2.4 to read as follows:

Section 1807.2.4. Where it is necessary to retain earth to protect structures or adjoining property, a retaining wall must be constructed. Masonry and concrete walls higher than forty-eight inches from bottom of footing to top of wall, and wood walls higher than thirty-six inches (35") from bottom grade to top grade shall be designed by a licensed architect or engineer. Walls constructed of wood may be used to protect adjoining earth but may sustain no other loads.

Exception:

Walls constructed of wood to retaining backfilled clean earth and is mainly use for leveling a landscaping area or a planter box may be used and shall not sustain no other loads such as surcharge and not to exceed thirty eight inches in height measured from the finished grade to top of wall and shall have a minimum horizontal distance of six feet from any adjacent structures or building is exempted from design by a licensed architect or engineer.

15.08.240 Section 1905.1.7. ACI 318 Section 14.1.4.1 amended.

Section 1905.1.7 ACI 318, Section 14.1.4 of the California Building Code, 2016 Edition, is amended by deleting 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 dwellings 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. For footings that exceed 8" inches (203 mm) in thickness, 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.

15.08.250 Chapter 23 - Sections 2306 and 2308 Sheathing Used for Shearwall and Bracing Methods, amended.

Chapter 23 - Section 2306 and 2308 where the Type of Material used for Shearwall and Bracing Methods as described in Tables 2306.3(3) and 2308.6.3(3) are deemed to be not an approved materials and methods and are deleted:

Table 2306.3(3) Shearwall

1. Expanded metal or woven wire lath and Portland cement plaster, deleted
2. Gypsum lath, plain or perforated, deleted
3. Gypsum sheathing, deleted
4. Gypsum board, gypsum veneer base or water resistant gypsum backing board, deleted

Table 2308.6.3(3) Bracing Methods

1. LIB (Let-in-bracing), deleted
2. DWB (Diagonal wood boards), deleted
3. GB (Gypsum board- double sided), deleted
4. PBS (Particle board sheathing), deleted
5. PCP (Portland cement plaster), deleted
6. HPS (Hardboard panel siding), deleted

15.08.260 Section 3112. Trailers, Modular Units, Mobile Home added.

A new section, to be known as Section 3112 and sub-sections 3112.1, 3112.2, 3112.3 and 3112.4 to read as follows is added to Chapter of the California Building Code, 2016 Edition, which shall read as follows:

Section 3112. Trailers, Modular Units, Mobile Home:

3112.1. Trailers, modular units, mobile homes (except those mobile homes as defined in Sec. 15.40.010 B of the Daly City Municipal Code), travel trailers, house trailers, camp cars, campers or any other types of units, whether on wheels or not on wheels, and used for living quarters, shall be prohibited except in mobile home parks.

3112.2. Trailers, modular units, nor any other type unit as described in 3103.5.1, whether on wheels or not on wheels, shall not be used for any type of office-building or other business uses except they may be used for temporary offices for construction or sales purposes, formal educational occupancy and special events only, and with the specific approval of the Building Official per section 108 Temporary Structure and uses.

3112.3 Trailers, modular units or any type of unit as described in 3103.5.1 which are intended to be used for more than the specified time limitation per section California Building

Code section 108 is allowed with one extension for not more than 180 day with specific approval of the Building Official.

3112.4 Trailers, modular units or any type of unit as described in 3103.5.1 which is intended to be used as described in 3103.5.2 for more than 360 days will require specific approval of the Building Official and other Officials and Officers.

SECTION 3: Chapter 15.10 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.10 and Sections 15.10.010 through 15.10.200 are hereby added to Title 15, to read as follows:

EXHIBIT C

CHAPTER 15.10

RESIDENTIAL BUILDING CODE

Sections:

15.10.010	California Residential Building Code—Adoption—Where filed.
15.10.020	Section R105.2. Work Exempt from Permit, Building 1, amended.
15.10.030	Section R105.3.2. Time Limitation of Application, deleted.
15.10.040	Section 105.5. Permit Expiration and Extension, deleted.
15.10.050	Section R106.2.1. Site Plan or Plot Plan, added.
15.10.060	Section R106.2. 2. Construction Documents, added.
15.10.070	Section R108.7. Fees Prescribed and Established by Resolution of the City Council, added.
15.10.080	Section R112. Board of Appeals, deleted.
15.10.090	Section R113.2.1. Violation Penalties Fee, added.
15.10.100	Section 301.2. Climatic and Geographical Design Criteria Table R301.2(1), amended.
15.10.110	Section R302.6.1. Fire Protection Retrofits, added.
15.10.120	Section R303.1.1. Court, added.
15.10.130	Section R309.5. R309.6 and R313. Automatic Fire Sprinkler Systems, deleted.
15.10.140	Section R310.1.2. Emergency Escape and Rescue. Exception, substituted.
15.10.150	Section R319. Site Address, deleted.
15.10.160	Section R324.7.2.8. Location of Rapid Shutdown for Photovoltaic System, added.
15.10.170	Section R403.1.3. Seismic Reinforcement Exception, amended.
15.10.180	Section R602.10.4. Footnote “f” and “g” to Table 602.10.4, added.
15.10.190	Section R703.13. Exterior Covering, added.
15.10.200	Section R901. General Roof Assemblies, added.

15.10.10 California Residential Building Code – Adoption – Where Filed.

There is adopted by the city, for purpose of prescribing regulations for the health and safety of its inhabitants, that certain code known as the "California Residential Building Code, 2016 Edition," and excluding the following Appendices; A - Size and Capacities of Gas Piping; B - Size of Venting Systems Service Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use with Type B Vents; C - Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems; D -Recommended Procedures for Safety Inspection of an Existing Appliance Installation; E -Manufactured Housing Used as Dwellings; F - Passive Radon Gas Controls; G – Piping Standards for Various Applications; I – Private Sewage Disposal; J – Existing Buildings and Structures; K – Sound Transmission; L – Permit Fees; M – Home Day Care – R-3 Occupancy; N – Venting Methods; O – Automatic Vehicular Gates; P – Sizing of Water Piping System; R – Light Straw-Clay Construction; S – Strawable

Construction; T – Recommended Procedure for Worst –Case Testing of Atmospheric Venting Systems Under N1102.4 or N1105 Conditions $\leq 5ACH_{50}$; U – Solar-Ready Provisions – detached One- and Stwo-Family Dwellings, Mutiple Single-Family Dwellings (Townhouse); V – Swimming Pool Safety Act; W – Areas Protected By the Facilities of the Central Valley Flood Protection Plan and the whole hereof, save and except for such portions as are hereinafter set forth, of which code one copy has been and now is filed in the office of the city clerk and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the building code shall be enforceable to the same extent as if contained in the body of the residential building code.

15.10.020 Section R105.2. Work Exempt from Permit, Building 1, amended.

Section R105.2 of the California Residential Code, 2016 Edition, Work Exempted from Permit Building - item1 is amended and substituting the following paragraph to read as follows:

Building: Item 1.

One or more single story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the sum of the total floor area of these accessory structures does not exceed 120 square feet, with a maximum height of 10 feet.

Location.

Detached accessory structures shall not be located less than five (5) feet from the nearest exterior face of the residential building and not less than twelve (12) inches from a fence and where it will obstruct a bedroom window or door that is designed to be used for emergency escape and rescue per Section R310.

15.10.030 Section R105.3.2. Time Limitation of Application, deleted.

Section R105.3.2 of the California Residential Code 2016 Edition is deleted and substituted by Municipal Code General Regulations 15.00.030.

15.10.040 Section R105.5. Permit Expiration and Extension, deleted.

Section R105.5. of the California Residential Code 2016 Edition is amended and substituted by Municipal Code General Regulations 15.00.040.

15.10.050 Section R106.2.1. Site Plan or Plot Plan, added.

Section R106.2 of the California Residential Code, 2016 Edition, is amended by adding subsection R106.2.1 to read as follows:

Section R106.2.1 Site plan or plot plan shall indicate the direction and means of disposal of storm water runoff which shall be diverted to the public way and not to adjacent properties
Site plan or plot plan shall include the following information:

- 1). Location of utility electrical meter and service disconnect.
- 2). Location of utility natural gas meter
- 3). Location of rapid disconnect for new installation of a photovoltaic solar system.

15.10.060 Section R106.2.2. Construction Document, added.

Section R106.2 of the California Residential Code, 2016 Edition, is amended by adding subsection R106.2.2 to read as follows:

Section R106.2.2 Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger.

15.10.070 Section R108.7. Fees Prescribed and Established by Resolution of the City Council Fees, added.

Section R108. of the California Residential Code, 2016 Edition, is amended by adding Section R108.7 to read as follows:

Section 108.7. Daly City Municipal Code General Regulations 15.00.020 are Fees Prescribed and Established by Resolution of the City Council

15.10.080 Section R112. Board of Appeals, deleted.

Section R112 of the California Building Code, 2016 Edition, is deleted and substituted by General Regulations 15.00.050.

15.00.090 Section R113.2.1. Violation Penalties Fee, added.

Section R113.2 of the California Residential Code, 2016 Edition is amended by adding section R113.2.1 to read:

Section R113.2.1 Violation penalties fee shall be assessed per Daly Municipal Code section 15.00.020 Fees.

Section 15.10.100 Table R301.2(1). Climatic and Geographical Design Criteria, amended

Table R301.2(1) shall be as follows:

Ground Snow Load	0
------------------	---

Wind Design		
	Speed MPH	85 MPH
	Topographic Effects	No
Seismic Design Category		D2
	Wood Frame Single Family Residential Unit three stories maximum from grade plane.	
Subject to Damage From		
	Weathering	Negligible
	Frostline Depth	N/A
	Termite	None to Slight Check With A Licensed Pest Control Company
Winter Design Temperature		40
Ice Barrier Underlayment Required		N/A
Flood Hazard		Check With Public Works Department for Specific Area
Air Freezing Index Basis – National Climatic Data Center – San Francisco		44.7
Mean Annual Temperature		45

15.10.110 Section R302.6.1. Fire Protection Retrofits, added.

Section R302.6 of the California Residential Code, 2016 Edition, is amended by adding Section R302.6.1 with sub Sections R302.6.1.1 and R302.6.1.2 to read as follows:

R302.6.1. Additional residential gypsum board requirements: For homes that do not have fire protection between the Group U garage area or carport and the Group R-3, dwelling, fire-protection retrofit shall be required when new habitable space is created by the alteration of existing unimproved space, or by the expansion of an existing structure as follows:

R302.6.1.1. Fire separations shall be constructed by installing fire-taped 5/8 inch thick Type “X” gypsum board throughout the entire garage area, including all walls and ceilings adjoining living areas. Where the garage walls are supporting living space above, those supporting walls, including posts and beams, will be protected by installing fire-taped 5/8 inch thick Type “X” gypsum board.

R302.6.1.2 All framing assemblies adjoining conditioned spaces protected by gypsum board as required by R302.6.1 shall be insulated with properly installed R 13 insulation in walls and R 19 in the ceiling/floor assembly or with other approved materials complying with current California Energy Code.

15.10.120 Section R303.1.1. Court, added.

Section R303.1 of the California Residential Code, 2016 Edition, is amended by adding sub Section R303.1.1 to read as follows:

Section R303.1.1 Court. Requirements of courts as defined in R202 of the California Residential Code shall comply with Section 1206.3 of the California Building Code, 2016 Edition,

15.10.130 Section R309.5; R309.6 and R313. Automatic Fire Sprinkler Systems, deleted.

Section R309.5; R309.6 and R313 of the California Residential Code, 2016 Edition, is entirely deleted and all references to Automatic Fire Sprinkler Systems requirements in Section R309.5 and R309.6 and R313 and the entire body of the California Residential Code are replaced by Daly City Municipal Code 15.32 and the 2016 California Fire Code. Automatic Fire Sprinkler Systems requirements shall be determined by the North County Fire Authority. Plan review, permits and inspection shall be under the North County Fire Authority.

15.10.140 Section R310.1. Emergency Escape and Rescue. Exception, amended.

Section R310. Exception of the California Residential Code, 2016 Edition, is amended and substituted by the following paragraph to read as follows:

Section R310.1..Exception. Emergency escape and rescue windows for One- and Two-Family Residential Dwelling including Townhouses may open onto a yard that does not provide a direct means of access to the public way provided the yard has a minimum clear depth of 20 feet measured from the exterior wall to the property line, and that extends to the full width of the parcel. The exterior wall where emergency escape and rescue window is located shall be protected by installing an approved non-combustible siding material or a 7/8" thick cement plaster on the exterior side of the wall. Openings in the protected fire rated wall are not required to be fire rated assemblies.

15.10.150 Section R319. Site Address, deleted.

Section R319 of the California Residential Code, 2016 Edition, is deleted in its entirety and substituted by Daly City Municipal Code section 15.08.060

15.10.160 Section R324.7.2.8. Location of Rapid Shutdown for Residential Photovoltaic System, added.

Section R324 of the California Residential Code 2016 Edition is amended by adding section R324.7.2.8 to read as follows:

Section R324.7.2.8. Rapid Shutdown as required by the Article 690.12 of the California Electrical Code 2016 Edition shall be located in a readily accessible location at the exterior of the building for small roof top solar system 10 kilowatts or less.

15.10.170 Section R403.1.3. Seismic Reinforcement Exception, amended.

Section 403.1.3 of the California Residential Code, 2016 Edition is amended by substituting the following paragraph to read as follows:

Section R403.1.3 Seismic Reinforcing for concrete footings located in Seismic Design Categories D0, D1 and D2, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars, one top and one bottom and not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing. Reinforcement shall be installed with support and cover in accordance with Section R403.1.3.5.

15.10.180 Section R602.10.4. Footnote “f” and “g” to Table 602.10.4, added.

Section R602.10.4 of the California Residential Code, 2016 Edition, is amended by adding Footnote “f” to the end of Table 602.10.4 Bracing Method to read as follows:

Footnote “f”. In Seismic Design Categories D0, D1, and D2, Method **GB**-(Gypsum wall board), **LIB**-(Let-in-bracing), **DBW**-(Diagonal wood board), **SFB**-(Structural fiberboard sheathing), **PBS**-(Particleboard sheathing), **PCP**-(Portland cement plaster), **HPS**-(hardboard panel siding), are not permitted as Bracing Methods

Footnote “g” In Seismic Design Categories D0, D1, and D2, Material used for Shearwall shall comply with Daly City Municipal Code 15.08.250.

15.10.190 Section R703.13. Exterior Covering, added

Section R703 of the California Residential Code, 2016 Edition, is amended by adding Section R703.13 with sub Sections R703.13.1 and 703.13.2 to read as follows:

Section R703.13 Exterior Wall Covering

Section R703.13.1. When the exterior wall is within eighteen inches (18") of the property line, the exterior wall shall be covered with 11/16" nominal, naturally durable, wood drop siding or similar manufactured materials with comparable life span.

Exception: Exterior walls facing public right of way.

Section R703.13.2. Walls Adjoining Property Lines. On buildings built within eighteen inches (18") of each other or within eighteen inches (18") of the property line, the exterior wall shall be covered with 11/16" nominal naturally durable wood drop siding or similar manufactured materials with comparable life span along the full length or width of buildings where any portion of two buildings could meet. Party walls are not permitted. A minimum one

inch separation shall be provided between the finished exterior wall surface and the property line.

15.10.200 Section R901. General Roof Assemblies, added.

Section R901 of the California Residential Code, 2016 Edition, is amended by adding R901.2 to read as follows:

Sec. R901.2 All new roof covering materials as stated in Section R902.1 for Residential Group R occupancy classifications shall have a fire rating of Class B, or better, which complies Fire-retardant Roofing, when tested in accordance with UL790 or ASTM E 108-07a

Within any twelve (12) month period, roof covering alterations which includes replacement or repair exceeding 50% of the projected area of the existing roof, requires the entire existing roof to be replaced with materials and construction as required for new roofs.

All references referring to the use of a fire-retardant roof covering Class C are hereby deleted.

SECTION 4. Chapter 15.14 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.14 and Sections 15.14.010 through 15.14.070 are hereby added to Title 15, to read as follows:

EXHIBIT D

CHAPTER 15.14

INTERNATIONAL PROPERTY MAINTENANCE CODE

Sections:

- 15.14.010 Adopted.
- 15.14.020 Section [A] 101.1. Terms Explained.
- 15.14.030 Section 103. Terms Explained.
- 15.14.040 Section [A] 106.3. Failure to Obey Order, substituted.
- 15.14.050 Section 106.4. Violation Penalties, deleted.
- 15.14.060 Section 109.4.1. Cost Recovery for Authorized Emergency Abatement of Immediate Life, Health and Safety Hazards, added.
- 15.14.070 Section 109.6. Hearing, deleted.
- 15.14.080 Section 111. Means of Appeal, deleted.

15.14.010 International Property Maintenance Code Adopted as Reference.

There is adopted by the city, for the purpose of prescribing regulations for the protection of the public health and safety of its inhabitants, that certain code known as the "International Property Maintenance Code, 2015 Edition," as published by the International Code Council, Inc., and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended, as hereinafter set forth, of which code one copy is on file in the office of the city clerk, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

15.14.020 Section [A] 101.1. Terms Explained.

the International Property Maintenance Code 2015 Edition, be changed to "ENFORCEMENT OF THE ORDER OF THE BUILDING OFFICIAL OR THE CITY COUNCIL OF THE CITY OF DALY CITY".

15.14.030 Section 103. Terms Explained

Section 103 of the International Property Maintenance Code 2015 Terms Explained.

The term "Code Official" is the Building Official

The term "Department of Property Maintenance Inspection is changed to

"Enforcement of the Order of the Building Official or the City Council of the City of Daly City"

The term “Chief Appointing Authority” is the City Manager.

15.14.040 Section 106.3. Failure to Obey Order, substituted.

Section 106.3 of the international Property Maintenance Code 2015 Edition is amended by substituting the title Prosecution of violation to read “Failure to Obey Order”

15.14.050 Section 106.4. Violations Penalties, deleted

Section 106.4 of the International Property Maintenance Code, 2015 Edition, referencing to “Violation Penalties,” is deleted in their entirety inasmuch as regulations setting forth equivalent regulations are set forth in the Daly City Municipal Code Chapter 15.00.020.

15.14.060 Section 109.4.1. Cost Recovery for Authorized Emergency Abatement of Immediate Life, Health and Safety Hazards, added.

Section 109.4 of the International Property Maintenance Code, 2015 Edition, is amended by adding subsection 109.4.1 to read as follows:

Section 109.4.1. Cost Recovery. Expenses incurred for any action taken on such premises by the Enforcement of the Order of the Building Official or the City Council for authorized emergency abatement of Life, Health and Safety Hazards as authorized by the Chief Appointing Authority shall be recovered through reimbursement by the property owner.

In the event that expenses incurred for any action taken on such premises cannot be recovered through reimbursement by the property owner, the real estate upon which the structure is located shall be charge by placing a lien upon such real estate subject to the approval by City Council.

15.14.070 Section 109.6. Hearing, deleted.

Section 109.6 of the International Property Maintenance Code, 2015 Edition is deleted and substituted by Daly City Municipal Code section 15.00.050.

15.14.080 Section 111. Means of Appeal, deleted.

Section 111 of the International Property Maintenance Code, 2015 Edition is deleted and substituted by Daly City Municipal Code section 15.00.050.

SECTION 5: Chapter 15.16 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.16 and Sections 15.16.010 through 15.16.120 are hereby added to Title 15, to read as follows:

EXHIBIT E

CHAPTER 15.16

MECHANICAL CODE

Sections:

<u>15.16.010</u>	<u>Adopted.</u>
<u>15.16.020</u>	<u>Section 104.3.1. Construction Documents, added.</u>
<u>15.16.030</u>	<u>Section 104.3.2.1 Plan Review Established Fees, added.</u>
<u>15.16.040</u>	<u>Section 104.3.3. Time Limitation of Application, deleted.</u>
<u>15.16.050</u>	<u>Section 104.4.3. Expiration, deleted.</u>
<u>15.16.060</u>	<u>Section 104.4. Extensions, deleted.</u>
<u>15.16.070</u>	<u>Section 104.5. Fee Schedule Table 104.5 Mechanical Permit Fees, deleted.</u>
<u>15.16.080</u>	<u>Section 104.5.2.1. Investigation Fee, added.</u>
<u>15.16.090</u>	<u>Section 104.5.3.4. Fee Refunds, added.</u>
<u>15.16.100</u>	<u>Section 106.3.1. Assessment of Penalties, added.</u>
<u>15.16.110</u>	<u>Section 107. Board of Appeals, deleted.</u>
<u>15.16.120</u>	<u>Section 510.7.1. Grease Duct Enclosure Exception, added.</u>

15.16.010 Adopted.

There is adopted by the city for the purpose of prescribing regulations for the protection of the public health and safety, that certain code known as the California Mechanical Code, 2016 Edition, including the appendices thereto, published by the International Association of Plumbing and Mechanical Officials, and the whole thereof, save and except Appendix A - Residential plans examiner review form for HVAC System Design, Appendix B - Procedures to be followed to place gas equipment in operation, Appendix C - Installation and testing of oil (liquid) fuel-fired equipment, Appendix D - Fuel supply: manufactured/mobile home parks and recreational vehicle parks, Appendix E - Sustainable practice, Appendix F - Sizing of venting systems and outdoor combustion and ventilation opening design, Appendix G - Example calculation of outdoor air rate are adopted for reference and such portions as are hereinafter deleted, modified or amended, as set forth in this chapter, of which code one copy has been and now is filed in the office of the city clerk, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the day on which the ordinance is codified, this chapter shall take effect; the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the California Mechanical Code shall be enforceable to the same extent as if contained in the body of the Mechanical Code.

15.16.020 Section 104.3.1.1. Construction Documents, added

Section 104.3.1 of the California Mechanical Code, 2016 Edition, is amended by adding section 104.3.1.1 to read as follows:

104.1.1.1. Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger.

15.16.030 Section 104.3.2.1. Plan Review Established Fee, added

Section 104.3.2 of the California Mechanical Code , 2016 Edition is amended by adding section 104.3.2.1 to read as follows:

Section 104.3.2.1 Plan review for mechanical work shall be determined by Daly City Municipal Code section 15.00.020.

15.16.040 Section 104.3.3. Time Limitation of Application, deleted

Section 104.3.3 of the California Mechanical Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code General Regulations 15.00.030.

15.16.050 Section 104.4.3. Expiration, deleted

Section 104.4.3 of the California Mechanical Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code regulation 15.00.030

15.16.060 Section 104.4.4. Extensions, deleted

Section 104.4.4 of the California Mechanical Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code regulation 15.00.030

15.16.070 Section 104.5. –Fee Schedule Table 104.5 Mechanical Permit Fees. deleted.

Section 104.5 – Fee Schedule Table 104.5 Mechanical Permit Fees of the California Mechanical Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code section 15.00.020.

15.16.080 Section 104.5.2.1. Investigation Fee, added

Section 104.5.2 of the California Mechanical Code, 2016 Edition, is amended by adding section 104.5.2.1 to read as follows:

Section 104.5.2.1 Investigation fee shall be assessed per Daly City Municipal Code section 15.00.020.

15.16.090 Section 104.5.3.4. Fee Refunds, added

Section 104.5. of the California Plumbing Code, 2016 Edition, is amended by adding 104.5.4 to read as follows:

Section 104.5.4 Refunding of fee shall be per Daly City Municipal Code section 15.00.020.

15.16.100 Section 106.3.1. Assessment of Penalties Added

Section 106.3 of the California Mechanical Code, 2016 Edition, , is amended by adding section 106.3.1 to read as follows:

Section 106.3.1 Assessment of penalties shall be per Daly City Municipal Code section 15.00.020

15.16.110 Section 107. Board of Appeals, deleted.

Section 107 of the California Mechanical Code, 2016 Edition, is deleted in its entirety and substituted by Daly City Municipal Code section 15.00.050.

15.16.120 Section 510.7.1. Grease Duct Enclosure Exception Added.

Section 510.7.1 of the California Mechanical Code 2016 Edition is amended by adding Exception to read as follows:

Exception:

1. Grease duct wall enclosures shall be at least one-hour fire resistive construction in all buildings and shall be two-hour fire resistive construction in Types I and II fire-resistive buildings.
2. An approved Fire Wrap with an Underwriter's Laboratory (U.L.) or International Code Council Evaluation Service (ICCES) certification may be used as In-lieu of a grease duct wall enclosure and shall be installed by a certified fire wrap installer.

SECTION 6. Chapter 15.20 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.20 and Sections 15.20.010 through 15.20.240 are hereby added to Title 15, to read as follows:

EXHIBIT F

CHAPTER 15.20

PLUMBING CODE

Sections:

<u>15.20.010</u>	<u>Adopted.</u>
15.20.020	Section 104.3.1.1. Construction Documents, added
15.20.030	Section 104.3.2.1. Plan Review Established Fee, added
15.20.040	Section 104.3.3. Time Limitation of Application, deleted
15.20.050	Section 104.4.3. Expiration, deleted
15.20.060	Section 104.4. Extensions, deleted
15.20.070	Section 104.5. –Fee Schedule Table 104.5 Plumbing Permit Fees, deleted.
15.20.080	Section 104.5.2.1. Investigation Fee, added
15.20.090	Section 104.5.3. Fee Refunds, added
15.20.100	Section 106.3.1. Assessment of Penalties, added.
15.20.110	Section 107. Board of Appeals, deleted.
15.20.120	Section 301.2.6. Minimum Plumbing Standards within a Building Structure, added.
15.20.130	Section 310.6.1. Prohibited Fittings and Practices, added.
15.20.140	Section 401.3.1. Indoor Water Use Efficiency and Conservation, added.
15.20.150	Section 507.27. Additional Requirements - Protection of Water Heater from Damage, added
15.20.160	Section 602.5. Unlawful Connections, added.
15.20.170	Section 604.10. Plastic Material, deleted.
15.20.180	Section 604.14. Material for Water Piping and Fitting, added.
15.20.190	Section 604.15. Plastic Parts Included with Approved Appliance, added.
15.20.200	Section 612.0. Residential Fire Sprinkler Systems, deleted.
15.20.210	Section 703.1.1. Sizing of Building Drain and Building Sewer Pipe, added.
15.20.220	Section 707.4. Location of Cleanouts, deleted.
15.20.230	Section 713.8. Administrative Authority Relating to Building Sewer, added.
15.20.240	Section 1208.6.1. Gas Meter Location, amended.

15.20.010 Adopted.

There is adopted by the city for the purpose of prescribing regulations for the protection of the public health and safety, that certain code known as the California Plumbing Code, 2016 Edition, including the appendices thereto, published by the International Association of Plumbing and Mechanical Officials, and the whole thereof, save and except : Appendix B Explanatory notes on combination waste and vent system, Appendix C Alternate plumbing systems, Appendix E, Manufactured/mobile home park and recreational Vehicle Park, Appendix F Firefighter breathing air replenishment systems, Appendix G Sizing of venting systems, Appendix H, Private Sewage disposal System, Appendix I Installation standard for PEX tubing systems for Hot-and –cold-water distribution, Appendix

J Combination of indoor and outdoor combustion and ventilation opening design, Appendix K Potable rainwater catchment systems, and Appendix L, Sustainable Practice which are adopted by reference and such portions as are hereinafter deleted, modified or amended, as set forth in this chapter, of which code one copy has been and now is filed in the office of the city clerk, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the day on which the ordinance is codified, this chapter shall take effect; the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the California Plumbing Code shall be enforceable to the same extent as if contained in the body of the mechanical code.

15.16.020 Section 104.3.1.1. Construction Documents, added

Section 104.3.1 of the California Plumbing Code, 2016 Edition, is amended by adding section 104.3.1.1 to read as follows:

104.1.1.1. Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger.

15.20.030 Section 104.3.2.1. Plan Review Established Fee, added

Section 104.3.2 of the California Plumbing Code , 2016 Edition is amended by adding section 104.3.2.1 to read as follows:

Section 104.3.2.1 Plan review for plumbing work shall be determined by Daly City Municipal Code section 15.00.020 fees prescribed and established by resolution of the City Council.

15.20.040 Section 104.3.3. Time Limitation of Application, deleted

Section 104.3.3 of the California Plumbing Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code 1500.030.

15.20.050 Section 104.4.3. Expiration, deleted

Section 104.4.3 of the California Plumbing Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code 15.00.030

15.16.060 Section 104.4.4. Extensions, deleted

Section 104.4.4 of the California Plumbing Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code 15.00.030

15.16.070 Section 104.5. –Fee Schedule Table 104.5 Plumbing Permit Fees, deleted.

Section 104.5 – Fee Schedule Table 104.5 Plumbing Permit Fees of the California Plumbing Code, 2016 Edition, is deleted and substituted by Daly City Municipal Code section 15.00.020 Fees Prescribed and Established by Resolution of the City Council.

15.20.080 Section 104.5.2.1. Investigation Fee, added

Section 104.5.2 of the California Plumbing Code, 2016 Edition, is amended by adding section 104.5.2.1 to read as follows:

Section 104.5.2.1 Investigation fee shall be assessed per Daly City Municipal Code section 15.00.020 fees prescribed and established by resolution of the City Council.

15.20.090 Section 104.5.3. Fee Refunds, amended

Section 104.5.3 of the California Plumbing Code, 2016 Edition, is amended by adding 104.5.4 to read as follows:

Section 104.5.4 Refunding of fee shall be per Daly City Municipal Code section 15.00.020 fees prescribed and established by resolution of the City Council.

15.16.100 Section 106.3.1. Assessment of Penalties, added

Section 106.3 of the California Plumbing Code, 2016 Edition,, is amended by adding section 106.3.1 to read as follows:

Section 106.3.1 Assessment of penalties shall be per Daly City Municipal Code section 15.00.020 fees prescribed and established by resolution of the City Council.

15.16.110 Section 107. Board of Appeals, deleted.

Section 107 of the California Plumbing Code, 2016 Edition, is deleted in its entirety and substituted by Daly City Municipal Code section 15.00.050 Procedure for Appeals.

15.20.120 Section 301.2.6. Minimum Plumbing Standards within a Building Structure, added.

Section 301.2. of the California Plumbing Code, 2016 Edition, is amended by adding Section 301.2.6 to read as follows:

Section 301.2.6. Acrylonitrile-butadiene-styrene (ABS), for drain, waste and vent fittings; Polyvinyl Chloride (PVC), for drain, waste and vent fittings; Cross-linked Polyethylene (PEX), Cross-linked Polyethylene-Aluminum-Cross-linked Polyethylene (EEX-AL-EEX), Polyethylene-Aluminum-Polyethylene (PE-AL-PE) for water; Polyethylene (PE) for building supply or for natural gas yard piping; Polyethylene (PE), Chlorinated

Polyvinyl Chloride (CPVC) and Polyvinyl Chloride (PVC) for water services are not otherwise deemed to be an approved plumbing material for use within a building or structure. All references to ABS, CPVC, PVC, PEX, EEX-AL-EEX, PE-AL-PE and PE materials throughout the body of the California Plumbing Code, 2016 Edition, are hereby deleted except as otherwise defined in this chapter.

EXCEPTION:

When a backflow preventer device is located on the exterior of the building, cold water piping for private irrigation sprinkler system installations may be PE or PVC downstream of the backflow preventer device. When such backflow preventer device is located on the interior of the building, the interior piping shall be of approved metal piping.

15.20.130 Section 310.6.1. Prohibited Fittings and Practices, added.

Section 310.6 of the California Plumbing Code, 2016 Edition, is by adding Section 310.6.1

Section 310.6.1 Approved Material Connecting Dissimilar Material.

310.6.1. Except for necessary valves, where mixing of dissimilar metals occur, the point of connection shall be confined to exposed or readily accessible locations and all connections between the two will be made by a brass nipple at least six inches (6") long or other methods approved by the Administrative Authority.

15.20.140 Section 401.3.1. Indoor Water Use Efficiency and Conservation, added.

Section 401.3 of the California Plumbing Code, 2016 Edition, is amended by adding section 401.3.1 to read as follows:

Section 401.3.1 All new construction and applicable remodels shall have, at a minimum, fixtures that comply with the Daly City Municipal Code 15.66 “Water Use Efficiency Table” for the following California Plumbing Code sections and plumbing fixtures: section 407-Lavatories, section 408-Showers, 411- section Water Closets, section 414-Diswashing Machines, section 417-Faucets and Fixture Fittings and section 420-Sinks.

Indoor Water Use Efficiency Table

Fixture	Residential	Non-Residential
Toilets	≤1.28 gpf, and ≥350 grams	≤1.28 gpf, and ≥350 grams
Urinals	≤0.5 gpf	≤0.5 gpf
Showers	≤2.0 gpm	≤2.0 gpm
Bathroom faucets	≤ 1.5 gpm	≤ 0.5 gpm
Kitchen faucets	≤ 2.2 gpm	≤ 2.2 gpm
Clothes washers	≤6.0 Water Factor	≤6.0 Water Factor

Dishwashers	≤6.5 gal/cycle, or Energy Star Qualified	Energy Star Qualified
Cooling towers	≥5 - 10 cycles, or ≥2.5 LSI	≥5 - 10 cycles, or ≥2.5 LSI
Food steamers	—	Boiler less, or Self-contained
Ice machines	—	≤25 gal/100 lbs. ice, or Air-cooled
Pre-rinse spray valves	—	≤1.15 gpm
Automatic vehicle wash facilities	—	≥50% of water that is recycled on site
Commercial refrigeration	—	Closed loop, or air cooled
Meters	Sub meters for RMF, and separate meter for outdoor if landscape >5,000 sq. ft.	Sub meters, and separate meter for outdoor if landscape >5,000 sq. ft.

Definitions:

- a. "Energy Star qualified" means that a given fixture meets the United States Environmental Protection Agency standard for an energy efficient product.
- b. "gal/cycle" means gallons per cycle.
- c. "gal/100 lbs ice" means gallons per hundred pounds of ice.
- d. "gpf" means gallons per flush.
- e. "gpm" means gallons per minute.

15.20.150 Section 507.27. Additional Requirements - Protection of Water Heater from Damage, added.

Section 507.0 of the California Plumbing Code, 2016 Edition, is amended by adding subsection 507.27, sub Sections 507.27.1, 507.27.2 and 507.27.3 to read as follows:

Section 507.27. Additional Requirements for Protection of Water Heater from Damage.

507.27.1. The owner of the property shall be required to conform to Sections 507.13 and, 507.14 in either of the following instances:

507.27.2. Whenever a building permit is issued in connection with said property, and said building permit is issued based on a valuation of \$1,000.00 or more for work adding or modifying habitable space.

507.27.3. Prior to sale or transfer of the property.

15.20.160 Section 602.5. Unlawful Connections, added.

Section 602.0 of the California Plumbing Code, 2016 Edition, amended by adding subsection 602.5 to read as follows:

Section 602.5. Other Unlawful Connections.

602.5. No installation of potable water supply piping or part thereof shall be designed in such a manner that the water system will have dead ends, incapable of being circulated, except for domestic fire sprinkler systems when sprinkler system is connected directly to the domestic service piping system. An approved backflow device shall be installed at the point of connection between the domestic piping and the sprinkler piping.

15.20.170 Section 604.10. Plastic Material, deleted.

Section 604.10 including exception of the California Plumbing Code, 2016 Edition, is deleted. Grounding methods shall be referenced to California Electrical Code:

15.20.180 Section 604.14. Material for Water Piping and Fitting, added.

Section 604.0 of the California Plumbing Code, 2016 Edition, is amended by adding subsection 604.14 to read as follows:

Section 604.14. Materials for Water Piping and Fitting.

604.14. Water piping and fittings shall be of brass, copper, cast iron, galvanized malleable iron, galvanized wrought iron, galvanized steel, or other approved materials. Copper water pipe, as defined in Section 903.2, manufactured to recognize standards shall be used for cold water service supply systems outside a building, between the meter and the building.

15.20.190 Section 604.15. Plastic Parts Included with Approved Appliance, added.

Section 604 of the California Plumbing Code, 2016 Edition, is amended by adding subsection 604.15 to read as follows:

Section 604.15. Plastic Plumbing Parts Included with Approved Appliance or Fixture.

604.15 Plastic Plumbing Parts included as part of an approved appliance or plumbing fixture when readily accessible for repair or replacement is deemed to be an approved material as determined by the Administrative Authority.

15.20.200 Section 612.0. Residential Fire Sprinkler Systems, deleted.

Section 612.0 of the California Plumbing Code, 2016 Edition, is deleted in its entirety and substituted by Daly City Municipal Code Section 15.32 and the 2016 California Fire Code. Fire Sprinkler Systems requirements shall be determined by the North County Fire

Authority. Plan review, permits and inspections shall be under the North County Fire Authority.

15.20.210 Section 703.1.1. Sizing of Building Drain and Building Sewer Pipe, added.

Section 703 of the California Plumbing Code, 2016 Edition, is amended by adding section 703.1.1 to read as follows:

Section 703.1.1 Size of Building Drain and Building Sewer Pipe

703.1.1. The main building drain and building sewer waste line shall be a minimum of 4".

EXCEPTION:

Alternative Engineered Design complying with California Plumbing code section 301.5 and approved sewer pump discharge assemblies.

15.20.220 Section 707.4. Location of Cleanouts, deleted.

Section 707.4 of the California Plumbing Code, 2016 Edition, is deleted and the following paragraph is substituted to read as follows:

Section 707.4 Location of Cleanouts.

707.4 Each horizontal drainage pipe shall be provided with a cleanout at its upper terminal, and each run of piping, which is more than fifty feet (50') in total developed length, shall be provided with a cleanout for each fifty feet (50') or fraction thereof, in length of such piping. An additional cleanout shall be provided in a drainage line for each aggregate horizontal change of direction exceeding 135 degrees. A cleanout shall be installed above the fixture connection fitting, serving each urinal, regardless of the location of the urinal in the building.

Exceptions:

- (1) Cleanouts shall be permitted to be omitted on a horizontal drain line less than 5 feet (1524 mm) in length unless such line is serving sinks or urinals.
- (2) Cleanouts shall be permitted to be omitted on a horizontal drainage pipe installed on a slope of 72 degrees or less from the vertical angle (one-fifth bend).
- (3) Excepting the building drain, its horizontal branches, and urinals, a cleanout shall not be required on a pipe or piping that is above the floor level of the lowest floor of the building.

15.20.230 Section 713.8. Administrative Authority Relating to Building Sewer, added.

Section 713.0 of the California Plumbing Code, 2016 Edition, is amended by adding section 713.8 to read as follows:

Section 713.8. Administrative Authority Relating to Building Sewer.

713.8. The North San Mateo County Sanitation District and the Bayshore Sanitary District is referred to as the Administrative Authority for their requirements as to fees, inspections, types of pipes and fittings, pipe sizes and other requirements, relating to building sewers.

15.20.240 Section 1208.6.1. Gas Meter Location, amended.

Section 1208.6.1 of the California Plumbing Code, 2016 Edition, is amended by substituting to read as follows:

Section 1208.6.1. Gas Meter Locations.

1208.6.1. All gas meters shall be located on the exterior and shall be installed in accordance with the State Public Utilities Commission's approved Pacific Gas and Electric Standards. All Utility service meters and related equipment shall be screened from public view by enclosure or other method approved by the Administrative Authority

SECTION 7. Chapter 15.22 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.22 and Sections 15.22.010 through 15.22.050 are hereby added to Title 15, to read as follows:

EXHIBIT G

CHAPTER 15.22

CALIFORNIA GREEN BUILDING STANDARDS CODE

Sections:

- 15.22.010 California Green Building Standards Code adopted.
- 15.22.020 Section 4.303.1.4.5. Minimum Indoor Plumbing Fixtures and Fitting Requirements, added by reference.
- 15.22.030 Section 5.303.5. Minimum Indoor Plumbing Fixtures and Fitting Requirements, added by reference.
- 15.22.040 Appendix A4. Residential Enhanced Voluntary Measures Division A4.6 -- Tier 1 and Tier 2, deleted.
- 15.22.050 Appendix A5. Non-Residential Enhanced Voluntary Measures Division A5.6 -- Tier 1 and Tier 2, deleted.

There is adopted by the city, for the purpose of prescribing regulations for the protection of the public health and safety of its inhabitants, that certain code known as the California Green Building Standards Code, 2016 Edition, including the appendices thereto, as published by the International Code Council, and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended, as hereinafter set forth, of which code one copy is on file in the office of the clerk, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the California Green Building Standards Code shall be enforceable to the same extent as if contained in the body of the California Green Building Standards Code.

15.22.020 – Section 4.303.1.4.5. Minimum Indoor Plumbing Fixtures and Fitting, added by reference.

Section 4.303.1 of the California Green Building Standards Code, 2016 Edition, is amended by adding section 4.303.1.4.5.

4.303.1.4.5 Minimum Indoor Fixture Requirements of the Daly City Municipal Code 15.66.040 is adopted by reference.

Minimum Indoor Fixture Requirements

Adopted by Reference

(Municipal Code 15.66.040)

All new construction and applicable remodels will have, at a minimum, fixtures that comply with the efficiency standards listed below (the "Indoor Water Use Efficiency Table"):

Fixture	Residential	Non-Residential
Toilets	≤ 1.28 gpf, and ≥350 grams	≤ 1.28 gpf, and ≥350 grams
Urinals	≤ 0.5 gpf	≤ 0.5 gpf
Showers	≤ 2.0 gpm	≤ 2.0 gpm
Bathroom faucets	≤ 1.5 gpm	≤ 0.5 gpm
Kitchen faucets	≤ 2.2 gpm	≤ 2.2 gpm
Clothes washers	≤ 6.0 Water Factor	≤ 6.0 Water Factor
Dishwashers	≤ 6.5 gal/cycle, or Energy Star Qualified	Energy Star Qualified
Cooling towers	≥5 - 10 cycles, or ≥2.5 LSI	≥5 - 10 cycles, or ≥2.5 LSI
Food steamers	—	Boiler less, or Self-contained
Ice machines	—	≤ 25 gal/100 lbs. ice, or Air-cooled
Pre-rinse spray valves	—	≤ 1.15 gpm
Automatic vehicle wash facilities	—	≥50% of water that is recycled on site
Commercial refrigeration	—	Closed loop, or air cooled
Meters	Sub meters for RMF, and separate meter for outdoor if landscape >5,000 sq. ft.	Sub meters, and separate meter for outdoor if landscape >5,000 sq. ft.

Definitions:

- Energy Star qualified" means that a given fixture meets the United States Environmental Protection Agency standard for an energy efficient product.
- "gal/cycle" means gallons per cycle.
- "gal/100 lbs ice" means gallons per hundred pounds of ice.
- "gpf" means gallons per flush.
- "gpm" means gallons per minute.

15.22.030 – Section 5.303.5. Minimum Indoor Plumbing Fixture and Fitting requirement, added by reference.

Section 5.303 of the California Green Building Standards Code, 2016 Edition, is amended by adding section 5.303.5 to read as follows:

5.303.5 Minimum Indoor Fixture Requirements of the Daly City Municipal Code 15.66.040 is adopted by reference.

15.22.040 – Appendix A4. Residential Enhanced Voluntary Measures Division A4.6 -- Tier 1 and Tier 2 of, deleted.

Appendix chapter A4 Division A4.6 Tier 1 and Tier 2 enhanced residential voluntary measures of the California Green Building Standards Code, 2016 Edition, are deleted. “The measures contained in this appendix are not mandatory unless adopted by a city, county, or city and county as specified in section 101.7.

15.22.050 Appendix A5. Non-Residential Enhanced Voluntary Measures Division A5.6 – Tier 1 and Tier 2, deleted.

Appendix Chapter A5 Division A5.6 of the California Green Building Standards Code 2016 Edition Calgreen Tier 1 and Tier 2 non-residential enhanced voluntary measures deleted. “The measures contained in this appendix are not mandatory unless adopted by a city, county, or city and county as specified in section 101.7.”

SECTION 7. Chapter 15.24 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.24 and Sections 15.24.010 through 15.24.120 are hereby added to Title 15, to read as follows:

EXHIBIT H

CHAPTER 15.24

ELECTRICAL CODE

Section:

- 15.24.010 Adopted.
- 15.24.020 Article 89.108.4.2.1. Fees Prescribed and Established by Resolution of the City Council. added.
- 15.24.030 Article 89.108.4.2.1. Plan Review Established Fee, added.
- 15.24.040 Article 89.108.4.3.2. Time Limitation of Application, added.
- 15.24.050 Article 89.108.4.3.3. Time Limitation of a Permit, added.
- 15.24.060 Article 89.108.8. Appeals Board, deleted.
- 15.24.070 Article 210.11(C) (4). Storage Room Branch Circuit for Residential Dwelling Units Covered under the California Residential Code, Added.
- 15.24.080 Article 230-43. Service Entrance Enclosure, Substituted.
- 15.24.090 Article 230-70(A) (1). Location of Disconnecting Means, substituted.
- 15.24.100 Article 310-1(A). Conductor Material, added.
- 15.24.120 Article 690.12 (6). Rapid Shutdown for Small Residential Rooftop Solar system10 kilowatts or less.

15.24.010 California Electrical Code—Adopted.

There is adopted by the city, for the purpose of prescribing regulations for the protection of the public health and safety, that certain electrical code known as the "California Electrical Code, 2013 Edition," as published by the National Fire Protection Association, save and except such portions as are hereinafter deleted, modified or amended as hereinafter set forth, of which code one copy has been and now is on file in the office of the city clerk of the city, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the day on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

15.24.020 Article 89.108.4.2.1. Fees Prescribed and Established by Resolution of the City Council Added.

Article 89.108.4.2 of the California Electrical Code, 2016 edition is amended by adding Article 89.108.4.2.1 to read as follows:

Article 89.108.4.2.1. Fees as prescribed to defray cost of enforcing rules and regulations of the Electrical Code is referenced to Daly City Municipal Code section 15.00.020, Fees Prescribed and Established by Resolution of the City Council.

15.24.030 Article 89.108.4.2.2. Plan Review Established Fee, added.

Article 89.108.4.2 of the California Electrical Code, 2016 Edition, is amended by adding section 89.108.4.2.1 to read as follows:

Article 89.108.4.2.1 Plan Review Fee for electrical work shall be determined by Daly City Municipal Code 15.00.020.

15.24.040 Article 89.108.4.3.1 Time Limitation for Application, added.

Article 89.108.4.3 of the California Electrical Code, 2016 Edition is amended by adding section 89.108.4.3.2 to read as follows:

Article 89.108.4.3.2. Time limitation for an application shall conform to Daly City Municipal code 15.00.030.

15.24.050 Article 89.108.4.3.2. Time Limitation of a Permit, added.

Article 89.108.4.3 of the California Electrical Code, 2016 Edition is amended by adding section 89.108.4.3.3 to read as follows:

Article 89.108.4.3.3. Time limitation of a Permit shall conform to Daly City Municipal code 15.00.040.

15.24.060 Article 89.108.8. Appeals Board, deleted.

Article 89.108.8 of the California Electrical Code, 2016 Edition is deleted and substituted by Daly City Municipal Code 15.00.050.

15.24.070 Article 210.11(C) (4). Storage Room Branch Circuit for Residential Dwelling Units Covered under the California Residential Code, Added.

Article 210.11(C) of the California Electrical Code, 2016 Edition is amended by adding Article 210.11(C) (4) to read:

Article 210.11(C)(4) Storage room branch circuit for residential dwelling units covered under the California Electrical Code shall be provided with a maximum of one (1) 20 ampere branch circuit to accommodate one (1) light outlet controlled by one (1) switch and one (1) AFCI receptacle outlet

15.24.080 Article 230-43. Service Entrance Enclosure, Substituted

Article 230.43 of the California Electrical Code, 2016 Edition, Wiring Method for 1000 volts nominal or less, is deleted and substituted to read as follows:

Article 230-43. Wiring Methods for 1000 Volts or Less. Overhead service entrance conductors shall be enclosed in rigid metal conduit or the equivalent factory fabricated metal duct.

15.24.090 Article 230-70(A) (1). Location of Disconnecting Means, substituted

Article 230-70(A)(1) of the California Electrical Code, 2016 Edition, Service Location is deleted and substituted with the following paragraph, to read as follows:

Article 230-70(A) (1). Location.

The main service disconnecting means and meter or meters shall be installed at a readily accessible location on the exterior of the building. All utility service meters and related equipment shall be recessed mounted and screened from public view or painted to match existing building finish, or other method approved by the Authorized Representative.

EXCEPTION:

The service disconnecting means and meter or meters, and related equipment may be installed on the interior of an apartment or commercial building in the event of unusual circumstances, if such case is determined necessary by the Administrative Authority.

15.24.100 Article 310-1(A). Conductor Material, added.

Article 310-1(A) of the California Electrical Code, 2016 Edition, Conductor Material, is amended to read as follows:

Article 310-1(A)) Conductor Material. Conductors in this article shall be copper. All other material requests shall be approved by the Administrative Authority.

15.24.120 Article 690.12 (6). Rapid Shutdown for Small Residential Rooftop Solar system10 kilowatts or Less.

Article 690.12 of the California Electrical Code 2016 Edition is amended by adding section Article 690.12(6) to read as follows:

Article 690.12(6). Rapid Shutdown shall be located in a readily accessible location at the exterior of the building for small roof top solar system 10 kilowatts or less.

SECTION 10. Chapter 15.60 of the Municipal Code is hereby repealed in its entirety and a new Chapter 15.60 and Section 15.60.010 is hereby added to Title 15, to read as follows:

EXHIBIT I

CHAPTER 15.60

ENERGY CODE

15.60.010 California Energy Code adopted.

There is adopted by the city for the purpose of prescribing regulations for the protection of the public health and safety of its inhabitants, that certain code known as the California Energy Code, 2016 Edition, including the appendices thereto, as published by the International Code Council, and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended, as hereinafter set forth, of which code one copy is on file in the office of the clerk, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance is codified, this chapter shall take effect; the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the California Energy Code shall be enforceable to the same extent as if contained in the body of the California Energy Code.

SECTION 10. Title 24 Part 10 Volume 2 of the California Building Code Chapter 15.64 and Section 15.64.010 to 15.64.080 is hereby added to Title 15, to read as follows:

EXHIBIT J

CHAPTER 15.64

California Existing Building Code

Sections

15.64.010	California Existing Building Code—Adoption—Where filed.
15.64.020	Section 1.8.4.2.1. Fees Prescribed and Established by Resolution of the City Council, added.
15.64.030	Section 1.8.4.3.1. Plan Review and Time Limitation, added.
15.64.040	Section 1.8.4.3.2. Permit Expiration and Extension, added.
15.64.050	Section 1.8.8. Board of Appeals, deleted.
15.64.060	Section 1.8.10. Terms Explained, added
15.64.070	Section 106.2.1.1. General Submittal Documents, added.
15.64.080	Section 407.4.1 Exception 3 Compliance Alternatives per section 3412 of the California Building Code 2013, added.

15.64.010 California Existing Building Code Adopted

There is adopted by the city, for the purpose of prescribing regulations and to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements for the protection of the public health and safety of its inhabitants, and to provide safety to firefighters and emergency responders during emergency operation that certain code known as the "California Existing Building Code 2016 Edition," as published by the International Code Council, Inc., and the adopted sections per Matrix Adoption Table found from the beginning of each chapter with notations under HCD 1 and HCD 2 and part thereof , save and except such portions as are hereinafter deleted, modified or amended, as hereinafter set forth, of which code one copy is on file in the office of the city clerk, and the same is adopted and incorporated as fully as if set out at length in this chapter. From the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city. The requirements of the appendices to the building code shall be enforceable to the same extent as if contained in the body of the building code.

15.64.020 Section 1.8.4.2.1. Fees Prescribed and Established by Resolution of the City Council, added.

Section 1.8.4.2 of the California Existing Building Code, 2016 Edition, is amended by adding Section 1.8.4.2.1 to read as follows:

Section 1.8.4.2.1. Daly City Municipal Code General Regulations 15.00.020 are Fees Prescribed and Established by Resolution of the City Council

15.64.030 Section 1.8.4.3.1. Plan Review and Time Limitation, added.

Section 1.8.4.3 of the California Existing Building Code 2016 Edition is amended by adding Section 1.8.4.3.1 to read as follows:

Section 1.8.4.3.1. Plan Review and Time Limitation shall comply with Municipal Code General Regulations 15.00.040.

15.64.040 Section 1.8.4.3.2. Permit Expiration and Extension, added.

Section 1.8.4.3. of the California Existing Building Code 2016 Edition is amended by adding Section 1.8.4.3.2 to read as follows:

Section 1.8.4.3.2 Permit Expiration and Extension shall comply with Municipal Code General Regulations 15.00.040.

15.64.050 Section 1.8.8. Board of Appeals, deleted.

Section 1.8.8 of the California Existing Building Code, 2016 Edition, is deleted and substituted by General Regulations 15.00.050.

15.64.060 Section 1.8.10. Terms Explained, added

The terms found within the body of the “California Existing Building Code” are explained as follows:

The term “Code Official” is the Building Official

The term “Department of Department of Building Safety” is changed to
“Enforcement of the Order of the Building Official or the City Council of the City of
Daly City”

The term “Chief Appointing Authority” is the City Manager.

15.64.070 Section 106.2.1.1. General Submittal Documents, added.

Section 106.2.1 of the California Building Code, 2016 Edition, is amended by adding section 106.2.1.1 to read as follows:

106.2.1.1. Construction documents shall be drawn upon a suitable material with a minimum size of 11 inch by 17 inch or larger.

15.64.080 Section 407.4.1 Exception 3 Compliance Alternatives per section 3412 of the California Building Code 2013, added.

Section 407.4.1 of the California Existing Building Code, 2016 Edition, is amended by adding Exception 3 to read as follows:

Exception 3. Compliance Alternatives per section 3412 of the California Building Code 2013 Edition can be use as an Alternate Means and Methods subject to the approval of the Building Official to evaluate the change of occupancy that increase the current degree of public safety, health and general welfare in existing building while permitting the substantial repair, alteration, addition and change of occupancy without requiring full compliance to code currently in effect.



City Council Meeting Agenda Report

Item # _____

Meeting Date: November 14, 2016

Subject: Introduction of the Ordinance to Revise and Adopt the 2016 Editions of the California Fire Code

Recommended Action

Conduct a Public Hearing and introduce Ordinance adopting the 2016 editions of the California Fire Code.

Background

The State of California adopted the International Model Code with State amendments, reflecting new code changes in the areas of technology, fire safety techniques and building construction.

The 2016 California Code of Regulations Title 24 Part 9 will become effective January 1, 2017 pursuant to Health and Safety Code Section 18938(b). By adopting the 2016 California Code of Regulations Title 24, Part 9, which is the California Fire Code, the City of Daly City will be enforcing codes that are consistent with State regulations.

Discussion

California Health and Safety Code Sections 17922 and 17958 provide local jurisdictions the opportunity to modify the State of California Building Standards Codes based on local climatic, geological or topographical and environmental conditions. Chapter 15.32 of the City of Daly City Municipal Code represents specific needs based on local climatic, topographical, geological, and environmental conditions. The justification for local amendments and express findings, in order to become effective must be filed with the State of California Building Standards Commission.

The City of Daly City Municipal Code, Chapter 15.32 adopts the California Codes of Regulations, Title 24 Part 9, which is the California Fire Code. The City of Daly City Municipal Code, Chapter 15.32 has been revised to adopt the most recent editions of the California Fire Code. Staff has evaluated specific City of Daly City amendments to these codes to assure the amendments are up to date, germane, and enforceable.

The following are the additional Daly City amendments to the 2016 California Fire Code in the City of Daly City Municipal Code to account for local conditions and to conform to the numbering system of the 2016 California Fire Code.

The following reflect the Daly City amendments:

1. In D.C.M.C. 15.32.010, Title 24, Part 9, the 2016 California Fire Code editions thereof and the whole thereof, including Appendices B, C, D, and L save and except such portions as are hereinafter deleted, modified or amended by this chapter is adopted replacing the current code.

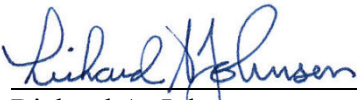
City Council Agenda Report
Subject: Fire Code Adoption
Meeting Date: November 14, 2016
Page 2 of 2

2. In D.C.M.C. 15.32.090 Added Appendix L to bring existing language to reflect new code format.
3. In D.C.M.C. 15.32.210 through 15.32.250 Added language in Appendix D to clarify definition of Fire Apparatus Access Roads.
4. In D.C.M.C. 15.32.260 Added to section 903.3.1 section 903.3.1.1 to establish requirements for car stackers not addressed in code.
5. In D.C.M.C. 15.32.270 Renumbered existing Vegetation Management program for the Southern Hills Area from 15.32.210 to 15.32.270
6. In D.C.M.C 15.32 all other adopted additions and amendments remain unchanged from previous adoptions.

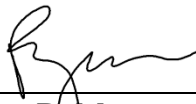
A copy of the revised City of Daly City municipal code incorporating the recommended modifications and the corresponding findings of fact are attached.

Staff is available to provide any additional information desired by the Mayor or Council Members.

Respectfully submitted,



Richard A. Johnson
Deputy Fire Chief / Fire Marshal



Ron D. Myers
Fire Chief

Attachments

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY
REPEALING AND REPLACING CHAPTER 15.32 OF THE MUNICIPAL CODE
RE: ADOPTION OF THE 2016 CALIFORNIA FIRE CODE BASED ON THE 2015 EDITION
OF THE INTERNATIONAL FIRE CODE WITH CHANGES, ADDITIONS,
AMENDMENTS AND DELETIONS

WHEREAS, pursuant to California Government Code Section 50022.1 et seq., the City Council of the City of Daly City (“City”) may adopt by reference the 2016 California Fire Code based on the International Fire Code , 2015 Edition, with errata, published by the International Code Council, as adopted by the State of California pursuant to Title 24, Part 9 of the California Code of Regulations (“2016 California Fire Code”); and

WHEREAS, California Health & Safety Code Section 17958.5 and 18941.5 authorize cities to adopt the 2013 California Fire Code, with changes and modifications determined to be reasonably necessary because of local climatic, topographic or geologic conditions; and

WHEREAS, the City desires to adopt the 2016 California Fire Code, based on the International Fire Code, 2015 Edition, with errata, published by International Code Council, with necessary amendments to assure the 2013 California Fire Code is tailored to the particular fire protection needs of the City as required by local climatic, topographic and geologic conditions and assure the maximum level of fire protection is provided to residents, businesses and other occupants; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DALY CITY DOES ORDAIN as follows:

The City Council of the City of Daly City, DOES ORDAIN as follows:

SECTION 1. Findings. The Findings of Fact are contained in Exhibit “A”, attached and herein incorporated to this ordinance by reference.

SECTION 2. Chapter 15.32 of the Municipal Code is hereby repealed.

SECTION 3. Chapter 15.32 of the Municipal Code is hereafter added to read as follows:

CHAPTER 15.32

FIRE CODE

Sections:

15.32.010 2016 California Fire Code, Title 24, Part 9, 2015 and International Fire Code Adopted—Amended

15.32.020	Bureau of Fire Prevention—Established-Enforcement Duties—Amended
15.32.030	New Materials, processes or occupancies which may require permits- Amended
15.32.040	Section 108--Amended
15.32.050	Section 105--Amended
15.32.060	Section 105.1.1--Amended
15.32.070	Section 505--Amended
15.32.080	Section 507.5.1--Amended
15.32.090	Section 914.3.8--Added
15.32.100	Section 903.2--Amended
15.32.110	Section 903.4.2--Amended
15.32.120	Section 904.2.2--Added
15.32.130	Section 907.19--Amended
15.32.140	Section 907.9.5--Amended
15.32.150	Section 319--Added
15.32.160	Section 5608.1--Amended
15.32.170	Section 5608--Amended
15.32.180	Violations--Penalty
15.32.190	Authority to Cite
15.32.200	Appendix D Fire Apparatus Access Roads
15.32.210	Vegetation Management Program for Southern Hills Area

15.32.010 - 2016 California Fire Code, Title 24, Part 9 and 2015 International Fire Code adopted.

There is hereby adopted by the City of Daly City, for the purpose of prescribing regulations governing conditions hazardous to the life and property and for protection from fire or explosion, those non-building standards contained within the International Fire Code and Building Standards contained within the California Fire Code, 2016 Edition [California Code of Regulations, Title 24, Part 9], published by the International Code Council, amended by the State of California and as adopted and/or amended by the Office of the State Fire Marshal, and the whole thereof, including Appendix B ("Fire-Flow Requirements for Buildings"), Appendix C ("Fire Hydrant Locations and Distributions") Appendix D (Fire Apparatus Access Roads"), Appendix F ("Hazard Ranking"), and Appendix L ("Requirements for Fire Fighter Air Replenishment Systems save and except such portions as are hereinafter deleted, modified or amended by this chapter, of which code and standards not less than one copy has been and is now filed in the office of the city clerk of the city and the same is adopted and incorporated as fully set out at length in this chapter, and from the date on which the ordinance codified in this chapter shall take effect, the provisions thereof shall be controlling within the limits of the city.

15.32.020 - Bureau of fire prevention—Established—Enforcement duties.

- A. This code shall be enforced by the fire prevention serviced bureau in the fire department which is established and which shall be operated under the supervision of the chief of the fire department.
- B. The fire marshal in charge of the fire prevention services bureau shall be appointed by the city manager on the basis of examination to determine his/her qualifications.

15.32.030 - New materials, processes, or occupancies which may require permits:

The city manager, or designated representative, the chief and the fire marshal of the fire prevention services bureau, shall act as a committee to determine and specify, after giving affected persons the opportunity to be heard, any new materials, processes, or occupancies which shall require permits, in addition to those now encumbered in the code. The fire marshal of the Fire Prevention Services Bureau shall post such list in a conspicuous place in his/her office, and distribute copies thereof to interested persons.

15.32.040 Section 108—Amended:

Section 108 of this code is deleted in its entirety and replaced by the following sections to read as follows:

Section 108 Appeals

- A. If a person is aggrieved by the decision of the fire chief or fire marshal, he/she shall have the right to appeal said decision to the city council
- B. Said appeal shall be in writing and shall be submitted to the city council within ten days of the decision of the fire chief or fire marshal. The city council shall, thereafter, at the next regular meeting of the city council after receipt of notice of appeal, set a time for hearing on said appeal, which time shall be not less than fourteen nor more than forty-five days from the date of the regular meeting.
- C. A copy of the notice of hearing shall be mailed to the appellant not less than ten days before the date of hearing by the city clerk.
- D. The time of hearing may be continued at the request of the party aggrieved at any time, which continuance shall not exceed a maximum of sixty days from the date originally set for hearing.
- E. Said right of continuance shall be subject to approval by the city council and the decision of the city council shall be final.
- F. Notice of the decision of the city council shall be delivered to appellant personally, or sent by certified mail, return receipt requested.
- G. The effective date of such decision shall be the date of mailing of such notice of the decision, or the date the same is personally delivered to the appellant.
- H. Failure of any person to file an appeal in accordance with the provisions of this code shall constitute a waiver of his/her right to an administrative hearing an adjudication of the notice and order, or to any portion thereof.

15.32.050 Section 105--Amended:

Section 105 of this code is amended by adding the following required permits:

105.6.48 Christmas Tree Lot. To operate a Christmas tree lot for the seasonal sale of Christmas trees.

105.6.49 Fire Alarm. To operate a manually or automatically actuated fire alarm in any building. Exception: smoke detectors in one and two-family dwellings.

105.6.50 Institutions and day care. To operate any and all occupancies that are set forth under Group I Occupancies, and Group E Occupancy of Title 24 of the California Code of Regulations, each accommodating more than six people.

105.6.51 Residential care facility. To operate a residential care/assisted living facility as set forth under Group R, Division 4 Occupancies.

15.32.060 Section 105.1.1--Amended:

Section 105.1.1 is amended by adding the following paragraph at the end of the section:

The city council of the city of Daly City may if it so desires, establish by resolution permit fees in connection with any permit required or authorized to be issued by the fire chief or any other authorized representative of the fire department.

15.32.070 Section 505.1--Amended:

Section 505.1 is amended by adding the following at the end of the section:

Said numbers shall be internally or externally illuminated in all new construction, or when alterations or repairs of existing construction occur.

The size and location of address numbers for multi-family dwellings and all other occupancies shall be as designated by the fire marshal.

Buildings shall be placarded in accordance with NFPA 704. The locations and size of placards shall be as required by the fire marshal.

15.32.080 Section 507.5.1—Amended:

Section 507.5.1 of this code is amended to read as follows:

Section 507.5.1 Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions: For group R-3 and U occupancies, the distance requirements shall be 250 feet.

15.32.090 - Section 914.3.8—Added.

Section 914.3.8 is added to this code and shall read as follows:

Section 914.3.8 Multistoried. High-rise Safety Requirements.

All Group B and Group R occupancies, each having floors used for human occupancy located more than seventy-five feet (75') above the lowest level of fire department vehicular access, shall be equipped with an approved Firefighter Breathing Air Replenishment System as outlined in Appendix L. Such a system shall provide an adequate pressurized fresh air supply through a permanent piping system for the replenishment of portable life sustaining air equipment carried by fire department, rescue, and other personnel in the performance of their duties. Location and specifications of access stations to, and the installation of, such air replenishment systems shall be made in accordance with the requirements of the fire chief.

15.32.100 - Section 903.2.

Section 903.2 of this code is deleted in its entirety and is replaced with the following:

Section 903.2 Where Required.

A fire extinguishing system shall be installed in all occupancies and locations as set forth in this section.

- A. All Occupancies. All occupancies shall be protected throughout by an automatic fire sprinkler system installed in accordance with NFPA 13.

Exceptions: Detached garages less than 400 square feet in size. Detached carports and greenhouses. Sheds and auxiliary structures under 200 square feet in size and not used for human habitation.

- B. Existing Occupancies. When an existing building undergoes any alteration, renovation, addition, or repair which exceeds 50% of the building's original gross area, the entire building shall be protected by an automatic fire sprinkler system. Gross area shall be the area included within surrounding exterior walls.

Exceptions: Work involving exterior surfaces only, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.

- C. Other Areas. An automatic fire sprinkler system shall be installed in all garbage compartments, rubbish and linen chutes, linen rooms, incinerator compartments, dumb waiter shafts, and storage rooms when located in all occupancies except Group R, Division 3. An accessible indicating shut off valve shall be installed.

- D. Condominium Conversions. An automatic fire sprinkler system shall be installed for all condominium conversions.

15.32.110 Section 903.4.2 - Sprinkler System Supervision and Alarms.

Section 903.4.2 is amended by adding the following to the end of the paragraph:

In addition to the audible device(s) required by this section, an approved strobe light shall be located on the exterior of the building in an approved location.

15.32.120 Section 904.2.2 – Added

Section 904.2.2 Floor Markings

The location(s) of all cooking appliances that are protected by an approved automatic fire extinguishing system shall be permanently identified either by a wall mounted “approved” appliance floor plan or marked on the floor in a manner approved by the Fire Marshal.

15.32.130 Section 907.7.3.

Section 907.7.3 of this code is amended by adding the following paragraph:

Each fire alarm system shall have posted at the main control panel instructions for silencing and resetting the system, the day and night phone numbers of the person responsible for the property, and the company or individual providing maintenance services for the alarm system.

15.32.140 Section 907.8.5

Section 907.8.5 of this code is amended by adding the following paragraph:

Each operator of a fire alarm system is required to have a maintenance/inspection contract with a company or individual licensed by the California Department of Consumer Affairs to perform work on a fire alarm system. Individuals performing maintenance or inspection services must be appropriately licensed or directly employed by an appropriately licensed contractor. A current copy of the maintenance/inspection contract shall be submitted to the fire department each year before the issuance of an annual fire alarm permit. This contract shall provide for inspections and service in accordance with NFPA 72.

15.32.150 Section 319.

Section 319 is added to this code to read as follows:

Section 318 Utility Marking All gas and electric utility services in multi-family tenant buildings shall be visibly and legibly marked with the unit identification.

15.32.160 Section 5608.1

Section 5608.1 of this code is amended by adding the following paragraph:

The sale and discharge of fireworks is permitted only as provided in Title 8, Chapter 8.24 et seq., of the Daly City Municipal Code.

15.32.170 Section 5608.

Section 5608 of this code is amended by adding Section 5608.1.2 as follows:

Section 5608.1.2. The foregoing provisions of Chapter 33 shall be subject to the provisions of Title 8, Chapter 8.24 of the Daly City Municipal Code whenever same are in conflict therewith.

15.32.180 Violation--Penalty.

Any person who shall violate any provision of this code adopted by this chapter, or fail to comply therewith, or who shall build in violation of any detailed statement of specifications or plans submitted and approved hereunder, and from which no appeal has been taken, or shall fail to comply with such and order as affirmed or modified by the city council or by a court of competent jurisdiction, within the time fixed therein, shall severally for each and every such violation and non compliance respectively, be guilty of a misdemeanor, punishable as set forth in section 1.12.010 of the Daly City Municipal Code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten days that prohibited conditions are maintained shall constitute a separate offense.

15.32.190 Authority to Cite

The fire chief and/or fire marshal may, pursuant to section 836.5 of the Penal Code, and subject to the provisions thereof, cite a person whenever he/she has reasonable cause to believe that the person to be cited has committed a misdemeanor in his/her presence which is a violation of the International/California Fire Code adopted by the city and any amendments thereto, which the fire chief and/or fire marshal have duty to enforce.

15.32.200 Appendix D – Fire Apparatus Access Roads.

Appendix D is amended by deleting figure D103.1 Dead-End Fire Apparatus Access Road Turnaround and replacing it with a new Amended Figure D103.1 Dead-End Fire Apparatus Access Road Turnaround, Attached at the end of the Ordinance.

15.32.210 Appendix D – Fire Apparatus Access Roads

– Amendment Appendix D Section D102

Section D102.2 is added to read as follows:

Section D102.2 - Fire department access shall extend to within 50 feet (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

Exception: one- or two-family dwellings or townhouses protected with 13D or 13R may be permitted to be increased to 150 ft (46 m)

15.32.220– Amendment Appendix D Section D102

Section D102.3 is added to read as follows:

Large Buildings - Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more

than 150 ft. (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

15.32.230 – Amendment Appendix D Section D102

Section D102.4 is added to read as follows:

Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m)

15.32.240– Amendment Appendix D Section D102

An Exception is added to Appendix D is added to read as follows:

Exception: When a fire department access roads cannot be installed due to location on the property, topography, waterways, non-negotiable grades, or other similar conditions the AHJ shall be authorized to require fire protection features in addition to those already required.

15.32.250– Amendment Appendix D Section D101

Section D101.2 is added to read as follows:

D101.2 – Definition - Fire Apparatus Access Road. A road that provides fire apparatus access from a fire station to at facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane, access road way and drive way.

15.32.260 Append 903.1 Alternative protection

Add Sections 903.3.1.1

Purpose: To establish requirements for sprinkler protection of car stackers not specifically addressed in NFPA 13.

Parking garage areas containing car stackers shall be protected by an automatic wet-pipe sprinkler system designed to Extra Hazard Group 1. In addition, non-extended coverage standard sidewall sprinklers listed for Ordinary Hazard shall be provided under each parking level, including the bottom level if the stacker is provided with a pit. Each sidewall sprinkler shall cover an area of 80 sq. ft or less.

The area of application may be reduced from the required 2500 sq. ft. to as low as 1500 sq. ft. if:

1. 1-hour fire rated walls are provided to separate the car stacker areas from the standard parking stalls,
2. The car stacker areas are divided up into 1500 sq. ft. areas via 1-hour fire rated walls, and
3. One-hour fire rated walls are provided to separate the car stacker areas from any other areas in the garage.

One-hour fired rated walls are not required in the driveway areas. For the hydraulic calculation, flow from all sprinklers, upright or pendent sprinklers at ceiling and all sidewall sprinklers at all levels, located in the area of application shall be included in the calculation.

15.32.270 Vegetation Management Program for the Southern Hills Area.

- A. Purpose and Intent. The purpose and intent of these regulations is to identify areas which present a fire hazard due to the accumulation of gorse plants near residential areas so that public officials are able to identify measures that will retard the rate of spread and reduce the potential intensity of uncontrolled fires that threaten to destroy resources, life, or property.
- B. Designation of vegetation management program areas. Areas identified by the fire chief shall be deemed a fire hazard and it is the duty and responsibility of property owners within such area(s) to maintain such designated property in accordance with this section.
- C. Authority to designate and designation of vegetation management program areas.
 - a. The Daly City fire chief is authorized to designate area(s) within the boundaries of the city, as area(s) meeting the criteria governed section B.
 - b. The Daly City fire chief has designated the following area as an area meeting the criteria governed by section B:
 - i. Southern Hills: located in the northeast portion of Daly City north and east of Crocker Avenue including but not limited to South Hill Boulevard, Alta Vista Way, Oakridge Street and surrounding areas abutting San Bruno Mountain County Park which lies to the south. An exact area is delineated upon a map attached to the ordinance codified in this section as Appendix 1. An original map of the area is located within the administrative offices of the Daly City fire department.
- D. General Requirements as to Dwellings or Structures In, Upon or Adjoining Specified Areas or Lands Within an Area(s) Meeting Criteria Governed by section B – Maintenance.
 - a. Any person who owns, leases, controls, operates, or maintains any land within an area meeting criteria governed by Section B and designated by the fire chief pursuant to this section shall at all times do all of the following:
 - i. All properties shall be entirely cleared of all flammable vegetation including but not limited to gorse, grass, weeds, and brush. This subdivision does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as groundcover, if they do not form a means of rapidly transmitting fire from native growth to any dwelling or structure; grass and other vegetation less than twelve inches in height above the ground may be maintained to stabilize the soil and prevent erosion;
 - ii. Remove that portion of any trees that extend within ten feet of the outlet of any chimney or stovepipe;
 - iii. Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size;

- iv. Maintain any tree adjacent to or overhanging any building free of dead or dying wood; and
 - v. Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.
 - b. A person is not required under this section to maintain a clearing on any land if that person does not have legal right to maintain the clearing, nor is any person required to enter upon or damage property that is owned by any other person without the consent of the owner of the property.
- E. Application of maintenance standards to specified land or water areas.
 - a. This section shall not apply to any land or water area acquired or managed for one or more of the following purposes or uses:
 - i. Habitat for endangered or threatened species, or any species that is a candidate for listing as an endangered or threatened species by the state or federal government;
 - ii. Lands kept in a predominately natural state as habitat for wildlife, plant or animal communities; and
 - iii. Open space lands that are environmentally sensitive parklands.
 - b. This exemption applies whether the land or water area is held in fee title or any lesser interest. This exemption applies to any public agency, any private entity that had dedicated the land or water areas to one or more of those purposes or uses, or any combination of public agencies, and private entities making that decision.
- F. Enforcement
 - a. The provisions for Section 1507 and any subsequent subsections or local amendments to Section 1507 (roof coverings) of the latest edition of the California (International) Building Code as adopted by the city, shall apply in all areas so designated in the city. The building official shall enforce the provisions of Section 1507 in all areas so designated by the fire chief and as locally amended.
 - b. The Daly City fire department shall have authority to enforce all requirements in this section as well as the enabling statutes. Violations of this section, or of the enabling state statutes may be prosecuted under Sections 51185 through 51187 of the Government Code, or alternatively under the general penalty provisions of Chapter 1.12 of this code, or under this section as specified below.
 - i. Notification of violation. Whenever the fire department determines that any property within the city is being maintained contrary to one or more of the provisions of this section, (s)he shall give written notice to the owners and/or tenant of the property stating the sections being violated.
 - ii. Referral to City Attorney. In the event an owner shall fail, neglect, or refuse to comply with the notice to correct a violation, the fire department may refer the violation to the city attorney for legal action, including the institution of a civil or criminal proceeding to achieve compliance, as an alternative to the administrative appeal committee process set out in the sections below.
 - iii. Referral to Administrative Appeal Committee. In the event an owner shall fail, neglect or refuse to comply with the notification, the fire department may seek compliance through the administrative appeal committee process as set forth in Part II of this section, in addition to, or as an alternative to any other remedy allowed by law or by this section.

- iv. Referral to City Council for abatement. In the event an owner shall fail, neglect, or refuse to comply with this notification, the fire department may seek compliance through abatement or physical security of the property as set forth in Part III of this section in addition to, or as an alternative to any other remedy allowed by law or by this section.

Part II – Administrative Appeals, Hearings, Orders, Penalties, and Costs.

- A. Applicability of administrative appeal process.
 - a. This subsection provides for administrative remedies, which are in addition to all other legal remedies, criminal or civil, which may be pursued by the city to address any violation of this section.
 - b. Use of this subsection shall be at the sole discretion of the city in general, and of the fire department in particular.
- B. Purpose of administrative appeal process.
 - a. The administrative appeal process serves to provide the full opportunity of a person subject to a notification of violation to object to the determination that a violation has occurred and/or that the violation has continued to exist. The failure of any person subject to a notification of violation, pursuant to this section, to appear at the hearing shall constitute a failure to exhaust administrative remedies.
 - b. In the absence of an appeal, the administrative appeal process is provided to review the facts of any issued notification of violation, where necessary, and upon review of such facts the administrative appeal board may:
 - i. Discharge the notification of violation
 - ii. Re-issue the notification of violation; or
 - iii. Without further hearing, declare such property to be a violation, and order abatement, issue administrative orders, impose administrative penalties, and recover administrative costs pursuant to the provisions of this section.
 - c. In appropriate cases, the administrative appeals board may decide or order the direct abatement of the subject property, subject to the property owner's right to timely appeal that decision to the Daly City Council.
- C. Administrative Appeal Committee.
 - a. The administrative appeal committee shall be the body designated to conduct an administrative hearing to ascertain whether the violation exists, the abatement of which is appropriate under the police powers of the city.
 - b. The membership of the administrative appeal committee shall consist of one or more city employees appointed by the city manager or his or her designated representative, with sufficient supervisory, professional or practical experience to review the matters brought before the administrative appeals committee.
- D. Notices.
 - a. Notice of administrative appeal committee hearing, or other actions shall be served upon the owner in accordance with the provisions of this section, and shall be served upon the property owner not less than fourteen days before the time fixed for the hearing.

- b. Notice shall be given by delivering a written notice personally to the owner(s) of the property upon which the violation is located, or by depositing such notice in the United States mail, postage prepaid, and addressed to the owner(s) thereof at his or her last known address as the same appears on the last equalized assessment roll of the county. In the event a notice is given to the person(s) in apparent possession or control of the property, such notice shall be given in either manner specified in this section and may be addressed to “occupant” or “to whom it may concern”, if the name of such person(s) is unknown.
- c. Notice of hearing before the administrative appeal committee or notice of an action by the administrative appeal committee shall substantially contain the information as set forth below:
 - i. The date and location of the violation;
 - ii. The section of this code, the adopted International codes, state law or regulations or other such statutes violated and a description of the violation;
 - iii. The actions required to correct the violation;
 - iv. The time period after which administrative penalties will begin to accrue if compliance with the notification has not been achieved;
 - v. Either a copy of this section or an explanation of the consequences of noncompliance with this section and a description of the hearing procedure and appeals process, or
 - vi. The fact that this matter will be sent to the city attorney’s office to seek compliance if the matter poses an immediate threat or danger.
- d. The failure of any owner or other person to receive such notice shall not affect in any manner the validity of any proceedings taken under this section of this section.

E. Hearing – Findings and Order.

- a. At the place and time set forth in the notice set out above, the administrative appeal board shall conduct a hearing on the notification of violation issued pursuant to this section.
- b. The board shall consider any written or oral evidence consistent with its rules and procedures regarding the violation and compliance by the violator or by the real property owner.
- c. Within a reasonable time following the conclusion of the hearing, the board shall make findings and issue its determination regarding:
 - i. The existence of the violation;
 - ii. The failure of the violator/owner to take required corrective action within the required time period.
- d. The board shall issue written findings. The findings shall be supported by evidence received at the hearing.
- e. If the board finds by a preponderance of the evidence that a violation has occurred and that the violation was not corrected within the time period specified in the notification of violation, the board shall issue an administrative order. Such administrative order may direct abatement by the City.
- f. If the board finds that no violation has occurred or that the violation was corrected within the time period specified in the notification of violation, the board shall issue a finding of those facts.

- F. Administrative Order. If the administrative appeal board determines that a violation occurred which was not corrected within the time period specified in the notification of violation, the board shall issue an administrative order which imposes any or all of the following:
- a. An order to correct, including a schedule for correction where appropriate;
 - b. An order to abate, by city forces or contract, with allowance for timely appeal to the city council, and cost recovery for the costs of abatement;
 - c. Administrative penalties provided below;
 - d. Administrative costs as provided below;
- G. Administrative penalties.
- a. The administrative appeal board may impose administrative penalties for the violation of any provision of this code in an amount not to exceed a maximum of two thousand five-hundred dollars per day for each ongoing violation, except that the total administrative penalty shall not exceed ten thousand dollars exclusive of administrative costs, interest and restitution for compliance inspections, for any related series of violations.
 - b. In determining the amount of the administrative penalty, the board may take any and all of the following factors into consideration:
 - i. The duration of the violation;
 - ii. The good-faith efforts of the violator to come into compliance;
 - iii. The economic impact of the penalty on the violator;
 - iv. The impact of the violation on the community;
 - v. Such other factors as justice may require.
 - c. Administrative penalties imposed by the board shall accrue from the date specified in the notification of violation and shall cease to accrue on the date the violation is corrected as determined by the fire department or the board.
 - d. The board, in its discretion, may suspend the imposition of applicable penalties for any period of time during which the violator had made good-faith efforts to achieve compliance.
 - e. Administrative penalties assessed by the board shall be due by the date specified in the administrative order.
 - f. Administrative penalties assessed by the board are a debt owed to the city, and, in addition to all other means of enforcement, may be enforced by means of a lien against the real property on which the violation occurred.
 - g. If the violation is not corrected as specified in the board's administrative order, administrative penalties shall continue to accrue on a daily basis until the violation is corrected, subject to the maximum amount set forth.
 - h. If the violator gives written notice to the fire department that the violation has been corrected and if the fire department finds that compliance has been achieved, the city shall deem the date the written notice was postmarked or personally delivered to the fire department or the date of the city's site inspection, whichever first occurred, to be the date the violation was corrected. If no written notice is provided, the violation will be deemed corrected on the date of the city's site inspection.
- H. Administrative Costs.

- a. The administrative appeal board may assess administrative costs against the violator when it finds that a violation has occurred, and that compliance has not been achieved within the time specified in the notification of violation.
 - b. The administrative costs may include any and all costs incurred by the city in connection with the matter before the administrative appeal board, including but not limited to costs of investigation, staffing costs incurred in the preparation for the hearing and for the hearing itself, and costs for all re-inspections necessary to enforce the notification of violation.
- I. Failure to comply with administrative compliance order. Failure to pay the assessed administrative penalties and administrative costs specified in the administrative order of the administrative appeals board may be enforced as;
 - a. A personal obligation of the violator, and/or
 - b. A lien upon the real property. The lien shall remain in effect until all of the administrative penalties, interest and administrative costs are paid in full.
- J. Right to city council review. Any person aggrieved by an administrative order or determination following a hearing by the administrative appeal board on a compliance dispute, may obtain review of the administrative order with the Daly City council as set out below.
- K. Recovery of abatement costs and/or administrative civil penalties. The City may collect abatement costs and/or the assessed administrative penalties and administrative costs by use of all available means, including recordation of a lien.
- L. Compliance dispute.
 - a. If a violator believes that compliance has been achieved but not agreed to or accepted as complete by the fire department, he or she may request a compliance hearing before the administrative appeal board by filing a request for a hearing with the fire department.
 - b. The hearing shall be noticed and conducted in the same manner as a hearing on a notification of violation as provided in earlier subsections of the section. The board shall determine if compliance has been achieved and, if so, when it was achieved.

Part III – Appeals to City Council and Abatement

- A. Appeals Procedure – Hearing by City Council.
 - a. The owner receiving an abatement order, administrative order, or an order of the administrative appeal board following a compliance hearing, may request a hearing before the city council (“council”) by filing its request with the city clerk within ten calendar days of the date of service of the administrative order or an order of the administrative appeal board following a compliance hearing. The request shall contain:
 - i. A specific identification of the subject property;
 - ii. The names and addresses of all legal parties requesting the hearing;
 - iii. A statement of the parties legal interest in the subject property;

- iv. A statement in ordinary and concise language of the specific order or action protested and the grounds for the hearing, together with all material facts in support thereof;
 - v. The date and signatures of all requesting parties;
 - vi. The verification of at least one party as to the truth of the matters stated in the request.
 - b. As soon as practical after receiving the request, the city clerk shall set a date for the council to hear the matter which date shall not be less than ten calendar days nor more than thirty calendar days from the date the appeal was filed. The city clerk shall give each party written notice of the time and place of the hearing, either by causing a copy of such notice to be delivered to the party personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at his or her address shown on the request. Continuances of the hearing may be granted by the council on the council's own motion.
 - c. For each appeal to the city council, there shall be assessed a fee at the time of the filing of the appeal of one hundred dollars, which fee will be refunded should the person prevail in the appeal.
 - d. Property owners who have not availed themselves of the administrative appeal process of the previous section of this ordinance shall not have right to appeal to the council the issues concerning the notification of violation, any administrative orders, administrative penalties, administrative costs, compliance matters or other issues provided for in the previous section of this section.
- B. Decision by City Council. Upon conclusion of the hearing, the council shall determine whether the property or any part thereof, as maintained, constitutes a violation. If the council so finds, the council shall adopt a resolution declaring such property to be in violation, setting forth its findings and ordering or confirming the abatement of the violation. The decision and order of the council shall be final.
- C. Service of order to abate. A copy of the resolution of the council shall be served upon the owner(s) of the property in accordance with the provisions of this section. Upon abatement or compliance in full by the owner, the proceedings hereunder shall terminate.
- D. Abatement by the City.
- a. If such violation is not abated as ordered by the administrative appeals board or by the city council, the fire chief, or his/her designee shall cause the same to be abated by city employees or private contract. The city manager or his/her designee is expressly authorized to enter upon the property for such purposes. The cost, including incidental expenses, of abating the violation shall be billed to the owner and shall become due and payable thirty days thereafter. The term "incidental expenses" shall include, but not be limited to, personnel costs incurred in documenting the violation, the actual expenses and cost of the city in preparation of notices, specifications and contracts, and in inspecting the work, and the costs of printing and mailing required hereunder.
 - b. A person shall not obstruct, impede or interfere with the fire chief, or his/her designee, or his/her representative, or with any person who owns, or holds any interest or estate in, any property in the performance of any necessary act,

preliminary to or incidental to, carrying out an abatement order issued pursuant to this section.

- E. Filing of judicial action. Any action appealing the council's decision and order shall be commenced within thirty calendar days of the date of service of the decision.
- F. Recording cost of abatement. The fire chief or his/her designee shall keep an account of the cost, including incidental expenses, of abating such violation on such private lot or parcel of land where the work of abatement is done by the city or under private contract, and shall render an itemized statement showing the cost of abatement. The cost accounting of abatement, including expenses, shall be provided to any person liable to be assessed for the cost of abatement.
- G. Protests and objection to cost report. Any person liable to be assessed for the cost of an abatement action may file written protest or objection to the fire chief's statement with the city clerk within fourteen days following mailing of such cost to the assessee. The city clerk shall endorse each protest or objection received and shall present such protest or objections to the city council at the time set forth for the hearing upon the imposition of a lien, in accordance with the lien and cost recovery procedures of Part IV of this section. No other protests or objections shall be considered.

Part IV – Liens and Cost Recovery

- A. Lien Procedure.
 - a. Whenever:
 - i. The amount of any administrative penalty and/or administrative cost is imposed by the administrative appeal board pursuant to this section in connection with real property has not been satisfied in full within ninety days and/or has not been successfully challenged by a timely appeal to the city council; or
 - ii. Any cost of abatement and/or costs imposed by means of the administrative appeals board or the city council as a result of the abatement proceedings have not been satisfied in full within ninety days of issuance of a cost report by the city clerk for such abatement proceedings; then these obligations may constitute a lien against the real property on which the violation occurred.
 - b. The lien provided herein shall have no force and effect until recorded with the county recorder. Once recorded, the administrative order or abatement cost report shall have the force and effect and priority of a judgment lien governed by the provisions of Section 697.340 of the Code of Civil Procedure and may be extended as provided in Sections 683.110 and 683.220, inclusive, of the Code of Civil Procedure.
 - c. Interest shall accrue on the principle amount of the judgment remaining unsatisfied pursuant to law.
 - d. Prior to recording any such lien, city staff shall prepare and file with the city clerk, a report stating the amounts due and owing.
 - e. The city clerk shall fix a time, date and place for hearing the cost report and any protests or objections thereto by the city council.

- f. The fire chief or his/her designee shall cause the written notice to be served on the property owner not less than ten days prior to the time set for the hearing.
- B. Public hearing and protests.
 - a. Any person whose real property is subject to a lien pursuant to this section may file a written protest with the city clerk and/or may protest orally with the city clerk and/or may protest orally at the city council meeting.
 - b. Each written protest or objection must contain a description of the property in which the protesting party is interested and the grounds for such protest or objection.
 - c. The City Council, after the hearing, shall adopt a resolution confirming, discharging, or modifying the amount of the lien.
- C. Recording of lien. Thirty days following the adoption of a resolution or other determination imposing a lien, the city clerk shall file the same as a judgment lien in the office of the county recorder of San Mateo County, California. The lien may carry such additional administrative charges as set forth herein.
- D. Satisfaction of lien. Once payment in full is received by the city for outstanding penalties and costs the city shall either record a notice of satisfaction or provide the property owner or financial institution with the notice of satisfaction so they may record this notice with the office of the county recorder. Such notice of satisfaction shall cancel the city's lien.
- E. Abatement proceedings costs – collections. All costs associated with abatement proceedings or as a result of the administrative appeal process either before the administrative appeals board or the city council which are not satisfied through the procedures of the above sections shall be collected on behalf of the city by the city attorney using the appropriate legal remedies.

Part V – Criminal Enforcement

- A. Alternative actions available.
 - a. Nothing in this section shall be deemed to prevent the administrative appeals board or the city council from ordering the commencement of alternative civil or criminal proceedings to abate or otherwise address a violation in conjunction with the proceedings set forth in this section.
- B. Violation and penalties.
 - a. Violation of this section shall constitute a misdemeanor; however, any city official with citation authority may prosecute such violations as infractions wherein each infraction may be punishable by a fine not exceeding one hundred dollars for a first violation, two hundred and fifty dollars for a second violation within one year and five hundred dollars for each additional violation within one year.
 - b. Every day that any such violation continues shall constitute a separate offense.
 - c. Each violation shall be re-inspected until compliance with this section is completed. A cost of not less than one hundred dollars may be assessed for each inspection of the property beginning with the third inspection.

- C. Criminal enforcement authority.
- a. The City Council authorizes the fire department to issue citations (notice to appear) for any violation of:
 - A. This ordinance of the City of Daly City;
 - B. The adopted and amended fire code(s), and/or any appendices or standards of such code(s).
 - b. This ordinance may be enforced by the sworn personnel of the Daly City Police Department.
 - c. The Daly City city manager may further designate any Daly City employee with the full or limited authority to issue criminal citations for any violations of this section.
 - d. The Daly City city attorney's office is authorized to criminally prosecute and/or civilly enforce any violations of this section.
- D. Liability for Damage. The expenses for fighting fires which result from a violation of this section shall be a charge against the person whose violation caused and/or contributed to the fire. Damages caused by such fires shall constitute a debt of such person and are collectable by the city in the same manner as in the case of an obligation under contract, expressed or implied.

SECTION 3. Severability. If any section, subsection, sentence, clause, or portion of this ordinance or any part thereof is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Daly City hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

SECTION 4. Environmental Determination. The City Council finds pursuant to Title 14 of the California Code of Regulations, Section 15378, that this ordinance is categorically and statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) in that:

- A. It is not a Project as provided by the Act, in that it does not have a potential for resulting in a detrimental physical change in the environment, directly or ultimately as provided in Title 14, California Code of Regulations, Section 15378(a);
- B. In that it is further exempt under the definition of Project in Section 15378(b)(3) in that it concerns general policy and procedure making;
- C. In that it can be seen with certainty that there is no possibility that the activity may have a significant effect upon the environment pursuant to Title 14, California Code of Regulations, Section 15061(b)(3); and
- D. In that the action taken is an action by a regulatory agency that will both enhance and protect the environment and therefore is categorically exempt pursuant to Title 14, California Code of Regulations, Section 15308.

SECTION 5. Compliance.

Compliance with the requirements set forth in this ordinance will commence with the initial inspections conducted by the Daly City Fire Department. Thereafter all properties shall be maintained free of all flammable vegetation or other combustible growth as spelled out in this

ordinance. Inspections and verification of compliance will be undertaken by the Daly City Fire Department of such other agency as the Fire Chief may so indicate.

SECTION 6. Publication/Summary.

Pursuant to the provisions of Government Code Section 36933, a summary of this ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this ordinance is scheduled to be adopted, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's office a certified copy of this ordinance. Within fifteen (15) days after the adoption of this ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's office a certified copy of the full text of this ordinance along with the names of those City Council members voting for and against this ordinance or otherwise voting. This ordinance shall become effective thirty (30) days from and after its adoption.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DALY CITY
REPEALING AND REPLACING CHAPTER 15.32 OF THE MUNICIPAL CODE
RE: ADOPTION OF THE 2016 CALIFORNIA FIRE CODE BASED ON THE 2015 EDITION
OF THE INTERNATIONAL FIRE CODE WITH CHANGES, ADDITIONS,
AMENDMENTS AND DELETIONS

Introduced this _____ day of _____, 2016

Passed and adopted as an Ordinance of the City of Daly City at a regular meeting of the
City Council of the City of Daly City held on the _____ day of _____, 2016 by the
following votes:

AYES, Councilmembers _____

NOES, Councilmembers _____

Absent, Councilmembers _____

CITY CLERK OF THE CITY OF DALY CITY

Approved:

MAYOR OF THE CITY OF DALY CITY

EXHIBIT “A”

FIRE CODE

CHAPTER 15.32

FINDING OF FACTS

FINDING OF FACTS

The Council of the City of Daly City finds the following:

A. Pursuant to Section 17958.5 and 18941.5 of the California Health and Safety Code, the report contained herein is submitted as the "Findings of Fact" with regard to the adoption of the Daly City Municipal Code, Chapter 15.32 which would adopt the California Fire Code 2016 Edition and amendments. Under this adopting ordinance, specific amendments have been established which are more restrictive in nature than those adopted by the State of California and State Fire Marshal.

B. These local amendments to the California Fire Code, 2016 Edition, have been evaluated and recognized by the City of Daly City as tools for addressing the fire problem, concerns and future direction by which the city will establish and maintain an environment which will afford a high level of fire and life safety to all those who work and live within the city's boundaries.

C. Those local amendments are based upon the following climatic, geographical, and topographical conditions:

1. Climatic: Daly City received an annual average rainfall of approximately 12.1 inches between October and April. During the summer months from June through September, the city experiences a great deal of fog and wind. Winds generally prevail from the west at velocities ranging from approximately 15 to 20 mph. Temperatures range from approximately 32 to 90 degrees F.

In summary, due to these climatic conditions, driving is extremely hazardous and visibility is very poor. Therefore, arriving on scene at an emergency may require a long response time. Winds can have an impact on structure fires of buildings in close proximity to one another, common to Daly City. In building fires, winds can literally force fires back into the building and can create a blowtorch effect, in addition to preventing "natural" ventilation and cross ventilation efforts.

2. Geographical: Daly City resides on the San Andreas Fault and is subject to seismic activity. An earthquake can happen at any time and cause severe stress on the department's ability to provide emergency response, i.e. water mains may rupture, and traffic congestion will cause increased delay. Parts of the city are built upon portions which contain dense shrub-type vegetation (gorse), grasses and trees or are on sloped terrain. The city responds to wildland

fires on San Bruno Mt. on an annual basis. The city is surrounded by San Francisco on the north, Brisbane and Colma on the east and southeast, and South San Francisco on the south. To the west and southwest are the Pacific Ocean and the City of Pacifica.

3. Topographical: Daly City is essentially built on steep slopes and hillsides.

Many streets are narrow and winding with congested vehicle parking. New construction is inevitably built on more slopes or areas where access is difficult. Narrow roads make response times longer and makes it difficult to place fire apparatus and equipment close to a fire scene. Additionally, many areas have structures built on zero lot lines creating difficulty in controlling fire spread and exposure. Delays in response may also be attributed to traffic patterns where major thoroughfares are often congested with traffic.

In order to mitigate the problems required in quick response to a fire, built-in automatic fire-extinguishing systems, standpipe systems or fire alarm systems are required over and above code requirements. The requirement and installation of such appliances will allow faster notification to occupants to evacuate and allow the fire to be controlled before the arrival of fire apparatus. Additional standpipe outlets will allow firefighters access to a water supply once inside a structure.

Finding of Facts (15.32.010) – Adoption

Every three years the International Code Council publishes a new edition of the International Fire Code. The City of Daly City is presently using the 2013 California Fire. Title 24 of the California Code of Regulations contains all of the Building Standards of the State of California and is divided into ten parts. Part 9, California Fire Code, references the International Fire Code. To maintain consistent current practices in the field of fire safety and building technology, changes in materials, processes, and construction, we recommend adopting the 2016 edition of the California Fire Code and appendices as indicated.

Finding of Facts (15.32.020)

Establishment of local fire prevention division, no deviation from adopted fire code.

Finding of Facts (15.32.030)

Provides a committee to review when new materials, processes or occupancies not otherwise covered under the code would require permits. This is administrative only and does not require a finding of facts.

Finding of facts (15.32.040)

This provision outlines the appeals process for persons who are aggrieved by a decision of the fire chief or fire marshal. This is administrative only and does not require a finding of facts.

Finding of facts (15.32.050)

These changes are directly related to administrative and permit processes only, and are unchanged from prior ordinance amendments to the fire code, except for the section number. These changes confirm permits, appeals processes, imposition of costs and fees,

Finding of Facts (15.32.060)

These changes are directly related to administrative and permit processes only, and are unchanged from prior ordinance amendments to the fire code. These changes confirm permits, appeals processes, imposition of costs and fees, and right of entry to other established municipal code procedures in the City of Daly City, and are administrative rather than technical in nature.

Finding of Facts (15.32.070)

Section 505.1 is amended to include additional addresses locations and the identification hazards under the NFPA 704 system. This section will assist in faster response for emergency response personnel due to climatic conditions (fog) which inhibit visibility. Previously adopted in the fire code. Duplicate language already in the fire code was deleted from this amendment.

Finding of Facts (15.32.080)

These changes relate to required locations for fire hydrants for newly constructed buildings, and are unchanged from prior ordinance amendments to the fire code except for language to conform to code. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for locations of fire hydrants within the City of Daly City than those standards set in the International Fire Code.

Finding of Facts (15.32.090)

This section remains unchanged, from the prior code adopted by the City except the name of the system was changed to conform with other of the Building codes. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for high-rise building safety in the City of Daly City than those standards as set forth in the International Fire Code. In particular,

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple building collapses and fires through our community. With limited fire apparatus available after an earthquake, we must rely on built-in protection systems to assist in firefighting operations and firefighter safety.

Finding of Facts (15.32.100)

This section remains unchanged, from the prior code adopted by the City. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for automatic fire extinguishing systems in the City of Daly City than those standards as set forth in the International Code. In particular,

Topography: The remaining area of Daly City to be built on is largely limited to steep slopes and hillsides. Many streets are narrow and winding with congested parking. This makes it difficult to place fire apparatus and equipment close to a fire scene. Slopes also make it difficult to place ladders for rescue and to advance those hose lines. Response time is increased due to steep grades, narrow streets, and congested traffic.

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple fires through our community. With on limited fire apparatus available after an earthquake, we must rely on built-in protection to contain a large number of incipient fires.

Access: the majority of buildings are built with zero lot lines and no direct access to rear yards. Initial fire attack is from the front of the building only. The time it may take for firefighters to reach the seat of a fire is greatly increased. The opportunity for occupants to safely exit the building is reduced. The time delay decreases the survival chances of victims in the building and increases property damage. Fire spread between buildings is more probable. An automatic fire sprinkler system will either extinguish the fire or control it until firefighters can arrive and extinguish it. Automatic fire sprinkler systems are proven to be the most effective method of saving lives and property.

Finding of Facts (15.32.110)

This section remains unchanged, except as to section title from the prior code adopted by the City. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for fire alarm systems in the City of Daly City than those standards as set forth in the International Fire Code. In particular,

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple building collapses and fires through our community. With limited fire apparatus available after an earthquake, we must rely on built-in protection systems to assist in firefighting operations, occupant evacuation, and firefighter safety.

Finding of Facts (15.32.120)

This section remains unchanged from the prior code adopted by the City. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for fire alarm systems in the City of Daly City than those standards as set forth in the International Fire Code. In particular,

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple building collapses and fires through our community. With limited fire apparatus available after an earthquake, we must rely on built-in protection systems to assist in firefighting operations, occupant evacuation, and firefighter safety.

Finding of Facts (15.32.130)

This section remains unchanged from the prior code adopted by the City. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for fire alarm systems in the City of Daly City than those standards as set forth in the International Fire Code. In particular,

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple building collapses and fires through our community. With limited fire apparatus available after an earthquake, we must rely on built-in protection systems to assist in firefighting operations, occupant evacuation, and firefighter safety.

Finding of Facts (15.32.140)

This section remains unchanged, except as to section number, from the prior code adopted by the City. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for fire alarm systems in the City of Daly City than those standards as set forth in the International Fire Code. In particular,

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple building collapses and fires through our community. With limited fire apparatus available after an earthquake, we must rely on built-in protection systems to assist in firefighting operations, occupant evacuation, and firefighter safety.

Findings of Facts (15.32.150)

This section remains unchanged, except as to section number, from the prior code adopted by the City. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for marking of building utilities in the City of Daly City than those standards as set forth in the International Fire Code. In particular,

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple building collapses and fires through our community. With limited fire apparatus available after an earthquake, we must rely on prompt identification of utility shut-off

locations to assist in firefighting operations, occupant evacuation, and firefighter safety.

Finding of Facts (15.32.160)

These sections remain unchanged, except for the section number, from City Council action addressing fireworks in the City of Daly City. The more particular ordinance, found within Chapter 8.24 of the Municipal Code, take precedent and these amendments are made to make the International Code consistent with the Municipal Code.

Finding of Facts (15.32.170)

These sections remain unchanged, except for the section number, from City Council action addressing the use, storage and handling of explosives and fireworks in the City of Daly City. The more particular ordinance, found within Chapter 8.24 of the Municipal Code, take precedent and these amendments are made to make the International Code consistent with the Municipal Code.

Finding of Facts (15.32.180 and 15.32.190)

Government Code Section 50022.4 provides that when a code is adopted by reference, penalty clauses are not deemed adopted by reference but may be enacted only if set forth in full in the adopting ordinance. Such is the action taken with these two sections, and such is the intent of the City Council.

Finding of Facts (15.32.200)

The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for fire apparatus access roads in the City of Daly City than those standards as set forth in the International Code. In particular,

Topography: The remaining area of Daly City to be built on is largely limited to steep slopes and hillsides with heavy vegetation. Many streets are narrow and winding with congested parking. This makes it difficult to place fire apparatus and equipment close to a fire scene. Response time is increased due to steep grades, narrow streets and congested traffic.

Finding of Facts (15.32.210 through 15.32.250)

The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for fire apparatus access roads in the City of Daly City than those standards as set forth in the International Code. In particular,

Topography: The remaining area of Daly City to be built on is largely limited to steep slopes and hillsides with heavy vegetation. Many streets are narrow and winding with congested parking. This makes it difficult to place fire apparatus and equipment close to a fire scene. Response time is increased due to steep grades, narrow streets and congested traffic.

Finding of Facts (15.32.260)

The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for automatic fire extinguishing systems in the City of Daly City than those standards as set forth in the International Code. In particular,

Topography: The remaining area of Daly City to be built on is largely limited to steep slopes and hillsides. Many streets are narrow and winding with congested parking. This makes it difficult to place fire apparatus and equipment close to a fire scene. Slopes also make it difficult to place ladders for rescue and to advance those hose lines. Response time is increased due to steep grades, narrow streets, and congested traffic.

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple fires through our community. With on limited fire apparatus available after an earthquake, we must rely on built-in protection to contain a large number of incipient fires.

Access: the majority of buildings are built with zero lot lines and no direct access to rear yards. Initial fire attack is from the front of the building only. The time it may take for firefighters to reach the seat of a fire is greatly increased. The opportunity for occupants to safely exit the building is reduced. The time delay decreases the survival chances of victims in the building and increases property damage. Fire spread between buildings is more probable. An automatic fire sprinkler system will either extinguish the fire or control it until firefighters can arrive and extinguish it. Automatic fire sprinkler systems are proven to be the most effective method of saving lives and property.

Finding of Facts (15.32.270)

The above stated climatic, geographical, and topographical conditions warrant more stringent requirements in the City of Daly City than those standards as set forth in the International Code. In particular,

Topography: The remaining area of Daly City to be built on is largely limited to steep slopes and hillsides with heavy vegetation. Many streets are narrow and winding with congested parking. This makes it difficult to place fire apparatus and equipment close to a fire scene. Response time is increased due to steep grades, narrow streets, and congested traffic.