

**EXHIBIT A TO RESOLUTION NO. 2013 -**

**FINDINGS AND DETERMINATION THAT CHANGES  
OR MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE,  
AND THE CALIFORNIA BUILDING CODE, 2013 EDITION,  
ARE REASONABLY NECESSARY BECAUSE OF LOCAL CONDITIONS**

1. In connection with the adoption by reference of the International Building Code, 2012 Edition, as amended by the State of California in that document entitled "The California Building Standards Code," it is hereby expressly found and determined that the following changes are reasonably necessary because of local climatic, geological or topographical conditions:

**Section 7-5-135      FOOTING SEISMIC REINFORCING**

**Section R403.1.3** of the 2013 California Residential Code is amended to read as follows:

**R403.1.3 Seismic reinforcing.** 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.

In Seismic Design Categories D0, D1 and D2 where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches (357 mm) into the stem wall.

In Seismic Design Categories D0, D1 and D2 where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D0, D1 and D2 masonry stem walls without solid grout and vertical reinforcing are not permitted.

**Exception:** In detached one- and two-family dwellings which are three stories or less in height and constructed with stud bearing walls, isolated plain concrete footings supporting columns or pedestals are permitted.

**Section 7-5-140      CONSTRUCTION METHODS FOR BRACED WALL PANELS AND  
TABLE R602.10.3(3)**

**Section R602.10.4** is added and **Table R602.10.3(3)** revised to read as follow:

Add a new footnote “e” to the end of CRC Table R602.10.3(3), to read:

- e. In Seismic Design Categories D0, D1, and D2, Method GB is not permitted and the use of Method PCP is limited to one-story single family dwellings and accessory structures.

Add the “e” footnote notation in the title of Table R602.10.3(3) to read:

TABLE R602.10.3(3)<sup>e</sup>

Add a new subsection R602.10.4.4, to read:

**R602.10.4.4 Limits on methods GB and PCP.** In Seismic Design Categories D0, D1, and D2, Method GB is not permitted for use as intermittent braced wall panels, but gypsum board is permitted to be installed when required by this Section to be placed on the opposite side of the studs from other types of braced wall panel sheathing. In Seismic Design Categories D0, D1, and D2, the use of Method PCP is limited to one-story single family dwellings and accessory structures.

**Section 7-5-145: MULTIPLE HAZARDS: OUTDOOR STORAGE.**

- (a) When a hazardous material has multiple hazards, all hazards shall be addressed and controlled in accordance with the provisions of this chapter. When overhead noncombustible construction is provided for sheltering exterior hazardous material storage areas, such storage shall not be considered indoor storage when all of the following conditions are met:
  - (1) Supports shall be of noncombustible construction.
  - (2) Supports and walls shall not obstruct more than 25 percent of the perimeter of the storage area.
  - (3) The distance to buildings, property lines, streets, alleys, public ways or exits to a public way shall not be less than the distance required for an exterior hazardous material storage area without weather protection.

**Section 7-5-150: RESERVED**

**Section 7-5-155: NONCOMBUSTIBLE CONSTRUCTION** Section 414.6.1.3 of the Code is added to read as follows:

**414.6.1.3 Noncombustible construction.** The overhead structure shall be of approved noncombustible construction with a maximum area of 3,000 square feet (140m<sup>2</sup>).

2. The aforesaid local amendment is reasonably necessary in order to lessen the threat to life, safety and property represented by certain local climatic, geographical and topographical conditions existing in the City of San Leandro.

3. The aforesaid local amendment is enacted pursuant to the authority of Section 17958.5 of the California Health and Safety Code, for the purpose of addressing the aforesaid

conditions which are more specifically described as follows:

- (a) The City of San Leandro lies in the near vicinity of the Hayward Fault and in fact, a substantial portion of the residential area of the City lies within the Alquist-Priolo Act Special Studies Zone, requiring special geologic studies prior to development. The underlying soils are subject to liquefaction and amplification of seismic energy. This increases the likelihood of seismic disturbances of substantial magnitude occurring and causing consequent damage. Such damage is often accompanied by structural fire. The City contains a large percentage of existing structures constructed more than forty years ago.
- (b) The travel time to a fire or other emergency within San Leandro may be impeded by the following conditions:
  - (1) Three major railway lines, the elevated BART line, three major freeways and a natural creek, divide the City into numerous sections, and equipment responding to emergencies face potential delays and obstruction of access in crossing these barriers.
  - (2) San Leandro lies in the path of two major water reservoirs which, upon failure, would inundate a large portion of the City, further delaying the response to a fire or other emergency.
  - (3) A growing community of single-family and multi-family dwellings presently exists on the easterly side of Highway 580, which is itself a potential physical barrier impeding response to a fire or other emergency.
  - (4) The two major north-south emergency response routes aside from the freeways are dependent upon bridges spanning San Leandro Creek. Failure of these bridges would isolate a heavily populated section of the City north of the creek.

4. In the event of a natural disaster inadequately reinforced and/or anchored structures present a significantly greater threat to persons and property due to the increased likelihood that such structures or portions of such structures may collapse in the wake of the natural disaster. To allow previous structurally deficient structures to be reconstructed to such condition perpetuates the threat to persons and property upon the occurrence of a subsequent natural disaster.

5. The City Council hereby takes official notice of the General Plan (and all elements thereof) of the City of San Leandro, all documents on file with the City relating to the Alquist-Priolo Act Special Studies Zone and seismic reinforcement, and the findings and recommendations of the Board of Appeals in this matter.