

BDS Code Amendments

Chapter 3.30 (Bureau of Development Services)

Title 24 (Building Regulations)

Title 25 (Plumbing Regulations)

Title 26 (Electrical Regulations)

Title 27 (Heating and Ventilating Regulations)

CHAPTER 3.30 – Bureau of Development Services

- Codify appeal process for stop work orders to comply with new Citywide ordinance requiring notice of right to appeal administrative decisions

TITLE 24 – Building Regulations

- Add section codifying Administrative Appeals Board (sitting as “Building Official”)
- Repeal and add new section on Building Code Appeal Board section to add term limits to board; make burden of proof reflect language in State Building Code; add subsection outlining powers and duties of the Building Code Appeal Board; make it mandatory that appellants first appeal to the Administrative Appeal Board; add time limits on when appeals may be made; add provision regarding appeals to State Building Codes Division of Building Code Appeal Board decisions
- Add term limits to Structural Engineering Advisory Committee
- Make minor amendments to conform language to State Building Code
- Add provision allowing BDS to review and approve retaining walls
- Make minor language amendments to correct technical errors, such as incorrect code references and consistent use of terminology
- Revise section on Minor Structural Labels to reflect the fact that we no longer have program; State now administers these
- Delete section on Special Inspections Advisory Board because that board no longer exists due to changes in State law
- Delete references to Special Inspector Certification because BDS no longer administers that program
- Delete chapter on Historical Buildings because the provisions in that chapter are either now covered in Title 33 or no longer apply (there are only two sections in this chapter: 24.35.010 – Historical Review Board – I researched this board, and it no longer exists; it was created in 1978 before the current board and was never deleted from Title 24; and 24.35.020 – Special Approval – which covers historic design review that is now governed by Title 33)
- Amend appeal provision in section governing manufactured dwellings to conform to amendments of appeals noted above
- Codify appeal process for stop work orders

TITLE 25 – Plumbing Regulations

- Add section codifying Administrative Appeals Board (sitting as “Building Official/Authority Having Jurisdiction”)
- Repeal and add new section on Plumbing Code Appeal Board section to add term limits to board; make burden of proof reflect language in State Plumbing Code; add subsection outlining powers and duties of the Building Code Appeal Board; make it mandatory that appellants first appeal to the Administrative Appeal Board; add time limits on when appeals may be made; add provision regarding appeals to State Building Codes Division of Plumbing Code Appeal Board decisions
- Revise section on Minor Plumbing Labels to reflect the fact that we no longer administer the program, except for inspections; the State now administers the program
- Make minor amendments to conform language to State Plumbing Code and correct technical errors
- Codify stop work order appeal process
- Add provision outlining requirements for temporary plumbing permits
- Amend language regarding how BDS can charge for work done without a permit to conform with changes in State law

TITLE 26 – Electrical Regulations

- Add section codifying Administrative Appeals Board (sitting as “Building Official”)
- Repeal and add new section on Electrical Code Appeal Board section to add term limits to board; make burden of proof reflect language in State Electrical Code; add subsection outlining powers and duties of the Electrical Code Appeal Board; make it mandatory that appellants first appeal to the Administrative Appeal Board; add time limits on when appeals may be made; add provision regarding appeals to State Building Codes Division of Electrical Code Appeal Board decisions
- Make minor amendments to conform language to State Plumbing Code and correct technical errors
- Repeal Chapter 26.07 – Registration of Electrical Contractors – as obsolete because we no longer require electrical contractors to register. Instead, we check their credentials online.
- Codify stop work order appeal process

TITLE 27 – Heating and Ventilating Regulations

- Add section codifying Administrative Appeals Board (sitting as “Building Official”)
- Repeal and add new section on Mechanical Code Appeal Board section to add term limits to board; make burden of proof reflect language in State Mechanical Code; add subsection outlining powers and duties of the Mechanical Code Appeal Board; make it mandatory that appellants first appeal to the Administrative Appeal Board; add time limits on when appeals may be made; add provision regarding appeals to State Building Codes Division of Mechanical Code Appeal Board decisions
- Make minor amendments to conform language to State Mechanical Code and correct technical errors
- Amend section on minor mechanical labels
- Codify stop work order appeal process