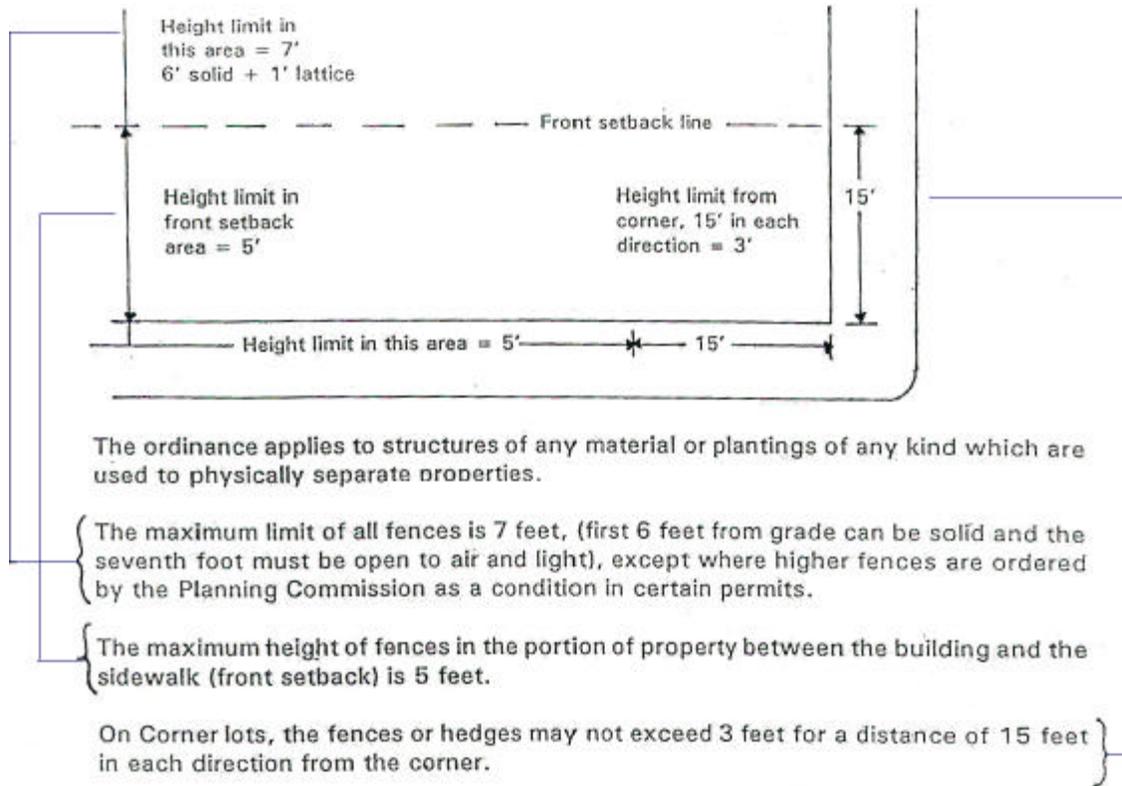


CITY OF BURLINGAME FENCE ORDINANCE



Fences or hedges already in existence which exceed these measurements are non conforming. Non – conforming fences or hedges will be allowed to remain unless the City Council decides that they are a public hazard or a public nuisance. In this case, the Council may order that the fence or hedge be made to conform to the law.

If a property owner wishes a fence or hedge that is higher than the permitted limits, he/she may petition the Planning Commission for a variance. He must be prepared to prove the following:

1. That there are exceptional circumstances.
2. That there is no public hazard.
3. That neighboring properties will not be materially damaged.
4. That the regulations cause unnecessary hardship upon the petitioner.

CHAPTER 18.08

BUILDING CODE

18.08.010	Adoption of Uniform Building Code
18.08.020	Building Inspector to File monthly report
18.08.030	Building Inspector's duties
18.08.032	Major additions, alterations or repairs
18.08.034	Section 204 amended-Appeal.
18.08.035	Construction hours
18.08.040	Section 301(b) amended –Work exempt from permit
18.08.045	Section 302(a) amended – Plot plan
18.08.055	Section 303 (d) amended –Expiration of building permits-Failure to Complete
18.08.056	Section 304(b) amended –Additional fees
18.08.057	Section 304(c) amended –Public fees
18.08.058	Section 304(e) amended-Investigation fees
18.08.060	Certificate of occupancy
18.08.070	Table 3-A amended-Building permit fees
18.08.160	Section 513 amended-Premises identification
18.08.180	Section 1202(b) amended-Special Provisions for Group R-1 Occupancies
18.08.245	Section 1701.1 added-Commercial and industrial districts.
18.08.247	Section 1713(e)3-Foam insulation-Roofing
18.08.250	Section 2308(b) amended-Retaining walls
18.08.290	Section 2516(g) amended –Minimum slab thickness
18.08.310	Section 2907 amended-Footings, ratproofing.
18.08.320	Section 3203 amended – Roof covering requirements
18.08.330	Section 3209 of Appendix Chapter 32 amended –Reroofing.
18.08.340	Fire retardant roofing exceptions.
18.08.360	Section 3207 amended – Roof drainage.
18.08.370	Table 32-A- Minimum roof classes.
18.08.375	Table 32-B-2 Wood shingle or shake application.
18.08.380	Section 4702 amended Materials.
18.08.390	Table 47-A, Footnote 1 amended. Metal suspension systems.
18.08.396	Section 4706(e) amended –Exterior lath-backing
18.08.400	Section 4208()added Exterior plaster
18.08.500	Moving buildings-Permit required
18.08.510	Moving buildings - bond required.
18.08.520	Moving buildings-Time limited during which building may be left standing on one block.
18.08.530	Moving buildings-Prevention of injury to street or property.

18.08.010 **Adoption of Uniform Building Code.**
The rules, regulations and requirements published by the International Conference of Building Officials under the title “Uniform Building Code, 1991 Edition,” Including Appendices 12 (Division 111 only), 29 (except Section 2912), 32, 35, 38, 49, 51, 55, 57 and 70, and all supplements and State of California amendments thereto; under the title “Uniform Building Code Standards, 1988 Edition” (Standard 47-18 only), and all Supplements and State of California amendments thereto; hereinafter collectively called “building code” are adopted as and for the rules, regulations and standards within this city as to all matters therein contained except as provided in this chapter. The mandatory requirements of the appendix to the building code shall be enforceable to the same extent as if contained in the body of the building code, (1941 Code & 2400, added by Ord. 780; July 1, 1963, and amended by Ord. 829 ? 1; September 20, 1965, Ord, 906 ? 1; January 5, 1970, Ord, 987 ? 1; May 7, 1973, Ord, 995 ? 1; August 20, 1973, Ord, 1033 ? 2; April 21, 1975, Ord. 1128 ? 3; June 19, 1978, Ord, 1208 ? 4; June 15, 1981, Ord. 1285 ? 12; September 17, 1984, Ord.1361 ? 2; February 16, 1988, and Ord 1462 ? 2; June 15, 1992.

18.08.40 **Section 301(b) amended-Work exempt from permit.**
Subscription 1 and 2 of Section 301(b) are deleted. (1941 Code & 407, as amended by Ord. 1128 ? 6; June 19, 1978, Ord. 1226 ? 1; April 5, 1982, Ord. 1361 ? 7; February 16, 1988, and Ord. 1462 ? 2; June 15, 1992).

FENCING

RECOMMENDED STANDARDS FOR DOCUMENT SUBMITTAL

COUNTER PLAN CHECK PROCESSING STEPS

Fence construction requires a building permit. The applicant must have two (2) complete sets of plans. These must be presented to the departments listed below in the order listed. Both sets must be approved and stamped by each department before proceeding on to the next. The Building Department is always last and will issue the permit at the counter when the plans approved by the other departments are found to comply with Building Codes. Corrections must be listed on the most recent set of plans which will become the approved set for the job. Therefore, it is important for you to present the old plans and all comments received from any city department when returning for rechecks. Your assistance in this will expedite the plan check process.

The listing below is a summary of information required on the fence plans. This list may not be complete for some sites with unique problems. However, for most fences, plans, including these items, will be eligible for counter permits.

Please present your plans at the counter of the following departments. Each department will stamp your plans. Be sure to stop at the Building Department last.

- A Planning Department; confirm (1) location, (2) adjacent grades on both sides of the fence, and (3) height.
- B Engineering; confirm location, property lines
- C Building Department; check all plans, issue building permit

I. GENERAL INFORMATION

- A Name, title, address, phone of designer
- B Address of property
- C Name, address and phone of property owner
- D Description of intended work

II. SPECIFIC PLANS FOR FENCE (to scale)

A Architectural Plans

1. site plan – show property lines and all adjacent existing fences to determine if fences are on property lines. dimensions across the property are needed to the proposed fences. Show surveyed property corner markers if they exist.
2. indicate where fence will be located on the property
3. show all gates and hardware
4. note located of any swimming pools or spas

B Structure, Details for New Work or Changes

1. size, material and spacing of fence posts
2. size and material of planking
3. overall height from adjacent grade measured at each end and at all corners (at measured from both sides of the fence)
4. size and depth of footing for fence posts
5. method of securing fence post to ground.