

Meeting Date: 10/14/09 (1)

ORDINANCE NO. 10014 (N.S.)

AN ORDINANCE AMENDING TITLE 9 OF THE SAN DIEGO COUNTY CODE
RELATING TO THE COUNTY BUILDING AND FIRE CODES

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that this ordinance will fix typographical errors and make corrections to Title 9, Division 1, Chapter 1 related to the Administration of the County Building, Electrical, Plumbing and Mechanical Code, Title 9, Division 2, Chapter 1 related to the County Building Code and Title 9, Division 6, Chapter 1 related to the County Fire Code.

Section 2. Amend Title 9, Division 1, Chapter 1, Section 91.1.101.2 to read as follows:

SEC. 91.1.101.2. SCOPE.

This chapter shall apply to the construction, alteration, moving, demolition, repair and use of any building or structure and the installation, alteration, repair or replacement of all electrical, plumbing and mechanical systems, within the unincorporated area of the County, unless specifically exempted in this chapter. This chapter shall be a part of and shall apply to the County Building Code, County Electrical Code, County Plumbing Code and County Mechanical Code and those codes are incorporated as part of this chapter. This chapter is not intended to apply to structures and equipment preempted by State law from local regulation such as public utility towers and poles, mechanical equipment not specifically regulated by this Title and hydraulic flood control structures. This chapter also does not apply to grading, which is regulated in Title 8, Division 7 of this code, but retaining walls and other structures that may be needed in connection with any grading are subject to the requirements of this chapter.

Section 3. Amend Title 9, Division 1, Chapter 1, Section 91.1.105(a) to read as follows:

SEC. 91.1.105. PERMITS.

(a) Except as provided in section 91.1.105.2, no person shall erect, construct, enlarge, alter, repair, maintain, move, improve, remove, convert or demolish a building or structure regulated by this chapter without a separate permit for each building or structure, issued by the building official. This section shall not be construed to require separate permits for a dwelling and auxiliary buildings or structures on the same property which are described in a building permit application, plot plan and other drawings.

Section 4. Amend Title 9, Division 1, Chapter 1, Section 91.1.108.5.19 to read as follows:

SEC. 91.1.108.5.19. REINSPECTION FEE.

The building official may assess a fee for each inspection the building official conducts or attempts to conduct when: (a) the permit holder requests an inspection and the building official finds the work inspected is not complete or the building official is unable to obtain access to the work to inspect it or (b) the building official has ordered the permit holder to correct or remove work and the permit holder has not corrected or removed the work in compliance with the building official's order. The fee authorized by this section shall be considered a reinspection fee.

Section 5. Amend Title 9, Division 1, Chapter 1, Section 91.1.109.6 to read as follows:

SEC. 91.1.109.6. APPROVAL REQUIRED.

Work shall not be done beyond the point indicated in each successive inspection without the building official's approval. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed or notify the permit holder or his or her agent if any work fails to comply with this chapter. Any portions that do not comply shall be corrected and these portions shall not be covered or concealed until approved by the building official.

Section 6. Amend Title 9, Division 1, Chapter 1, Section 91.1.110.2 to read as follows:

SEC. 91.1.110.2. CERTIFICATE OF OCCUPANCY ISSUED.

When the building official finds after final inspection that a building or structure complies with the provisions of this chapter the building official shall indicate the approval on the inspection record card and the signed inspection record card shall serve as a certificate of occupancy. The owner shall maintain the approved inspection record card on the premises and no person other than the building official shall remove the card. If the inspection record card is lost the County's computer records maintained on the County's database shall serve as a replacement for the inspection record card.

Section 7. Amend Title 9, Division 2, Chapter 1, Section 92.1.701A to read as follows:

SEC. 92.1.701A. SCOPE, PURPOSE AND APPLICATION.

Section 701A.1 of the California Building Code is revised to read:

Sec. 701A.1 Scope. This chapter applies to building materials, systems and or/ assemblies used in the exterior design and construction of new and remodeled buildings located within a wildland-urban interface fire area as defined in section 702A.

Exceptions:

1. Greenhouses enclosed with translucent plastic or glass 30 feet or more from the main building and property lines are not subject to the requirements of this chapter.
2. Free standing open sided shade covers, sheds, gazebos, and similar accessory structures less than 250 square feet and 30 feet or more from the main building and property lines are not subject to the requirements of this chapter.

Section 8. Amend Title 9, Division 2, Chapter 1, Section 92.1.704A.1 to read as follows:

SEC. 92.1.704A.1. ROOFING.

Section 704A.1 of the California Building Code is revised to read:

Sec. 704A.1 Roofing.

Sec. 704A.1.1 General. Roofs shall comply with the requirements of Chapter 7A and Chapter 15. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

Sec. 704A.1.2 Roof coverings. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of 72 pound (32.4 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

Sec. 704A.1.3 Roof valleys. When provided, exposed valley flashings shall be not less than 0.019- inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.

Sec. 704A.1.4 Reserved.

Sec. 704A.1.5 Roof gutters. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter.

Section 9. Amend Title 9, Division 2, Chapter 1, Section 92.1.704A.3 to read as follows:

SEC. 92.1.704A.3. EXTERIOR WALLS.

Sec. 704A.3 of the California Building Code is revised to read:

Sec. 704A.3.1 General. Exterior walls shall be noncombustible, ignition-resistant material, heavy timber, or log wall construction.

Exceptions:

1. Wood siding of $\frac{3}{8}$ -inch plywood or $\frac{3}{4}$ -inch drop siding with an underlayment of $\frac{1}{2}$ -inch fire-rated gypsum sheathing that is tightly butted or taped and mudded, or other ignition-resistive material approved by the building official.

2. A livestock stable less than 2,000 square feet total floor area and without a restroom is exempt from the non-combustible wall requirement if constructed at least 100 feet from: the property line, any open space easement and any dwelling on the parcel. If an applicant for a building permit proposes to construct a dwelling or an addition to a dwelling closer than 100 feet from a stable constructed under this exemption, the building permit shall not be granted unless the stable is retrofitted with non-combustible exterior wall coverings or is removed.

Sec. 704A.3.1.1 Exterior wall coverings. Exterior wall coverings shall extend from the top of the foundation to the roof and terminate at 2-inch nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

Sec. 704A.3.1.2 Repair/Replacement. Repair or replacement of 50 percent or more of an exterior wall located less than 30 feet from a property line shall require that the entire wall be constructed of materials that meet the requirements of sections 704A.3.1-3.2.3. If less than 50 percent of an existing exterior wall requires repair or replacement, the existing wall may be repaired or replaced in kind unless the wall covering is wood shingle or shake, in which case it shall be repaired or replaced with fire-retardant, pressure-treated wood shingles or shakes.

Sec. 704A.3.2 Exterior wall openings. Exterior wall openings shall comply with sections 704A.3.2.1- 3.2.3.

Sec. 704A.3.2.1 Exterior wall vents. Unless otherwise prohibited by other provisions of this code, vent openings in exterior walls and exterior doors shall resist the

intrusion of flame and embers into the structure or the vents shall be louvered and screened with a corrosion-resistant, noncombustible wire mesh with ¼-inch openings or its equivalent.

Sec. 704A.3.2.2 Exterior glazing and window walls. Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes, when tested according to ASTM E2010, or conform to the performance requirements of SFM 12-7A-2. Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to ANSI/AAMA/NWDA 101/I.S.2-97 structural requirements.

Exception: The building official may allow dual glazing without a tempered pane in moderate fire hazard severity zones when there is a fuel modification zone at least 100 feet wide.

Sec. 704A.3.2.3 Exterior door assemblies. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1⅜ inches thick with interior field panel thickness no less than 1¼ inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E2074.

Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors are not required to comply with this chapter.

Section 10. Amend Title 9, Division 6, Chapter 1, Section 96.1.202 by adding the following definition:

COUNTY SERVICE AREA (CSA). A service area formed pursuant to California Government Code sections 25210.1 et seq. to provide fire protection, emergency medical services or other government services.

Section 11. Amend Title 9, Division 6, Chapter 1, Section 96.1.502.1 by adding the following definition:

DEAD-END ROAD. A road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

Section 12. Amend Title 9, Division 6, Chapter 1, Section 96.1.503.2.4 to read as follows:

Sec. 503.1.2 Dead-end roads. The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

<u>ZONING FOR PARCEL SERVICED BY DEAD END ROAD(s)</u>	<u>CUMULATIVE LENGTH OF DEAD END ROAD(s)</u>
Parcels zoned for less than 1 acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1,320 feet
Parcels zoned for 5 acres to 19.99 acres	2,640 feet
Parcels zoned for 20 acres or larger	5,280 feet

All lengths shall be measured from the edge of the roadway surface at the intersection where the road begins to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals. Each dead-end road shall have a turnaround constructed within 150 feet of its terminus.

Section 13. Amend Title 9, Division 6, Chapter 1, Section 96.1.503.2.4 to read as follows:

Sec. 503.2.4 Turning radius. The turning radius of a fire apparatus access road shall comply with the County public and private road standards approved by the Board of Supervisors. The turning radius for a private residential driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official.

Section 14. Amend Title 9, Division 6, Chapter 1, Section 96.1.508.3 to read as follows:

SEC. 96.1.508.3. FIRE FLOW.

Section 508.3 of the California Fire Code is revised to read:

Sec. 508.3 Fire flow. Fire flow requirements shall be based on Appendix B of the County Fire Code or the standard published by the Insurance Services Office, "Guide for Determination of Required Fire Flow." Consideration should be given to increasing the gallons per minute to protect structures of extremely large square footage and for such reasons as: poor access roads, grade and canyon rims, hazardous brush and response times greater than five minutes by a recognized fire department or fire suppression company. In hazardous fire areas the main capacity for new subdivisions shall not be less

than 2,500 gallons per minute, unless otherwise approved by the fire code official. If fire flow increases are not feasible, the fire code official may require alternative design standards such as: alternative types of construction that provides a higher level of fire resistance, fuelbreak requirements, which may include required irrigation, modified access road requirements, specified setback distances for building sites addressing canyon rim developments and hazardous brush areas, and other requirements as authorized by this chapter and as required by the fire code official.

Section 15. Amend Title 9, Division 6, Chapter 1, Section 96.1.903.2 to read as follows:

SEC. 96.1.903.2 AUTOMATIC SPRINKLER SYSTEMS-WHERE REQUIRED.

Section 903.2 of the California Fire Code is revised to read:

Sec. 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section. Table 903.2 summarizes these requirements. An automatic fire sprinkler system installed in accordance with section 903.3 shall be provided throughout all dwellings and attached garages, carports, workshops, storage rooms and auxiliary use rooms located within a CSA. In addition, the fire code official may require an automatic sprinkler system in all buildings constructed after this code becomes effective, including single-family residential buildings, manufactured homes and mobile homes, as defined in the Building Code portion of the California Building Standards Code, when the required fire flow exceeds 1,500 gallons per minute as determined by the provisions in Appendix B of the County Fire Code or when calculated according to the standard published by the Insurance Services Office document entitled "Guide for Determination of Required Fire Flow."

For the purpose of fire-extinguishing systems, buildings separated by less than 10 feet from adjacent buildings shall be considered as one building. Fire barriers, partitions and walls, regardless of rating, shall not be considered as creating separate buildings for purposes of determining fire sprinkler requirements.

The fire code official may require an automatic fire sprinkler system to be installed in dwellings and other structures (Group R-3 and U, including accessory buildings) where no water main exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade and canyon rims, hazardous brush and response times greater than 5 minutes by a fire department or fire suppression company recognized as a signatory of the County of San Diego Fire Mutual Aid System. Agricultural buildings constructed of wood or metal frames, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from fire sprinkler requirements unless physically connected to other structures.

Section 16. Amend Title 9, Division 6, Chapter 1, Section 96.1.3301.2.1 by revising the following definition:

INSPECTOR. A person on the Sheriff's approved list of inspectors authorized to conduct inspections, before and after a blast. To be on the Sheriff's approved list, an inspector shall be certified by or registered with the International Conference of Building Officials, the International Code Council/Council of American Building Officials, the Building Officials & Code Administrator or the Southern Building Code Congress International.

Section 17. Add Title 9, Division 6, Chapter 1, Section 96.1.3406.2.5.2.1 to read as follows:

SEC. 96.1.3406.2.5.2.1. TANKS FOR GRAVITY DISCHARGE.

Section 3406.2.5.2.1 of the California Fire Code is added to read:

Sec. 3406.2.5.2.1 Limitations on tanks for gravity discharge. Gravity dispensing of Class I or II liquids or Class III liquids that are heated up to or above their flash points is prohibited. Dispensing devices for flammable and combustible liquids shall be of an approved type. Approved pumps taking suction from the top of the tank shall be used. Flammable or combustible liquids shall not be dispensed by a device that operates through pressure within a storage tank. Air or oxygen shall not be used to pressurize an aboveground tank.

Section 18. Amend Title 9, Division 6, Chapter 1, Section 96.1.4702 by adding the following definitions:

LOCAL AGENCY VERY HIGH FIRE HAZARD SEVERITY ZONE means an area designated by a local agency upon the recommendation of the CDF Director pursuant to Government Code sections 51177(c), 51178 and 51189 that is not a State Responsibility Area and where a local agency, city, county, city and county, or district is responsible for fire protection.

OPEN SPACE EASEMENT means any right or interest in perpetuity or for a term for years in open-space land, as that term is defined in Government Code sections 51065(a), acquired by the County, a city or a nonprofit organization where the instrument granting the right or interest imposes restriction on use of the land, to preserve the land for public use or enjoyment of the natural or scenic character of the land.

OPEN SPACE PRESERVE means open-space land, as that term is defined in Government Code section 65560(b), for the preservation of natural resources, managed

production of resources, outdoor recreation, public health and safety, buffer for a military installation or the protection of cultural resources.

Section 19. Amend Title 9, Division 6, Chapter 1, Section 96.1.4703 to read as follows:

SEC. 96.1.4703. FIRE PROTECTION PLAN.

Section 4703 of the California Fire Code is revised to read:

**SECTION 4703
FIRE PROTECTION PLAN**

Sec. 4703.1 When required. The Department of Planning and Land Use or the fire protection district may require an applicant for a parcel map, subdivision map, specific plan or major use permit for any property located in a wildland-urban interface fire area to submit a Fire Protection Plan (FPP) as part of the approval process.

Sec. 4703.2 Content. The FPP shall consider location, topography, geology, aspect, combustible vegetation (fuel types), climatic conditions and fire history. The plan shall address the following in terms of compliance with applicable codes and regulations including but not limited to: water supply, vehicular and emergency apparatus access, travel time to nearest serving fire station, structural ignitability, structure set back, ignition-resistive building features, fire protection systems and equipment, impacts to existing emergency services, defensible space and vegetation management.

The FPP shall be prepared as prescribed in the County of San Diego Land Use and Environment Group “Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection” document.

Section 20. Amend Title 9, Division 6, Chapter 1, Section 96.1.4707.1 to read as follows:

Sec. 4707.1 Structure setbacks from property lines. The building official shall establish the minimum setbacks for locating a structure on a lot in a wildland-urban interface fire area. The setbacks may be greater than the minimum setbacks provided in the County Zoning Ordinance, when necessary to protect a structure from an unreasonable hazard from a wildfire.

Sec. 4707.1.1 General fire setbacks. Buildings and structures shall be setback a minimum of 30 feet from property lines and open space easements unless the County Zoning Ordinance requires a greater minimum. When the property line abuts a roadway the setback shall be measured from the centerline of the roadway.

Exception: When both the building official and the FAHJ determine that the hazard from a wildland fire is not significant or when the terrain, parcel size or other constraints on the parcel make the required setback infeasible, the building official may allow the setback to be less than 30 feet from the property line when allowed by the Zoning Ordinance.

Sec. 4707.1.2 Fire setbacks adjacent protected areas. Buildings and structures shall be setback a minimum of 100 feet from any property line adjacent a national forest, state park or open space preserve. This setback may be reduced when additional mitigation measures are employed that are satisfactory to both the FAHJ and the building official.

Section 21. Amend Title 9, Division 6, Chapter 1, Section 96.1.4707.2 to read as follows:

Sec. 4707.2 Fuel modification. A fuel modification zone shall be required around every building that is designed primarily for human habitation or use or a building designed specifically to house farm animals. Decks, sheds, gazebos, freestanding open-sided shade covers and similar accessory structures less than 250 square feet and 30 feet or more from a dwelling, and fences more than 5 feet from a dwelling, are not considered structures for the establishment of a fuel modification zone. A fuel modification zone shall comply with the following:

(a) When a building or structure in a hazardous fire area is located 100 feet or more from the property line the person owning or occupying the building or structure shall maintain a fuel modification zone within 100 feet of the building or structure. The area within 50 feet of a building or structure shall be cleared of vegetation that is not fire resistant and re-planted with fire-resistant plants. In the area between 50 to 100 feet from a building all dead and dying vegetation shall be removed. Native vegetation may remain in this area provided that the vegetation is modified so that combustible vegetation does not occupy more than 50% of the square footage of this area. Trees may remain in both areas provided that the horizontal distance between crowns of adjacent trees and crowns of trees and structures is not less than 10 feet. See Figure 4707.2.

(b) When a building or structure in a hazardous fire area is setback less than 100 feet from the property line, the person owning or occupying the building or structure shall meet the requirements in subsection (a) above, to the extent possible, in the area between the building or structure and the property line.

(c) The building official and the FAHJ may provide lists of prohibited and recommended plants.

(d) The fuel modification zone shall be located entirely on the subject property unless approved by the FAHJ. This required fuel modification zone may be reduced as allowed in subsection (b) above or increased as required by a fire protection plan.

(e) When the subject property contains an area designated to protect biological or other sensitive habitat or resource, no building or other structure requiring a fuel modification zone shall be located so as to extend the fuel modification zone into a protected area.

Sec. 4707.2.1 Fuel modification of combustible vegetation from sides of roadways.

(a) The FAHJ may require a property owner adjacent to a public or private road to modify combustible vegetation in the area within 20 feet from each side of the road to establish a fuel modification zone. The FAHJ has the right to enter private property to insure the fuel modification zone requirements are met.

(b) A property owner adjacent to a public or private road or driveway constructed after the effective date of this chapter shall clear combustible vegetation thirty feet from each side of the road or driveway to create a fuel modification zone.

Exception: The FAHJ may reduce the width of the fuel modification zone if it will not impair access.

Sec. 4707.2.2 Community fuel modification. The FAHJ may require a developer, as a condition of issuing a certificate of occupancy, to establish one or more fuel modification zones to protect a new community by reducing the fuel loads adjacent to a community and structures within it. The developer shall assign the land on which any fuel modification zone is established under this section to the association or other common owner group that succeeds the developer as the person responsible for common areas within the community.

Sec. 4707.2.2.1 Land ownership. Once a fuel modification zone has been established under section 4707.2.2 the land on which the zone is located shall be under the control of an association or other common ownership established in perpetuity, for the benefit of the community to be protected.

Section 22. Amend Title 9, Division 6, Chapter 1, Section 96.1.APP.104.8 to read as follows:

SEC. 96.1.APP.104.8. MODIFICATIONS.

Appendix Chapter 1, section 104.8 of the California Fire Code is revised to read:

Sec. 104.8 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the fire code official shall have the authority to grant modifications for individual cases, provided the fire code official shall first find that special individual reasons make the strict letter of this code impracticable and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered into the files of the department of fire prevention.

Section 23. Amend Title 9, Division 6, Chapter 1, Section 96.1.APP.105.8 to read as follows:

SEC. 96.1.APP.105.8 NEW MATERIALS, PROCESSES OR OCCUPANCIES WHICH REQUIRE PERMITS.

Appendix Chapter 1, section 105.8 is added to the California Fire Code to read:

Sec. 105.8 New materials, processes or occupancies which require permits. The fire code official may determine, after allowing affected persons an opportunity to be heard, that a material, process or occupancy not listed in this code shall require a permit, in addition to those now enumerated in this code. In that case, the fire code official shall prepare a list of any additional material, process or occupancy that shall require a permit and post the list in a conspicuous place in the Department of Planning and Land Use, Building Division. Any interested person may obtain a copy of the list.

Section 24. Amend Title 9, Division 6, Chapter 1, Section 96.1.APP.108 to read as follows:

AMENDMENT TO SECTION SEC. 96.1.APP.108

Appendix Chapter 1, section 108 of the California Fire Code is revised to read:

Sec. 108.1 Appeals procedure for the County Fire Code. This section establishes appeal procedures from a County fire code official's order, decision or determination.

Sec. 108.1.1 Appeals of decisions regarding building permits. A project applicant may appeal a County fire code official's determination granting, denying or imposing conditions on an application for a building permit by filing an appeal in writing with the Regional Fire Appeals Board (Appeals Board). Within 30 days of the filing of the appeal the Appeals Board shall make factual findings and issue a written recommendation to the County Building Official on whether the County fire code official's determination should be upheld, modified or overturned. A copy of the recommendation shall be provided to the applicant. The County Building Official shall act on the Appeals Board's recommendation and issue a written decision to the parties within 15 days of receipt of the Appeals Board's recommendation. The Building Official's decision shall be final.

Sec. 108.1.2 Appeals of decisions regarding discretionary permits. A project applicant may appeal a County fire code official's determination relating to the application of this code to an application for a discretionary permit by filing an appeal in writing with the Appeals Board. Within 30 days of receipt of the appeal the Appeals Board shall review the County fire code official's determination, make factual findings and issue a recommendation to uphold, overrule or modify the determination. The Appeals Board shall provide its recommendation to the party that filed the appeal, the County fire code official and the Department of Planning and Land Use. The Appeals Board's recommendation shall be presented to the County decision-making body when it considers the application for the discretionary permit.

Sec. 108.1.3 Regional Fire Appeals Board. This section establishes a Regional Fire Appeals Board consisting of five members. The Appeals Board shall consist of the following:

- One representative from the San Diego County Fire Districts Association.
- One fire marshal from the unincorporated area of the County.
- One operational chief officer from CAL FIRE.
- One representative from the Department of Planning and Land Use, who has not been involved in previous decisions on the project.
- One representative from a fire district.

Three members shall constitute a quorum for the transaction of business and three affirmative votes shall be necessary to render a decision. A representative from the San Diego County Fire Authority shall act as secretary of the Appeals Board. The Appeals Board shall adopt reasonable rules and regulations for conducting its review.

Section 25. This ordinance shall take effect and be in force thirty days after its passage, and before the expiration of fifteen days after its passage, a summary hereof shall be published once with the names of the members of this Board voting for and against it in the San Diego Commerce newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of San Diego this 14th day of October, 2009.