



The City of San Leandro uses the following Construction Design Criteria:

- A. **Seismic Design Category** determined by design professional considering construction design and site soil properties as per CBC sec 1613. (light-framed structures will be designed with a **Seismic Design Category** of D or E, except use D₂ designing to 2022 CRC)
- B. **Wind Design** – V = 110 mph
- C. **Wind Exposure** - “B” in general for most areas, “C” for hillside areas, and “D” for some individual sites along bay or foothills
- D. **Snow Load** – Not applicable
- E. **California Energy Commission Climate Zone** - “3”
- F. **Current Construction Codes:**
1. **2022 California Building Code based on 2021 International Building Code (2021 IBC), 2022 California Residential Code based on 2021 International Residential Code (2021 IRC), 2022 California Existing Building Code based on 2021 International Existing Building Code (IEB), and 2022 California Historical Code Title 24, Part 8, and 2022 California Referenced Standards Code, Title 24, Part 12.**
(See San Leandro Municipal Code Title 7, Chapter 7-5, Article 1 @ <http://qcode.us/codes/sanleandro/>)
 - a. **Local Amendments:**
 - i. Structural systems
 - ii. Design methods
 - iii. Seismic provisions for steel buildings
 - iv. Wood Burning Fireplaces: See Regulation 6, Rule 3 from the Bay Area Air Quality Management Board @ <http://www.baaqmd.gov/dst/regulations/rg0603.pdf>
 - v. Repair and reconstruction of damaged structures
 - vi. Brittle structural systems utilizing stucco or drywall are prohibited
 2. **2022 Green Building Standards Code (CALGreen)** It is not the intent that the California Green Building Code substitute or be identified as meeting the certification requirements of any green building program.
 3. **2022 California Mechanical Code (SLMC Section 7-5, article 4) based on 2021 Uniform Mechanical Code (2021 UMC)**
 4. **2022 California Plumbing Code (SLMC Section 7-5, article 9) based on 2021 Uniform Plumbing Code (2021 UPC)**
 5. **2022 California Electrical Code (SLMC Section 7-5, articles 5,6,7) based on the 2020 National Electrical Code (2020 NEC)**
 6. **2022 California Energy Code based on the California Code of Regulations, Title 24, Part 6**
 7. **2022 California Fire Code (SLMC Section 3-3, article 1) based on the 2021 International Fire Code (2012 IFC)**
 - a. **Adoption:** Provisions in the appendices shall not apply unless specifically adopted.
 - b. **Local Amendments:** Contact the City of San Leandro (Alameda County) Fire Department for additional requirements when designing for any of the following:
 - Baled Storage.
 - Aboveground Tanks.
 - Fire Alarm System.
 - Automatic Sprinkler Systems.
 - Automatic Self-Closing Fire Assemblies
 - Weather Protection.
- G. **Fire Zones** – There are “Very High Fire Hazard Severity Zones” in the City of San Leandro especially east of Interstate 580. Please reference the map available from the State of California Department of Forestry at <ftp://frap.cdf.ca.gov/fhszlocalmaps/alameda/SanLeandro.pdf>.
- H. **Structural Observation** is required for all new commercial, industrial, and multifamily buildings and new single family residential structures in the hillside areas east of interstate 580. See San Leandro Municipal Code 7-5-170 for additional information. .

- I. **Soils and Foundations:** see City of San Leandro Municipal Code 7-5-175.
- J. **Flood Zone** - Varies, call the Building and Safety Division (510) 577-3405
- K. **Rain Water** - 2 inches per hour
- L. **Storm Drain Retention** - Engineering/Transportation -- (510) 577-3428
- M. **Grading, Public right-of-way, Land Subdivision Issues** - **Please note that no grading permits will be issued during the "wet season" between October 15th and April 15th each year.** Call Engineering/Transportation -- (510) 577-3428 for more information.
- N. **Sewer District** - Call (510) 577-3420 to find out who services your area.
 - a. City of San Leandro -- (510) 577-3434
 - b. Oro Loma Sanitary District (southwest area) -- (510) 276-4700 (www.oraloma.org)

City of San Leandro: (www.sanleandro.org)

Building & Safety Services -- (510) 577-3405, permitsbyemail@sanleandro.org

Office of Business Development/Redevelopment -- (510) 577-3311

Planning Services -- (510) 577-3325, Planner@sanleandro.org

Housing Division -- (510) 577-6004

Engineering / Transportation -- (510) 577-3428, ET@sanleandro.org

Public Works -- (510) 577-3440

Environmental Services -- (510) 577-3401

Alameda County Fire Department -- (510) 577-3317, sanleandrofp@acgov.org

Police Department -- (510) 577-2740 non-emergency

Refuse Services -- (510) 577-3452

San Leandro Unified School District -- (510) 667-3500 (www.sanleandro.k12.ca.us)

San Lorenzo Unified School District -- (510) 317-4600 (www.slzusc.org)

Regional:

Assoc. of Bay Area Governments (ABAG) -- (510) 464-7900 (www.abag.ca.gov)

Bay Area Air Quality Management District -- (415) 771-6000 (www.baaqmd.gov)

Bay Area Rapid Transit (BART) -- (510) 464-6000 (www.bart.gov)

Gas & Electric - Pacific Gas & Electric -- (800) 743-5000 (www.pge.com)

Metropolitan Transportation Commission (MTC) -- (510) 464-7700 (www.mtc.ca.gov)

Water - East Bay Municipal Utility District -- (510) 287-1380 (www.ebmud.com)

AT&T -- (800)-288-2020 (www.att.com)

Alameda County: (www.acgov.org)

Agricultural Commissioner -- (510) 670-5232

Assessor's Office -- (510) 272-3783

Environmental Health - Environmental Protection Division -- (510) 567-6700

Flood Control and Water Conservation -- (510) 670-5480

Housing and Community Development -- (510) 670-5404

Office of the Recorder -- (510) 272-6363

Planning/Redevelopment Department -- (510) 670-5400

State of California: (www.ca.gov)

Alcoholic Beverage Control (ABC) -- (415) 557-3660

Bay Conservation & Development Commission (BCDC) -- (415) 352-3600

California Department of Transportation (CALTRANS) -- (510) 286-4444

Cal/OSHA -- (510) 622-2916

Contractor's License Board -- (800) 321-2752 (www.cslb.ca.gov)

Public Utilities Commission (PUC) -- (415) 703-2782/ (415) 703-1170

United States Environmental Protection Agency (EPA) -- (866) EPA-WEST (1-866-372-9378) (www.epa.gov)

Business Assistance Organizations:

Alameda County Economic Development Alliance for Business -- (510) 272-3897 (www.edab.org)

Alameda County Small Business Development Center -- (510) 208-0410 (www.acsbdc.org)

San Leandro Chamber of Commerce -- (510) 351-1481 (www.sanleandrochamber.com)

San Leandro Downtown Business Association -- (510) 357-3442 (www.sanleandrodowntownassociation.org)