

Legislation Text

File #: #20-001, Version: 1

PREPARED BY: BUILDING DIVISION

DATE OF MEETING: 01/21/20

SUBJECT:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN PABLO AMENDING CHAPTER 15.04 OF THE SAN PABLO MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2019 CALIFORNIA ADMINISTRATIVE CODE, 2019 CALIFORNIA BUILDING CODE VOLUMES 1 AND 2, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA HISTORICAL BUILDING CODE, 2019 CALIFORNIA FIRE CODE WITH AMENDMENTS ADOPTED BY THE CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT, 2019 CALIFORNIA EXISTING BUILDING CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND 2019 CALIFORNIA REFERENCED STANDARDS CODE

CITY MANAGER RECOMMENDATION

Waive reading of ordinance to read by title only; introduce Ordinance; set public hearing for February 3, 2020.

COMPLIANCE STATEMENTS

FY 2019-21 Council Priority Workplan Statement

The Major Policy Goal ***Expand Housing Options***, including Priority #302, ***Diversify and Improve the Quality of Housing Stock***, is a currently adopted policy item under the adopted FY 2019-21 Council Priority Workplan, effective March 1, 2019. Included in this process, which is not a current item of the Workplan, is the State requirement to adopt the remaining 2019 California Codes of Regulations Title 24.

CEQA Compliance Statement

These codes and amendments are exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15061(b)(3). In addition, adoption of these Codes is exempt from review under CEQA Guidelines section 15308. Adoption of these Codes will not have the effect of deleting or substantially changing any regulatory standards or required findings, because it can be determined with certainty that this project has no potential for causing a significant effect on the environment. This project is also an action being taken by a regulatory agency where the process involves procedures for the protection of the environment, which does not have the potential to cause significant effects on the environment.

BACKGROUND

In July 2019, the State of California adopted a complete set of new building codes based on the latest national and international model building codes. These codes, known as the California Building Standards Code (BSC), have been adopted as Title 24 of the California Code of Regulations. The California Building Standards Code is updated by the State every three years. While many of the National Uniform Model Code standards have been incorporated into the BSC, it is the BSC that

applies in all parts of California, not the Model Codes. The new BSC are effective January 1, 2020, and are immediately applicable to all building permits submitted after that date unless the City adopts amendments.

Building Standards Adoptions (including all Appendices)

- 2019 California Administrative Code
- 2019 California Building Code - Volumes 1 and 2
- 2019 California Residential Code
- 2019 California Electrical Code
- 2019 California Mechanical Code
- 2019 California Plumbing Code
- 2019 California Energy Code
- 2019 California Historic Building Code
- 2019 California Fire Code, with Amendments adopted by the Contra Costa County Fire Protection District
- 2019 California Existing Building Code
- 2019 California Green Building Standards Code
- 2019 California Referenced Standards Code

The Fire Code is recommended for adoption with the amendments of the Contra Costa Fire Protection District due to the local climate, geological and topographical conditions and specifically low precipitation and relative humidity in this area; potentially high temperatures and wind velocity; seismic risk given the San Andreas and Hayward faults; unstable soils; and varied topography with combustible vegetation; as well as other factors. The findings for these amendments are attached.

With City Council approval of this item, the public hearing notice will be published and the public hearing on the recommended second reading and adoption of the ordinance will be scheduled for February 3, 2020.

FISCAL IMPACT

There is no fiscal impact in adopting these codes.

Attachments

1. Proposed Ordinance Adopting 2019 California Building Standards Code
2. Contra Costa Fire Protection District Ordinance No. 2019-37: Amendments to the 2019 California Building Standards Code, Title 24, Park 9, California Fire Code
3. Contra Costa County Fire Protection District's Findings in Support of Amendments to the 2019 California Building Standards Code, Title 24, Park 9, California Fire Code
4. Proposed Notice of Public Hearing