

BACKGROUND:

Every three years the California Building Standards Commission adopts a new set of building codes which include building, residential, electrical, mechanical, plumbing, fire and green building standards. Local jurisdictions must adopt and enforce these adopted codes and apply the minimum requirements to all construction projects that file a building permit application after January 1, 2014. Local jurisdictions may amend the State regulation to address issues of local or regional importance such as fire or earthquake hazards or a desire to seek increased energy efficiencies. However these changes cannot be less restrictive than otherwise mandated by the State.

The previous amendments to these codes are being carried forward from the previous code cycle. There are two new amendments to the Green Building Standards Code which would impose a “cool roof” requirement to reduce energy costs for very large projects and an “electrical vehicle charging” requirement for new construction to include conduits for electrical vehicle charging. There is one new amendment to the Residential Building Code which will ensure that heavy mechanical, electrical and/or plumbing equipment does not pose any danger to the floor or roof support system.

On November 18, 2013, the City Council approved the adoption and amendment of the State codes and instructed the City Attorney to prepare an ordinance.

REASON WHY LEGISLATION IS NEEDED:

The City’s ordinances relating to building and fire codes were established by ordinance and must be amended by ordinance.

PROGRAM, DEPARTMENT, OR GROUPS AFFECTED:

The oversight of the building codes is with the Planning and Community Development Department. The oversight of the fire codes is with the Fire Department.

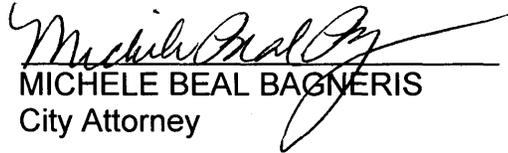
ENVIRONMENTAL:

The adoption and amendment of the building and fire codes is exempt from CEQA pursuant to Guideline section 15061(b)(3) where there is no possibility the project may have a significant effect on the environment.

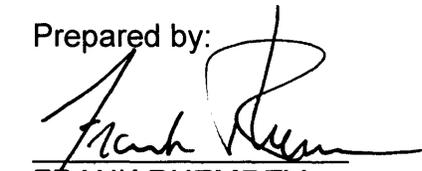
FISCAL IMPACT:

All costs associated with implementing these code changes will be recovered through the adopted fees.

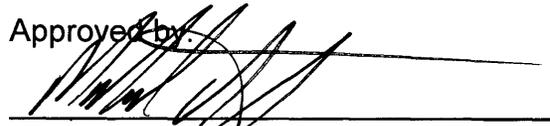
Respectfully submitted,


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