

Agenda Report

TO: CITY COUNCIL

DATE: OCTOBER 9, 2000

FROM: CITY MANAGER

SUBJECT: Proposed amendment to Chapter 14, of the Pasadena Municipal Code to add Section 14.04.035 which will amend section 104.2.8 of the 1998 California Building Code adding provisions for alternate materials, alternate design and methods of construction.

RECOMMENDATION:

Staff recommends that the City Council direct the City Attorney to prepare an ordinance to amend the Pasadena Municipal Code by revising the provisions of 14.04.035 to incorporate alternate materials, alternate design and methods of construction.

BACKGROUND:

The merging of the three major national building codes has substantially advanced the Code Development Process. The International Codes have been created by a combination of the Uniform Building Code, the Basic National Building Code, and the Southern Standard Building Code. The provisions of these codes have been incorporated into a single document titled, the International Building Code. This Code contains the most modern, up-to-date code provisions and is recognized by the Federal Emergency Management Agency as the latest codes for protection of property against natural disasters.

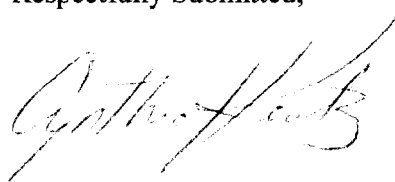
The development of building codes is a process generally taking from 3-5 five years. After the building codes are developed the State of California usually takes an additional 1-2 years to incorporate it into State Law. The codes that we are currently using were developed in 1993, 1994 and 1995. The City of Pasadena has many architects, engineers and developers that also work in other parts of the country. They are accustomed to utilizing the more up-to-date provisions found in the International Codes. To recognize the provisions of International Codes as acceptable alternates it will be clear that the newer and safer methods of design are acceptable without the necessity of going through Board of Appeals Hearings for each request.

The incorporation of the codes as published by the International Code Council (ICC) as an alternate approved method in plumbing, mechanical, residential and building sections of the Pasadena Municipal Code would allow for the alternate uses and the recognition of the latest materials and construction techniques without the necessity of individual special review processes for each project.

FISCAL IMPACT:

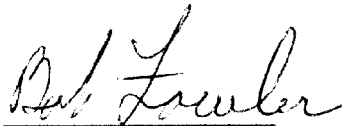
Fiscal impacts are negligible. The standardizing of the methods for comparing alternate materials and alternate methods of construction will have the tendency to reduce costs for the City and the project developer along with improvements in building safety. It will also reduce the amount of staff time spent researching and evaluating proposals.

Respectfully Submitted,



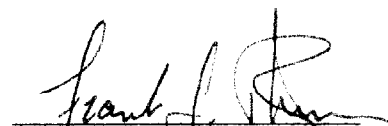
CYNTHIA J. KURTZ
City Manager

Prepared by:



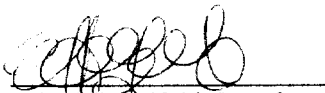
Bob J. Fowler
Chief Building Official

Concurrence:



Frank Rhemrev
Senior Deputy City Attorney

Reviewed by:



Edward Helfeld, Interim
Department Head