

# Agenda Report

October 3, 2022

**TO:** Honorable Mayor and City Council

**THROUGH:** Public Safety Committee (September 21, 2022)

**FROM:** Planning and Community Development Department  
Fire Department

**SUBJECT: PREPARATION OF A RESOLUTION AND/OR ORDINANCE TO ADOPT  
THE 2022 CALIFORNIA BUILDING STANDARDS CODE AND  
RELATED CODES ENFORCED BY THE CITY**

## **RECOMMENDATION:**

1. Find that the amendments proposed herein are exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) (general rule); and
2. Direct the City Attorney to prepare a resolution and/or ordinance, and return within 30 days, that adopts the California Building Standards Code incorporating the: 2022 California Administrative Code; 2022 California Building Code with Appendix Chapters G, H, I, J, P; 2022 California Residential Code with Appendix Chapters AH, AK, AQ, AX, AZ; 2022 California Electrical Code with Annexes A, C, F, I; 2022 California Mechanical Code with Appendix Chapters B, C, F, G, H; 2022 California Plumbing Code with Appendix Chapters A, D, G, I, J, K, M, N; 2022 California Energy Code; 2022 California Historical Building Code; 2022 California Fire Code with local amendments to State adopted Chapters including Chapter 1, Appendix Chapter 4 and certain appendices within Appendix Chapters A through O; 2022 California Existing Building Code; 2022 California Green Buildings Standards Code; 2022 California Referenced Standards Code.

## **BACKGROUND:**

Every three years the California Building Standards Commission adopts a new set of technical codes which include building, residential, electrical, mechanical, plumbing, energy, fire and green building code standards. This triennial adoption is purposed to incorporate the latest safety and energy efficiency standards in building design and construction. Local jurisdictions must adopt and enforce these newly adopted codes that will apply to all construction projects that file an application for a building permit application on or after January 1, 2023.

The major highlights of new requirements in the 2022 State codes are summarized in Attachment A.

Local jurisdictions may amend the State regulations to address issues of local or regional importance, such as fire or earthquake hazards or a desire to seek increased energy efficiencies, but the changes cannot be less restrictive than otherwise mandated by the State. Any amendment proposed by a local jurisdiction must be technical in nature and per the California Health and Safety Code (H&SC) Section 17958.5, must be justified by local climatic, geological or topographic findings. Following the adoption of the ordinance, pursuant to H&SC Section 17958.7 the ordinance must be filed with the California Building Standards Commission for review and acceptance. Local amendments are only then considered legal for enforcement upon said procedures.

Historically, the City has adopted local amendments to the California Building Standards Code in order to provide a higher level of safety and application of the codes. Staff has been working in coordination with all eighty-nine jurisdictions within the County of Los Angeles with local regional code amendments. The Los Angeles Regional Uniform Code Program provides local amendments purposed to provide consistency among code amendments in the Los Angeles County region. Similar to past code adoption cycles, staff is recommending specific amendments to the California Building, Residential, CALGreen, and Fire codes. Local findings and justification of the amendments will be included as part of the ordinance for City Council consideration.

### **California Building Code**

Pasadena amendments to the State Building Code are necessary because of Pasadena's local climatic, geological, topographical conditions. The local conditions result in amendment proposals that will address a higher order of safety in building design and construction primarily to address performance of buildings during seismic activity. Most of the proposed amendments for this code cycle have previously been adopted by City Council and are proposed to be carried forward with this code adoption. Additional new amendments are proposed with critical importance to increased structural and seismic safety.

### **California Residential Code**

Staff is recommending that the existing amendments to the State Residential Code be carried forward from the previous code cycle. New additional amendments that are necessary to address better building performance of one-and-two family dwellings in an earthquake are proposed. The amendments to the Residential Code will have a minimal or negligible effect to construction costs for one-and-two family dwellings.

### **California Green Building Standards Code**

The 2022 California Green Building Standards Code or CALGreen Code, contains several changes that increase measures for carbon footprint reduction. The State requirements include increases for electric vehicle readiness (EV Capable) for new multi-family and non-residential buildings. While staff will ensure that the requirements of the CALGreen code are met, staff is recommending three proposed amendments that will provide an exception to the EV Capable requirement for projects that incorporate vehicle parking lifts or an automated parking system.

### **California Fire Code**

Portions of Pasadena are located within Fire Hazard Severity Zones as designated in the "Fire Hazard Severity Zone Map" dated July 1, 2008. As such, existing amendments address higher protection for fire prevention and fire safety. Additionally, with the size and frequency of special events within the City, it is imperative to adopt State requirements with local amendments to mitigate hazards for these events. Staff is recommending to carry forth previous amendments from the last code cycle while proposing a few new amendments. The new amendments are necessary for construction and operational practices as needed to safeguard the community.

### **ENVIRONMENTAL ANALYSIS:**

The action proposed herein is exempt from CEQA review pursuant to State CEQA Guidelines Section 15061(b)(3). The adoption of the ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to the provisions of CEQA. The State published the new codes on July 1, 2022 which will ensure that property improvements meet the State of California's health and safety requirements. The action proposed herein are minimal amendments to the State version to address issues of local and regional importance, and will not in themselves have any potential environmental effect.

### **COUNCIL POLICY CONSIDERATION:**

The recommended action furthers the City Council's strategic plan goal to ensure public safety by adopting the most currently available codes for all types of construction in the City and supports the City's commitment to increase conservation and sustainability.

**FISCAL IMPACT:**

There is not fiscal impact associated with adoption of these building code standards.

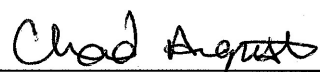
Respectfully submitted,

  
JENNIFER PAIGE  
Acting Director of Planning &  
Community Development Department


Prepared by:

  
RON TAKIGUCHI  
Building Official

Concurred by:

  
CHAD AUGUSTIN  
Fire Chief  
Fire Department

Approved by:

  
MIGUEL MARQUEZ  
City Manager

Attachment: (1)

Attachment A - California Building Standards Code Major Change Highlights