



AGENCY: City Council
MEETING DATE: January 13, 2020
DEPARTMENT: City Manager
PRESENTED BY: Tabatha Miller
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AGENDA ITEM SUMMARY

TITLE:

Receive Report, Conduct Public Hearing, and Consider Adoption of Ordinance No. 956-2019 Repealing and Replacing Chapter 15.04 (Construction Codes – Adopted by Reference) and Chapter 15.05 (California Fire Code) of Title 15 (Buildings and Construction) of the Fort Bragg Municipal Code

ISSUE:

The State of California updates the California Building Standards Code (Building Code) every three years. The Building Code provides a uniform standard for the construction and maintenance of buildings, electric systems, plumbing systems, mechanical systems and fire safety systems. The California Building Standards Commission adopted the 2019 edition of the Building Code on July 1, 2019. The new edition becomes effective at the local level on January 1, 2020 and replaces the 2016 edition.

At the December 9, 2019 regular meeting, the City Council introduced and waived the first reading of proposed Ordinance No. 956-2019, adopting the 2019 Building Code. Per California Government Code Section 50022 *et seq.*, City Council also directed staff to set a public hearing for January 13, 2020. Immediately after holding the public hearing, the City Council may adopt, amend or reject the proposed Ordinance.

ANALYSIS:

State law permits jurisdictions to amend the codes in certain circumstances. The proposed Ordinance provides mostly administrative amendments relating to plan check, issuance of permits, fees, time limits for application and expiration of permits. The administrative amendments track with those proposed by the Mendocino County Chief Building Official, so that administration of those permits is consistent with the County. Life and safety amendments relate to signs, sidewalks and curbs, and defined fire zones and carry forward amendments from the prior City and/or County Code.

The proposed Ordinance adopts the Building Code with amendments and other codes related to the construction and maintenance of buildings. These include:

- A. **CALIFORNIA ADMINISTRATIVE CODE**, 2019 Edition, Part 1, as published by the International Code Council.
- B. **CALIFORNIA BUILDING CODE**, 2019 Edition, Part 2, Volumes I and II, together with Appendix C (Agricultural Buildings); Appendix G (Flood Resistant Construction); Appendix H (Signs); and Appendix I (Patio Covers).
- C. **CALIFORNIA RESIDENTIAL CODE**, 2019 Edition, Part 2.5, together with Appendix H (Patio Covers); Appendix J (Existing Building and Structures);

Appendix K (Sound Transmission); Appendix R (Light Straw-Clay Construction); Appendix S (Strawbale Construction); and Appendix V (Swimming Pool Safety Act).

- D. **CALIFORNIA ELECTRICAL CODE**, 2019 Edition, Part 3, together with Annex H (Administration and Enforcement).
- E. **CALIFORNIA MECHANICAL CODE**, 2019 Edition, Part 4, as published by the International Association of Plumbing and Mechanical Officials.
- F. **CALIFORNIA PLUMBING CODE**, 2019 Edition, Part 5, together with Appendix A (Recommended Rules for Sizing the Water Supply System); Appendix B (Explanatory Notes on Combination Waste and Vent Systems); Appendix D (Sizing Storm Water Drainage Systems); Appendix I (Installation Standard); Appendix J (Combination of Indoor and Outdoor Combustion and Ventilation Opening Design).
- G. **CALIFORNIA ENERGY CODE**, 2019 Edition, Part 6.
- H. **CALIFORNIA HISTORICAL BUILDING CODE**, 2019 Edition, Part 8.
- I. **CALIFORNIA EXISTING BUILDING CODE**, 2019 Edition, Part 10.
- J. **CALIFORNIA GREEN BUILDING STANDARDS CODE**, 2019 Edition, Part 11, as published by International Code Council.
- K. **CALIFORNIA REFERENCED STANDARDS CODE**, 2019 Edition, Part 12, as published by the International Code Council.
- L. **CALIFORNIA FIRE CODE**, 2019 Edition, Part 9.

RECOMMENDED ACTION:

1. Conduct the public hearing.
2. Waive further reading and adopt the Ordinance repealing and replacing Chapter 15.04 (Construction Codes – Adopted by Reference) and Chapter 15.05 (California Fire Code) of Title 15 (Buildings and Construction) of the Fort Bragg Municipal Code; adopting and incorporating the California Administrative Code, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Green Building Standards Code, California Referenced Standards Code and California Fire Code; Adopting local findings; and making other technical and administrative revisions to Title 15.

ALTERNATIVE ACTION(S):

1. Provide staff alternative direction on the text of the proposed change to the City Code.
2. Do not adopt the Ordinance.
3. The Building Code, without amendments, is effective January 1, 2020, whether the City Council adopts the codes by reference or not.

FISCAL IMPACT:

Adoption of the 2019 Building Code will not directly impact the City’s budget. However, on average the California Energy Commission estimates that the cost to construct a new home will increase by \$9,500 but will save \$19,000 in energy and maintenance costs.

GREENHOUSE GAS EMISSIONS IMPACT:

In 2008 the State started working on a net zero emissions standard for houses by 2020 and for non-residential buildings by 2030. To further that goal, some of the state mandated changes include:

- All new residential projects of three or less stories must have Photovoltaic panels (solar panels) as required by 2019 Title 24, Part 6, Energy Code.
- Windows must be more energy efficient – U factor went from .32 to .30, Solar Heat Gain Coefficient (SHGC) from .25 to .23.
- Added insulation and quality installation inspections for better building envelope performance.

According to the California Energy Commission, a single family home built with the 2019 energy efficiency standards will use about 7% less energy and when you figure in the rooftop solar generation, that figure is 53% less energy than the 2016 standards. Nonresidential buildings will use about 30% less due primarily to lighting upgrades.

CONSISTENCY:

N/A

IMPLEMENTATION/TIMEFRAMES:

Assuming the Ordinance adopted on January 13, 2020, it will become effective February 12, 2020.

ATTACHMENTS:

1. Proposed Ordinance
2. Public Hearing Notice

NOTIFICATION:

N/A