



**CITY OF SANTA CLARITA
AGENDA REPORT**

NEW BUSINESS

CITY MANAGER APPROVAL:

Ken Stripling

DATE: November 12, 2019

SUBJECT: FIRST READING OF AN ORDINANCE TO ADOPT THE 2019 CALIFORNIA BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS, AMENDING TITLES 10, 18, 19, 20, 21, 22, 24, AND 25 OF THE SANTA CLARITA MUNICIPAL CODE

DEPARTMENT: Public Works

PRESENTER: John Caprarelli

RECOMMENDED ACTION

City Council introduce and pass to second reading an ordinance entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, REPEALING AND REPLACING TITLES 18 THROUGH 22, TITLE 24, AND CHAPTER 25.01 OF TITLE 25, AND AMENDING SECTION 10.06.050(G)(2) OF TITLE 10 OF THE SANTA CLARITA MUNICIPAL CODE; AND AMENDING SECTION 3.6 OF APPENDIX H OF POLICY/PROCEDURE VI-3; AND ADOPTING BY REFERENCE THE 2019 CALIFORNIA ADMINISTRATIVE, BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, EXISTING BUILDING, HISTORICAL BUILDING, FIRE, GREEN BUILDING STANDARDS, AND REFERENCED STANDARDS CODES WITH CERTAIN APPENDICES AND LOCAL AMENDMENTS;" and set the public hearing for November 26, 2019.

BACKGROUND

State Code Adoption Process

The California Building Standards Code (Building Code) is updated and published every three years under the direction of the California Building Standards Commission. The Building Code comprises Title 24 of the California Code of Regulations and is intended to provide for the safety and welfare of all citizens through the implementation of the latest technology, materials, engineering, construction, and sustainability methods, as regulated by the latest adopted building codes.

The State of California (State) mandates that local jurisdictions adopt and commence

enforcement of the latest State building codes within six months of the adoption by the State. The City of Santa Clarita (City) has complied with this requirement since incorporation in 1987. Recently, the State published the 2019 Building Code with an effective date for enforcement of January 1, 2020. The City must adopt the 2019 Building Code to be in compliance with State law.

The proposed ordinance repeals the 2016 Building Code and adopts the 2019 Building Code along with local amendments, which comprises the following titles and chapters of the Santa Clarita Municipal Code:

Title 18, City Building Code

Title 19, City Electrical Code

Title 20, City Plumbing Code

Title 21, City Mechanical Code

Title 22, City Fire Code

Title 24, City Energy Conservation Code

Title 25, Chapter 25.01, City Green Building Standards Code

Local Amendments to the State Codes

State law allows local jurisdictions to amend the Building Code where deemed necessary to address adverse local conditions related to climate, geology, and/or topography. The proposed City amendments included in this ordinance provide for improved standards for both fire and earthquake protection for buildings constructed throughout the City. These provisions are consistent with amendments being adopted by other jurisdictions in the Southern California region, and similar to those adopted by the City during the last code cycle. Examples of amended building standards include:

- Higher fire classifications for roofing materials.
- Improved seismic design and construction provisions for wood-framed structures.
- Prohibition on un-reinforced concrete foundations.
- Prohibition on permanent wood foundations.

The proposed amendments also set forth administrative provisions providing for enforcement, collection of fees, and clarifying work that is exempt from permits, all of which are consistent with the City's current practices and adopted amendments. Please refer to the attached amendments for more detailed information.

As part of an outreach effort to involve local stakeholders, Building & Safety staff conducted a public meeting at City Hall on October 24, 2019, to review the proposed local amendments and explain the Building Code adoption process. Invitations were sent to local contractors, design professionals, developers, and others in the construction industry, as well as the local chapter of the Building Industry Association. At the meeting, the public had an opportunity to evaluate and provide input regarding the proposed amendments. No opposition to the proposed amendments was received.

Update to the City's Purchasing Policy for Green Construction

This ordinance updates the City's Purchasing Policy to reference the California Green Building

Standards Code. Buildings constructed or renovated by the City will comply with the latest statewide green building construction regulations. This supersedes a 2005 City Council Resolution (No. 05-103) which referenced the Leadership in Energy and Environmental Design (LEED) rating system. Since 2005, the State of California has greatly expanded the California Energy Code, and developed the California Green Building Standards Code. The level of energy efficiency and green construction practices mandated by the state codes largely exceed the original LEED Silver standard.

Public Hearing Requirement

In accordance with Government Code Section 50022.3, a public hearing will be held at the next City Council meeting on November 26, 2019, to consider adoption of the ordinance. The format for holding a public hearing at the second reading rather than at the first reading is specifically set forth in this Government Code section. Prior to adoption, a public notice will be duly published as required, and a copy of the proposed codes and amendments will be available in the City Clerk's office for public review prior to the public hearing.

Effective Date

The ordinance establishes an effective date of January 1, 2020, to commence enforcement of the 2019 Building Code. This date conforms to the effective date established by the State for mandatory enforcement of the new Building Code. Any application for a building permit submitted on or after that date will be subject to the provisions of the 2019 Building Code along with local amendments.

ALTERNATIVE ACTIONS

Should the City Council elect not to adopt the proposed State codes and local amendments, the City would still be required to enforce the new State codes as set forth in Health & Safety Code 17922 and 17958 et al. Additionally, the updated local amendments, if not adopted, would not be enforceable.

Failure to adopt the ordinance could also result in a downgrading of the City's Insurance Services Office (ISO) rating, thereby negatively affecting the insurance rates paid by property owners for new construction. In an ISO survey conducted in 2015, the City was awarded the highest possible score for Building Code adoption.

FISCAL IMPACT

This ordinance does not increase permit-related fees nor does it modify any fees charged to the public for Building & Safety provided services.

ATTACHMENTS

2019 CBSC Ordinance