



California Building & Fire
Code Introduction of Ordinances

California Code of Regulations Title 24

2019 California Building Codes

2019 California Fire Code

City Council Meeting
November 19, 2019

Jesse Oswald
Chief Building Official

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Background

- California's building standards are published in their entirety every three (3) years. The California Building and Fire Code are included in this series of standards.



- The 2019 California Building Standards (California Code of Regulations, Title 24) published as of July 1, 2019.
- Effective date of the 2019 Code will be January 1, 2020 upon successful adoption.

Background

California Code of Regulations, Title 24 Parts 1-12

- “California Building Standards” are the statewide standards for all public and private building construction in California.
- Includes Building, Fire, Plumbing, Mechanical, Electrical, Energy, Disabled Access, Green Building and other standards.
Note: The Energy Code is identified for reference-only and is not part of this ordinance.
- Updated and adopted every three years for statewide application by the California Building Standards Commission, with mandatory enforcement by all jurisdictions throughout the state.
- Local jurisdictions may adopt additional amendments based upon local or regional topographical, climatic, or geologic conditions germane to each local entity.

Background

- The 2019 Edition was adopted by the state on January 1, 2019 and published July 1, 2019.
- Local jurisdictions have until January 1, 2020 to adopt any additional amendments at which time the regulations are enforceable statewide.
- City staff have been collaborating internally and with other external peer organizations to develop ordinances with the proper local amendments specific to the City of Santa Rosa.
- Staff had significant outreach with two council study sessions, various meetings with stakeholders such building and fire officials, informed developers, contractors and general public at various meeting held throughout the city.

Collaboration

- Updates for the 2019 California Building Standards were developed at monthly Redwood Empire Association of Code Officials (REACO) and Sonoma County Fire Prevention Officer meetings.
- Building officials from jurisdictions in Marin, Sonoma, Napa and Mendocino Counties participate in REACO as well as all Sonoma County fire authorities participating in the Fire Prevention Officers organization.
- Workgroups focused on consistency to developed common amendments proposed for adoption and alignment with model codes in many of these jurisdictions.



Participants

Santa Rosa FD

Petaluma FD

Healdsburg FD

Sebastopol FD

Sonoma County FPD

Rancho Adobe FPD

Sonoma Valley FPD

Rohnert Park Dept. of
Pub Safety

Sonoma County PRMD

REACO – Building
Officials

and others...



Examples

- These ordinances have recognized opportunities to continue to protect not just our newly built communities but our existing built communities as well from the dangers of wildfire through construction standards and to provide the ability for maintenance and reduction of hazardous vegetation in new and existing communities.
- This ordinance has also identified and addressed known hazards, such as: multiple points of access to new developments; the continually evolving cannabis industry, new technologies and safety challenges by including nationally recognized standards; standardized fire alarm maintenance forms, rural water supply and stand alone residential fire sprinkler pump options and protections.

New “Home Hardening” Requirements

- Additions and alterations to buildings in the WUI to be compliant with CBC 7A or CRC R337 requirements.
- Fences attached to buildings in the WUI to be fire-resistive construction for first 3 feet or 5 feet.
- New roofing installed throughout Santa Rosa to be Class A.
- Reroofing within WUI to be Class A.
- Disallowance of wood shingles or shakes in WUI

California Building & Residential Codes – Emergency Housing Requirements

- In 2017 the California Department of Housing and Community Development (HCD) provided optional and temporary Emergency Housing measures.
- In 2018 HCD proposed the measures be permanently-included in the upcoming (2019) Code adoptions as appendices.
- As appendices, the measures must be specifically-adopted by local jurisdictions.
- The adoption will provide minimum standards and requirements for implementation.

Process and Next Steps

- The final document was peer reviewed by all fire agencies listed as well as other industry professionals, private industry representatives, Redwood Empire Association of Code Officials representatives and fire prevention and operation personnel.
- Much of the final language has been incorporated into other code adoption packages of Fire and Building agencies throughout Sonoma County, Greater Bay Area and other various jurisdictions within the State.
- November 12, 2019 - Introduction of California Building and Fire Code Ordinances
- November 19, 2019 - Public Hearing for Council adoption of the Ordinances, effective January 1, 2020.

Recommendation

- It is recommended by the Fire Department and the Planning and Economic Development Department that the Council
 - 1) introduce an Ordinance adopting by reference the 2019 edition of the California Fire Code as adopted and amended by the State of California, and further amended based on local conditions, for use in Chapter 18-44 of the Santa Rosa City Code, repeal existing sections not applicable to new codes and modify the Santa Rosa City Code to reflect the new model code,

Recommendation, continued

- 2) Introduce an Ordinance adopting by reference, with local amendments,
- 2019 California Administrative Code,
 - 2019 California Building Code,
 - 2019 California Residential Code,
 - 2016 California Green Building Standards Code,
 - 2019 California Electrical Code,
 - 2019 California Mechanical Code,
 - 2019 California Plumbing Code,
 - 2019 California Historical Building Code,
 - 2019 California Existing Building Code,
 - 2019 California Referenced Standards Code,
 - 2018 International Property Maintenance Code, and the National Pollutant Discharge Elimination Permit and Waste Discharge Requirements, and

Recommendation, continued

- 3) Adopt a resolution setting a public hearing on December 3, 2019, for adoption of the Ordinances.
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QUESTIONS?

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