



California Building & Fire Code Adoption

2016 California Building Code 2016 California Fire Code California Code of Regulations Title 24

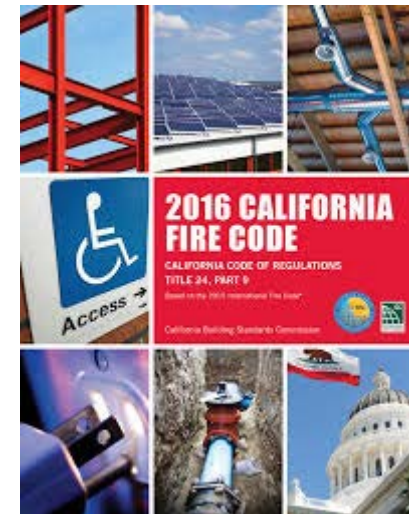
City Council Meeting
November 1, 2016

Mark Setterland
Chief Building Official

Scott Moon
Division Chief
Fire Marshal

BACKGROUND

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



- The 2016 California Building Standards Code (California Code of Regulations, Title 24) published as of July 1, 2016
- Effective date of the 2016 Code will be January 1, 2017 upon successful adoption

BACKGROUND

California Code of Regulations Title 24 Parts 1-12

- “California Building Standards Code” is the statewide standard for all public and private building construction in California
- Includes Building, Fire, Plumbing, Mechanical, Electrical, Energy, Disabled Access, Green Building and other standards
- Updated and adopted every three years for Statewide application by the California Building Standards Commission, with mandatory enforcement by all local 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 2016 Edition was adopted by the State on January 1, 2016 and published July 1, 2016
- Local jurisdictions have until January 1, 2017 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 proposed local amendments specific to the City of Santa Rosa

BACKGROUND

Collaboration

- Updates for the 2016 California Building Codes were developed at monthly Redwood Empire Association of Code Officials (REACO) meetings
- Member jurisdictions from Marin, Sonoma, Napa, and Mendocino Counties participated
- Developed common amendments proposed for adoption in many of these jurisdictions



BACKGROUND

Collaboration

- Sonoma County Fire Prevention Officers Association formed a committee in February 2016 to update the 2016 California Fire Code



- Committee focused on consistency between jurisdictions and alignment with the model code

Participants

Representatives from the following agencies:

Petaluma Fire Department

Sebastopol Fire Department

Rincon Valley FPD

Rancho Adobe FPD

Healdsburg Fire Department

REACO – Building Officials

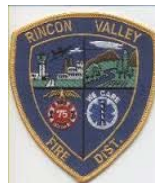
Sonoma Valley FPD

Windsor FPD

Sonoma County Fire Services

Rohnert Park Dept. of Pub Safety

and the Santa Rosa Fire Department



Key City Staff

Key Staff:

- Planning and Economic Development Department's Chief Building Official Mark Setterland was the lead in developing the Building Code amendments and adoption strategy for this ordinance
- Santa Rosa Fire Department's Assistant Fire Marshal Ian Hardage was a lead member of the Sonoma County Fire Prevention Officers Association committee

PROPOSED CODE UPDATES

- Adoption of the new California Code of Regulations Title 24 Building and Fire Codes
- Adoption by reference of NPDES requirements
- No proposed revisions to the administrative sections or fee schedules of Santa Rosa City Code
- Includes the addition of local Building and Fire Code Amendments germane to the City and in coordination with other local jurisdictions

PROPOSED CODE UPDATES

- The final Fire Code document was peer reviewed by all agencies listed as well as other industry professionals, private industry representatives, Redwood Empire Association of Code Officials representatives and fire operations personnel
- Much of the final language has been incorporated into other code adoption packages of agencies from Marin, Sonoma, Napa and Mendocino Counties; the East Bay and South Lake Tahoe

FIRE CODE LOCAL AMENDMENT EXAMPLES

- Fire hydrant spacing
- Fire sprinkler requirements
- Emerging industries



BUILDING CODE LOCAL AMENDMENT EXAMPLES

- Added requirements for new residential construction projects to be “solar ready” consistent with the City’s new designation as a SolSmart Gold tier municipality
- Added a permit exemption for plumbing fixture replacement if part of the Water Department’s water conservation program
- Added language and requirements pertinent to medical cannabis facilities



BENEFITS

- Formal adoption of State Building and Fire regulations and standards as mandated by the State Building Standards Commission
- Consistency with the latest information and technology available in the building industry relating to fire and safety in the built environment
- Consistency with other local jurisdictions

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 2016 edition of the California Building Standards Codes as adopted and amended by the State of California, and further amended based on local conditions, for use in Chapter 18 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;
2. Introduce an Ordinance adopting by reference the updated California Code of Regulations Title 24 Parts 1-12, 2015 International Property Maintenance Code, and NPDES requirements; and
3. Adopt a resolution setting a public hearing on November 29, 2016 for adoption of the Ordinance