



California Building & Fire
Code Introduction of Ordinances
California Code of Regulations Title 24
2022 California Building Codes
2022 California Fire Code

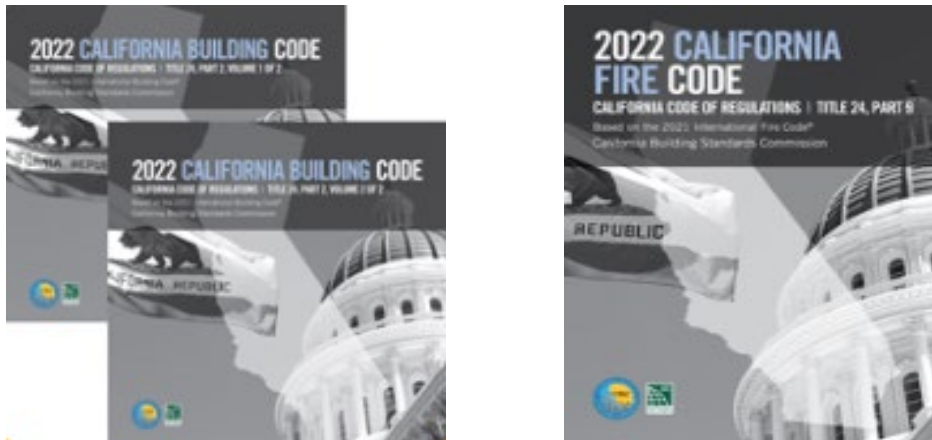
City Council Meeting
November 15, 2022

Jesse Oswald
Chief Building Official

Mike Johnson
Assistant Fire Marshal

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 2022 California Building Standards (California Code of Regulations, Title 24) published as of July 1, 2022.
- Effective date of the 2022 Code will be January 1, 2023 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.
- 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 2022 Edition was adopted by the state on January 1, 2022, and published July 1, 2022.
- Local jurisdictions have until January 1, 2023, 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.
- Planning and Economic Development provided an update to the Climate Action Subcommittee on October 12, 2022 for the All-Electric Only readoption.

Collaboration

- Updates for the 2022 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.

Santa Rosa's All-Electric Only Requirement - Background

- In 2019 the City Council adopted the All-Electric Only Ordinance.
- The requirement applies to all new Low-Rise Residential construction (3-stories or less).
- Council chose to adopt a stand-alone ordinance based in the California Energy Code.
- The adoption required the execution of a cost-effectiveness study.
- The California Energy Commission has determined that reach code adoptions for decarbonization do not require a cost-effectiveness study for 2022 codes provided the adoption resides within the California Green Building Standards Code.
- For 2023; it is proposed to adopt the All-Electric Only requirement for new Low-Rise Residential construction by amending the 2022 California Green Building Standards Code.

Santa Rosa's All-Electric Only Requirement – Lessons Learned/Moving Forward

- The current All-Electric Only requirement proved to be effective with new housing starts without fuel-gas connections. Approximately 1,000 or more new units have been constructed without a gas connection.
- The current adoption exempts attached Accessory Dwelling Units. This is a realistic approach as ADUs are typically developed on parcels with existing dwellings connected to natural gas.
- The proposed amendments maintain the attached ADU exemption with clarifications:
 - ADUs created by altering existing legal space in dwellings, garages, and accessory structures. This clarification follows existing State Law initiatives for the development of ADUs.
- Additional exemptions are proposed:
 1. Reconstructed buildings lost in a disaster or calamity.
 2. New construction where existing utility infrastructure would have to be removed at the owner's expense.
 3. Parcels or development projects that have approved public improvement plans.

“Home Hardening” Requirements

The following amendments were adopted previously and are proposed to be maintained.

- 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 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.
- As appendices, the measures must be specifically-adopted by local jurisdictions.
- The adoption will provide minimum standards and requirements for implementation.
- We propose readopting these measures.

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.
- October 25, 2022 - Introduction of California Building and Fire Code Ordinances
- November 15, 2022 - Public Hearing for Council adoption of the Ordinances, effective January 1, 2023.

Recommendation

- It is recommended by the Fire Department and the Planning and Economic Development Department that the Council
 - 1) Adopt an Ordinance adopting by reference the 2022 edition of the California Fire Code as adopted and amended by the State of California, and repeal and replace Chapter 18-44 of the Santa Rosa City Code, modified to meet local requirements and reflect the new model code,

Recommendation, continued

- 2) Adopt an Ordinance adopting by reference, with local amendments,
 - 2022 California Administrative Code,
 - 2022 California Building Code,
 - 2022 California Residential Code,
 - 2022 California Green Building Standards Code,
 - 2022 California Energy Code,
 - 2022 California Electrical Code,
 - 2022 California Mechanical Code,
 - 2022 California Plumbing Code,
 - 2022 California Historical Building Code,
 - 2022 California Existing Building Code,
 - 2022 California Referenced Standards Code,
 - 2021 International Property Maintenance Code, and the National Pollutant Discharge Elimination Permit and Waste Discharge Requirements, and

Questions

Jesse Oswald
Chief Building Official

Mike Johnson
Assistant Fire Marshal