

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
SUBJECT: ORDINANCE INTRODUCTION -- MODEL CODE
ADOPTION – AMENDMENTS TO CALIFORNIA BUILDING
AND SAFETY CODES
STAFF PRESENTER: MICHAEL WHITAKER, CHIEF BUILDING OFFICIAL
DEPARTMENT OF COMMUNITY DEVELOPMENT
AGENDA ACTION: ORDINANCE

ISSUE(S)

Should the City Council introduce and have first reading of the title of the adopting ordinance and of the title of the secondary codes, waive the reading of the text, set the public hearing date of December 3, 2013, for the adoption of the new California Code of Regulations, Title 24, and direct staff to proceed with public noticing of the public hearing.

BACKGROUND

1. Every 3 years the State of California updates the California Code of Regulations, Title 24 (CCR-T24), through the State code adoption cycle. The State of California adopts and publishes amendments to national model codes and updates codes specific to California during this cycle. Such model codes with State amendments and California specific codes go into effect in every City and County in the State of California 180 days after publication. The new 2013 CCR-T24 were published in July of 2013. The Health and Safety Code allows local jurisdictions to change or modify the State-adopted model codes based on local geologic, climatic, or topographic conditions upon making certain express findings.
2. Government Code section 50022.3 identifies the procedure for the code adoption process and requires a first reading of the ordinance title and scheduling of a public hearing date.

ANALYSIS

1. In January, 2013, the State of California Building Standards Commission adopted many of these codes with amendments and published them as California codes. The new California Code of Regulations, Title 24, was published in July, 2013. The codes adopted by the Building Standards Commission go into effect 180 days after publication by the State and must be

enforced by each City and County. The State also adopted in January 2013 the following California codes specific to California: California Energy Code, California Administrative Code, California Existing Building Code, California Historical Building Code, and the California Green Building Standards Code.

Local jurisdictions may amend the codes only if determined reasonably necessary because of local topographic, geologic, or climatic conditions.

2. Staff has reviewed the new codes adopted by the State of California and prepared the ordinance for adoption of these codes with amendments into the Santa Rosa City Code.

RECOMMENDATION

It is recommended by the Department of Community Development that the Council (1) introduce an Ordinance adopting by reference the 2013 California Administrative Code, 2013 California Building Code, 2013 California Residential Code, 2013 California Green Building Standards Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Historical Building Code, 2013 California Existing Building Code, 2013 California Energy Code, 2013 California Referenced Standard Code, and 2012 International Property Maintenance Code with local amendments; and (2) adopt a resolution setting a public hearing on December 3, 2013, for adoption of the Ordinance.

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Attachments:

Redwood Empire Association of Code Officials recommendation letter
Ordinance
Resolution
Public Hearing Notice