

**2022 TRIENNIAL BUILDING STANDARDS CODE UPDATE:
PUBLIC HEARING TO ADOPT BUILDING AND FIRE
ORDINANCES AND A RESOLUTION OF EXPRESS FINDINGS
FOR LOCAL AMENDMENTS; AMENDMENTS TO TITLE 9 –
CHAPTER 9.48 AND TITLE 16 – CHAPTER 16.36**

**Community & Economic Development Department
Fire Department**

City Council

November 22, 2022



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BACKGROUND

Adopting Codes by Reference

1. CA Government Code Section 50022:
 - a. Requires an introduction and first reading of ordinances
 - b. Proceeded by a Public Hearing to consider adoption
2. On October 18, 2022, City Council introduced the proposed ordinances and directed staff to set a public hearing prior to December 1, 2022



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BACKGROUND- CONTINUED

California Building Standards Code

1. Building Standards Commission adopts new codes based on national “model” codes every 3 years
2. CA Code of Regulations, Title 24 – the “California Building Standards Code” has 13 parts including Building and Fire codes, and various others
3. Enforced through local and state agencies (HCD, OSHPD, SFM, etc.)



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BACKGROUND - CONTINUED

Local Code Amendments Permitted

Local agencies may amend the technical building standards if specific conditions exist -

1. Must make express findings through Resolution
2. Must be more restrictive than state codes
3. Three justifications for local amendments:

Climatic

Geological

Topographical



Administrative local amendments exempt from these requirements

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DISCUSSION

Significant Statewide Code Changes

2022 California Energy and Green Codes:

- Electric Vehicle Charging (EV):** Increase in percent of EV charging readiness required onsite (doubled) plus 5% installed
- Solar Photovoltaic (PV) Systems:** Now includes battery back up readiness
- New mandate for Electric Ready Homes:** Infrastructure, panel capacity and physical space when fossil fuel appliances included

2022 California Fire Code: Wildland Urban Interface Standards Update



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DISCUSSION

Local Building Code Amendments

RMC Title 16, Chapters 16.04 – 16.34 - Building Ordinance:

- Affordable Housing:** Expanded permit expiration time limits, more flexibility for renewal permit fees, exemptions to noise ordinance requirements for engineered reports
- Board of Building Appeals:** Align with Fire Prevention, streamlines process, ability to use external technical expertise for special considerations
- Emergency Housing Standards:** Updates based on recent fire history and performance, aligns with minimum state building codes, improves life safety



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DISCUSSION

Local Fire Code Amendments

RMC Title 16, Chapter 16.32 - Fire Ordinance:

1. **Clean Up Item:** Operational Permits in Section 105.6 removed as the State has adopted all Operational Permits this code cycle
2. **Adding RMC Section 16.32.376:** On Demand Mobile Fueling Operations. New standards implemented that apply to these facilities
3. **Adding RMC Section 16.32.276:** adopts Fire Code Section 321- Artificial Combustible Vegetation. Outlines landscaping standards applicable in Fire Hazard Severity Zones



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DISCUSSION

Local Fire Code Amendments:

RMC Title 9, Chapter 9.48 - Unified Hazardous Materials Program:

Alignment with Health & Safety Code 25404 (c): Fire Code Section 105.6.12 - Hazardous Materials added

RMC Title 16, Chapter 16.36 – Public Radio Amplification Systems:

Alignment with current National Fire Protection Agency (NFPA) Standards (2019 Edition)

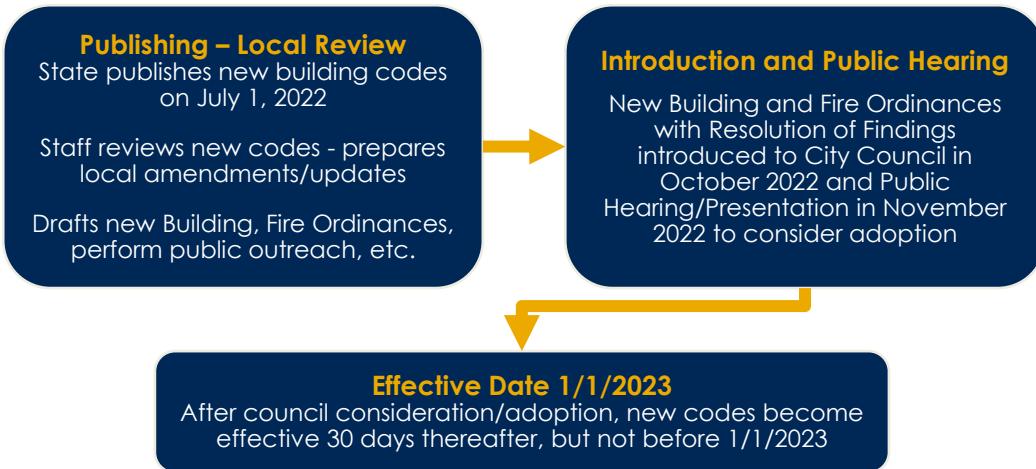


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DISCUSSION

Sequence of code adoption events:



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 2 – Community Well-Being

Goal 2.4 – Support programs and innovations that enhance community safety, encourage neighborhood engagement and build public trust

Goal 2.6 - Strengthen community preparedness for emergencies to ensure effective response and recovery



Strategic Priority No. 4 – Environmental Stewardship

Goal 4.6 – Implement requisite measures to achieve citywide carbon neutrality no later than 2040



Strategic Priority No. 5 – High Performing Government

Goal 5.5 – Fosters a culture of safety, well-being, resilience, sustainability, diversity, and inclusion across the city organization

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation

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RECOMMENDATIONS

That the City Council:

- 1. Conduct a Public Hearing;**
- 2. Adopt a Resolution making the necessary express findings** to support local amendments to the 2022 edition of California Code of Regulations Title 24, the California Building Standards Code; and
- 3. Adopt the following Ordinances:**
 - a. Building and Fire Ordinances** adopting the 2022 Edition of California Code of Regulations Title 24, the California Building Standards Code by reference, with local amendments;
 - b. Amending Title 9 - Chapter 9.48** of the Riverside Municipal Code, Unified Hazardous Materials Programs; and
 - c. Amending Title 16 - Chapter 16.36** of the Riverside Municipal Code, Public Safety Radio Amplification Systems



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