

**CITY COUNCIL TRAINING SERIES
WORKSHOP 2 ON THE DEVELOPMENT ENTITLEMENT
PROCESS: (BUILDING AND FIRE CODES-TRIENNIAL CODE
ADOPTION PROCESS)**

**Community & Economic Development
Department and Fire Department**

City Council

September 20 , 2022



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OVERVIEW OF PRESENTATION

1. Purpose and Intent of Building Standards
2. State Building and Housing Laws, Fire Districts
3. CCR Title 24 - State Building Standards Code
4. Local Code Amendments
5. Fire Code Amendments
6. Building Code Amendments
7. 2022 Triennial Code Update (effective 1/1/2023)
8. Plan Review, Permitting and Inspection Process



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PURPOSE AND INTENT

Why are building standards necessary?

- **To provide minimum construction standards** that help ensure health, safety, sustainability, resiliency and accessibility in the City's built environment
- In turn, these standards **protect life, investment, economy, and the well being of our communities**
- The triennial code update is required by law to **keep up with the latest industry trends**, engineering, means and methods of construction, fire protection, new materials, etc.



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BACKGROUND

What laws apply in California?

**Building
Standards Law**
(H&SC 18941)

**California
Housing Law**
(H&SC 17958)

**Fire Protection
Districts**
(H&SC 13869)



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BACKGROUND

California Building Standards Code

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



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BACKGROUND

Local Amendments are permissible per state law:

- Local agencies may amend the technical building standards if specific conditions exist
- Must make express findings through Resolution
- Must be more restrictive than state codes
- Three justifications for local amendments:

Climatic

Geological

Topographical

Administrative local amendments exempt from these requirements



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BACKGROUND

City of Riverside Local Amendments:

- **Building & Safety:** administrative amendments
- **Emergency Housing:** technical amendments
- **REACH Code:** to be proposed in 2022 triennial code cycle forthcoming
- **Fire Prevention:** administrative and technical code amendments
- All local amendments reside in **RMC Title 16, Buildings and Construction**



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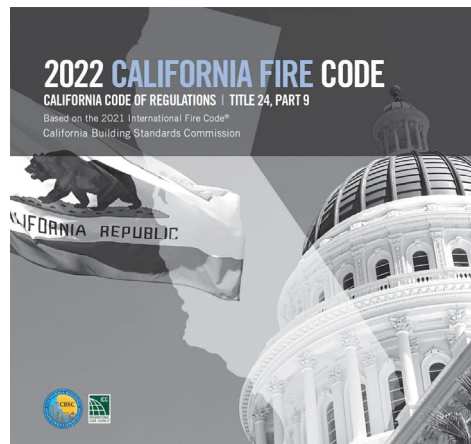
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BACKGROUND

California Fire Code

- Authority through State Fire Marshal (SFM) Office
- SFM amends national "model" fire code for CA specific conditions, and State regulated facilities, in turn:
- Local Fire Authority (City of Riverside) amends state code for specific local conditions



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BACKGROUND

Riverside Fire Code

- **Chapter 16.32, RMC Title 16**
- Notable local technical amendments currently in place:
- **RMC 16.32.260 Section 307.4.2 added Recreational Fires.**
- Recreational fires shall not be conducted within 25 feet of a structure or combustible material. Conditions that could cause a fire to spread with 25 feet of a structure shall be eliminated prior to ignition.



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BACKGROUND

Riverside Fire Code

- **Newly proposed 2022 technical amendments:**
 - Section 104.8 Approved materials and equipment
 - Section 104.8.2 Technical assistance
 - Section 503.1.2 – Added - Additional access



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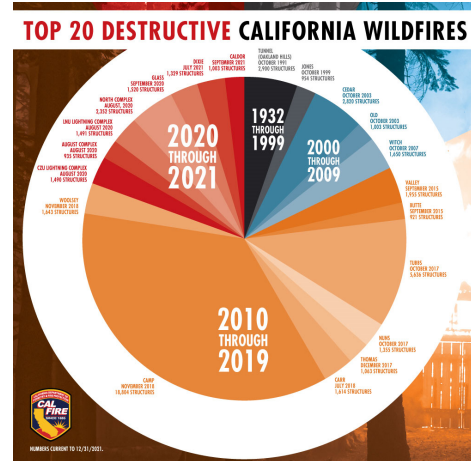
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FIRE CODE AMENDMENTS

Title 16 – Chapter 16.32 Fire Prevention

- **Wildland Urban Interface**
- Significant Increase in standards
- FSR- CCR Title 14



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BUILDING CODE AMENDMENTS

Title 16 Buildings & Construction

- **Building & Safety Amendments: Chapters 16.04 – 16.34**
- Various administrative amendments for:
 - a. Permit processing, expirations
 - b. Plan check process and inspections
- **Technical Amendments to Chapter 16.34 - Emergency Housing**
 - a. Life safety – unit size and occupancy
 - b. Fire Separation distances between units
 - c. Building materials – flame spread ratings
- **New Chapter – 16.13 Energy Code technical amendment**
 - **REACH Code** that amends energy code “above and beyond” minimum requirements



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BUILDING CODE AMENDMENTS

Title 16 Buildings & Construction

New Chapter – 16.13 Energy Code technical amendment: REACH Code – Electrification of new low-rise buildings proposed

- In support of Envision Riverside 2025 Strategic Plan and its cross-cutting thread of sustainability and resiliency – Decarbonization initiative through the Office of Sustainability
- Applies to all newly constructed buildings three stories or less; including all Residential, Commercial and Industrial uses with some exceptions
- **Does not apply to existing buildings, additions, remodels or tenant improvement projects**
- Public Outreach/Workshops are underway through Fall 2022



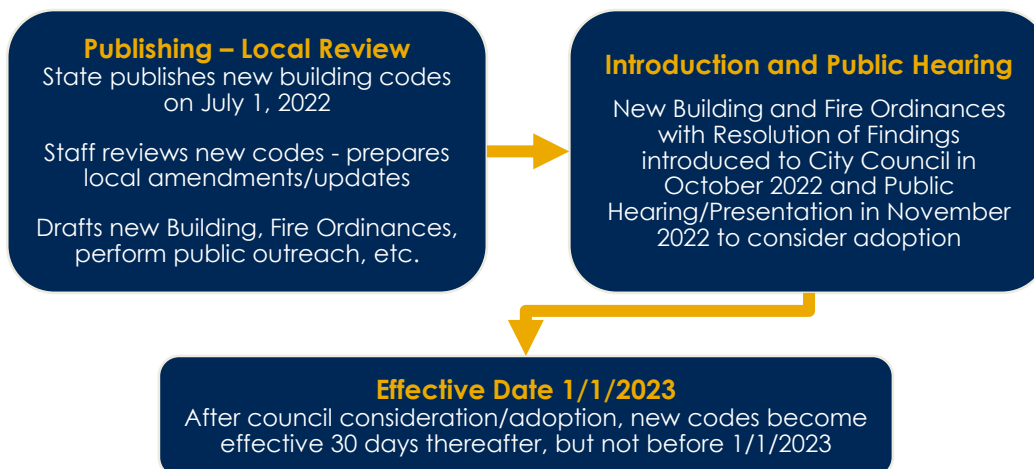
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TRIENNIAL CODE ADOPTION PROCESS

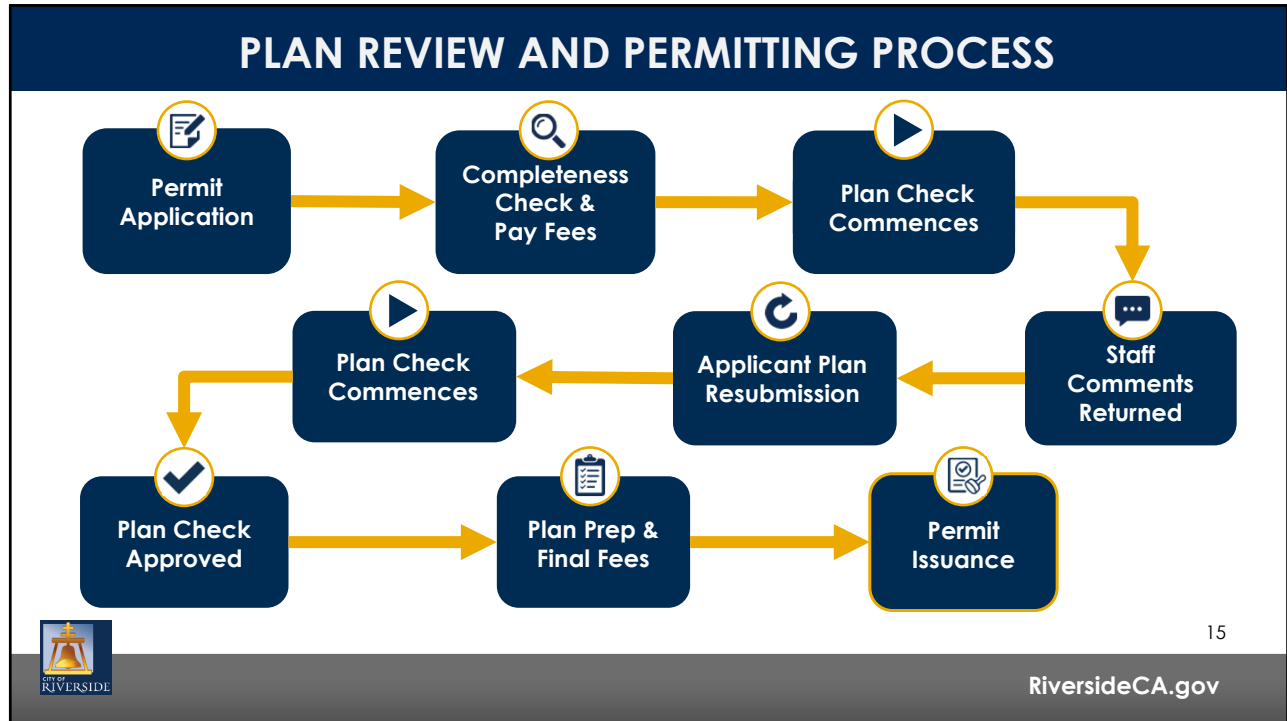
Sequence of code adoption events:



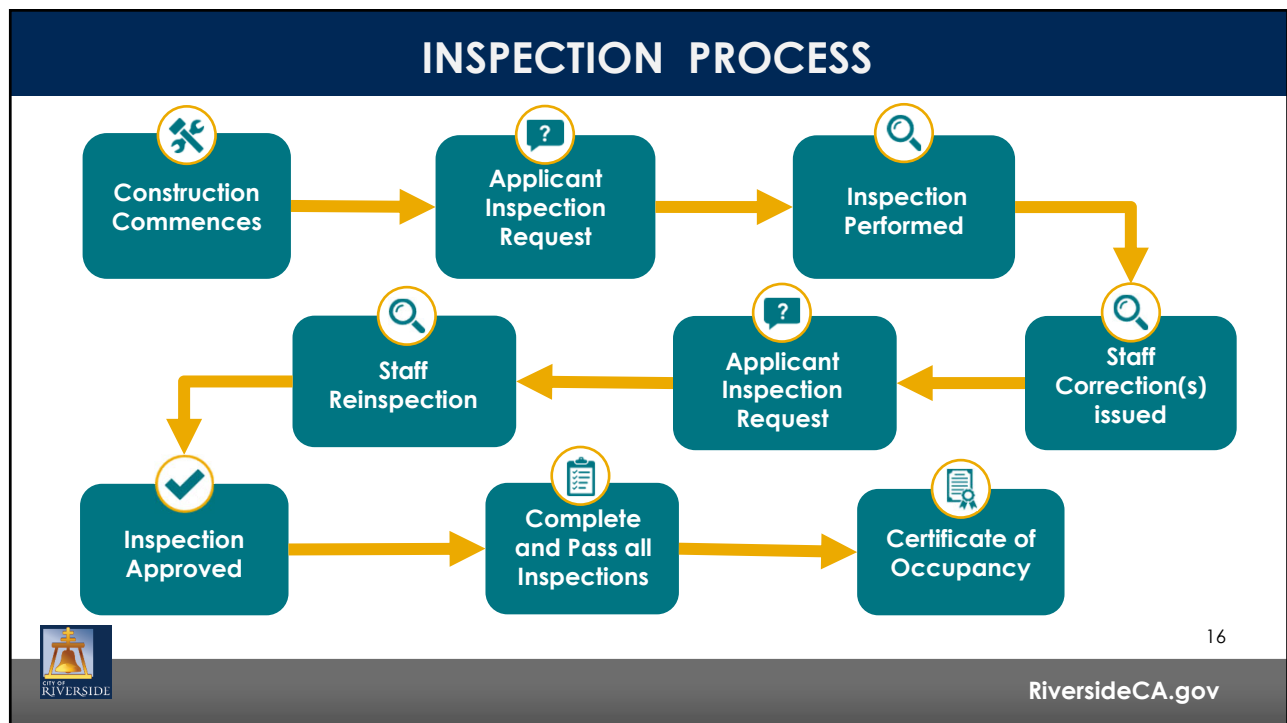
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TRIENNIAL CODE ADOPTION PROCESS

Timeline:

1. Outreach
2. Introduction of Ordinance
3. Public Hearing
4. Effective Date



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STRATEGIC PLAN ALIGNMENT



Priority 3 - Economic Opportunity

Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment



Priority 5 – High Performing Government

Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision making

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Receive a report and provide input on the Development Entitlement Process Workshop Series; and
2. Receive a presentation on Workshop 2: Building and Fire Codes-Triennial Code Adoption Process.



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