



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 25, 2016**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARDS: ALL**
DEPARTMENT

SUBJECT: ADOPTION OF THE 2016 EDITION OF CALIFORNIA CODE OF REGULATIONS
TITLE 24, THE CALIFORNIA BUILDING STANDARDS CODE WITH LOCAL
AMENDMENTS THERETO, AS OUTLINED IN THE ADOPTING ORDINANCES
AND ATTACHED RESOLUTION

ISSUES:

Introduce and adopt the 2016 edition of California Code of Regulations Title 24, the California Building Standards Code with local amendments thereto, as outlined in the adopting ordinances and attached resolution.

RECOMMENDATIONS:

That the City Council:

1. Adopt the attached Resolution (Attachment 1) making the necessary express findings as required by state law to support local amendments to the 2016 edition of California Code of Regulations Title 24, the California Building Standards Code; and
2. Introduce the attached Ordinances (Attachments 2 and 3) adopting the 2016 edition of California Code of Regulations Title 24, the California Building Standards Code with local amendments thereto.

LEGISLATIVE HISTORY:

In accordance with Health and Safety Code Section 17958; the Building Standards Commission adopts the newest version of the California Building Standards Code, also known as California Code of Regulations, Title 24, every three years. The adopted state codes are based on the most recent versions of the national model codes distributed by the International Code Council and amended by the various state agencies that regulate construction within the State of California.

BACKGROUND:

The triennial code update is intended to provide greater levels of building performance and efficiency, sustainability, fire and life safety, accessibility, and structural integrity through the use of the most recent engineering, materials and construction practices. When the state formally adopts the triennial codes, local municipalities have one hundred and eighty days from the date of

publishing in July to review, amend and adopt those codes as needed prior to the states mandated effective date of January 1, 2017.

DISCUSSION:

In general, local municipalities typically amend the states adopted codes in order to better address local hazards that may affect the region. Express findings must be made and local amendments must always be more restrictive then the state codes. Historically, the City of Riverside has made the necessary express findings to amend the state building and fire codes in order to provide a higher level of building protection through the installation of fire sprinkler systems, given the local climactic and geographical susceptibility to fire. The attached Resolution includes all of the City's express findings as permitted by Health and Safety Code 17958.5.

The City of Riverside also historically includes administrative amendments to the state building and fire codes. During this triennial code cycle, staff is also proposing various building and fire code administrative amendments in order to better service our community and help protect our built environment. The proposed administrative amendments refine our current code language in order to provide the Building Official and Fire Marshal with a greater level of flexibility when dealing with developments projects, including the expiration of permits and plan reviews. Amendments have also been included to assist with the regulation of illegal and unsafe construction activities in the City. For instance, at the discretion of the Building Official, building permits issued to legalize unpermitted construction may have shorter time frames to gain compliance prior to permit expiration. A penalty permit fee may also apply for illegal construction activity commenced by a licensed contractor which may be equal to the permit fee. Other minor administrative amendments have been included to refine outdated language and better organize the codes. The attached ordinances include all of the local administrative amendments proposed by the Building Official and Fire Marshal, along with a technical update to the fire sprinkler language, which includes additional exemptions for certain types of aircraft hangers and other uses.

The technical model code updates and state amendments within the new building and fire codes are not anticipated to have a significant impact on the City during this triennial code cycle. Updates to the state energy and green building standards have been included along with new accessibility regulations for electric vehicle charging stations that serve the public. The building code has also refined code language for required exiting and allowable building area and the plumbing code has carried over the Governors mandated emergency water efficiency provisions.

FISCAL IMPACT:

There is no fiscal impact associated with the adoption of this resolution and ordinance.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to availability of funds:	Scott G. Miller, Chief Financial Officer/City Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. Resolution
2. Building Codes
3. Fire Codes