



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: MARCH 3, 2020**

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

SUBJECT: ORDINANCE AMENDING TITLE 16 OF THE RIVERSIDE MUNICIPAL CODE
ADOPTING LOCAL AMENDMENTS TO THE 2019 EDITION OF CALIFORNIA
CODE OF REGULATIONS TITLE 24, THE CALIFORNIA BUILDING STANDARDS
CODE AND RESOLUTION MAKING EXPRESS FINDINGS THERETO

ISSUES:

Introduce and subsequently adopt an ordinance making local amendments to the 2019 edition of California Code of Regulations Title 24, the California Building Standards Code, and adopt a resolution making express findings in connection with the local amendments.

RECOMMENDATIONS:

That the City Council:

1. Adopt the attached Resolution making the necessary express findings as required by state law to support local amendments to the 2019 edition of California Code of Regulations Title 24, the California Building Standards Code; and
2. Introduce and subsequently adopt the attached Ordinance adopting the 2019 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 California 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 building codes are based on the most recent version of the national model codes distributed by the International Code Council (ICC) and amended by the various state agencies that regulate construction in the State of California.

BACKGROUND:

On October 22, 2019, the City Council introduced and adopted the new state building codes with

local amendments thereto. The code update included a new Chapter 16.34 in the Riverside Municipal Code (RMC) titled “Emergency Housing” that established minimum health & safety standards and alternative housing solutions for the homeless during the Declaration of Shelter Crisis, which the City enacted in December 2018.

The emergency housing standards included minimum habitable space requirements for occupants of “Emergency Sleeping Cabins” in accordance with “Appendix O” of the 2019 California Building Code as an optional alternative to the adopted building standards enforced for housing. On January 22, 2020, the City Council directed staff to reduce the habitable area for “Emergency Sleeping Cabins” from 70 sq. ft. for a single occupant therein, to 64 sq. ft. for two occupants to facilitate the deployment of “Pallet Shelters” at the City’s homeless shelter campus located at 2880 Hulen Place, within the adjacent parking lot located at 1919 Massachusetts Ave.

DISCUSSION:

The City can amend the state building code to address local conditions which affect our built environment. Express findings are necessary in accordance with state law to enact local amendments that are reasonably necessary due to climatic, geological or topographical conditions in the City. Riverside has historically made the necessary express findings to modify the fire sprinkler system requirements in new construction, given the local climatic and topographical susceptibility to fire in the City. Additionally, the City Council now wishes to introduce a local amendment to reduce the required floor area for habitable space for “Emergency Sleeping Cabins” given the current state of homelessness in the City and the risk posed from a health and safety perspective without immediate action to provide shelter. Staff has included the updated code language in RMC Section 16.34.040, while maintaining the maximum allowable area for any “Emergency Sleeping Cabin” of 400 sq. ft. as previously approved by the City Council. Staff also included several minor edits to the administrative amendments and Chapter 16.34 previously approved on October 22, 2019, to ensure consistency and accuracy with the new code language and chapter, as required by state law.

The attached Resolution and Ordinance include the City’s express findings as permitted by Health and Safety Code Sections 17958.5 and 18941.5.

FISCAL IMPACT:

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

Prepared by:	David Welch, Community & Economic Development Director
Certified as to	
availability of funds:	Edward Enriquez, Chief Finance Officer/City Treasurer
Approved by:	Rafael Guzman, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. Resolution
2. Ordinance