

Alternative Building Standards for Adaptive Reuse Projects.

Section 16.09.010 Purpose

Allows for the reuse of eligible buildings from nonresidential use to new Housing Development Projects with potential relief from multiple zoning standards. The success of the Adaptive Reuse Ordinance depends on the ability of the Building Official and Fire Marshal to grant code modifications or approve alternative materials, designs, methods of construction, and equipment to address practical challenges in meeting strict code provisions or to consider alternative approaches not specifically prescribed. Other applicable regulations, including the California Historic Building Code, the California Existing Building Code, and Sections 17958.11 and 19957 of the California Health and Safety Code, also authorize consideration of alternative building standards. The purpose of this section is to establish and clarify such alternative building standards for converting existing buildings or structures to new uses or occupancies while maintaining reasonable safety and usability for building occupants.

Section 16.09.020 Applicability

- A. Projects that meet the definition and applicable requirements of an Adaptive Reuse Project, pursuant to Chapter 19.540 of this Code may qualify for alternative building standards in this section.
- B. Alternative Building Standards Technical Manual.
 - 1) In addition to other applicable chapters of this Code, the City may establish an Alternative Building Standards Technical Manual in cooperation with the Building Official and the Fire Marshal, which would apply to housing development projects pursuant to Chapter 19.540 of the Code.
 - 2) The Building Official and Fire Marshal shall prepare and periodically update the Alternative Building Standards Technical Manual, including technical guidance, informational material, implementation parameters, and alternative compliance methods where strict compliance is technically infeasible, along with any other rules and procedures the City deems necessary to carry out this chapter.