



Legislation Text

File #: 16-0565, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Mark Danaj, City Manager

FROM:

Marisa Lundstedt, Community Development Director
Ryan Heise, Building Official

SUBJECT:

Ordinance No. 16-0032 Adopting of the 2016 California Building Code, 2016 California Residential Code, 2016 California Electrical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code, 2016 California Energy Code, 2016 California Mechanical Code, 2016 California Existing Building Code, with Local Amendments; Resolution No. 16-0085 Setting Forth Findings for Local Amendments (Community Development Director Lundstedt).

ADOPT ORDINANCE NO. 16-0032 AND ADOPT RESOLUTION NO. 16-0085

RECOMMENDATION:

Staff recommends adoption of Ordinance No. 16-0032 (Building Codes) and Resolution No. 16-0085 (Findings).

FISCAL IMPLICATIONS:

No fiscal implications associated with the recommended action.

BACKGROUND:

The California Building Standards Commission published the State construction codes on July 1, 2016, which is a routine process that occurs every 3 years. The California Department of Housing and Community Development adopted these codes, which will be effective statewide on January 1, 2017. The City must adopt these codes with any amendments before that date. These codes include the 2016 California Building, Residential, Mechanical, Electrical, Plumbing, Energy, Existing and Green Building Standards. The last complete set of building codes was adopted by the State in 2013 and became effective on January 1, 2014. The City Attorney assisted the Community Development Staff in drafting attached Ordinance 16-0032, and Resolution 16-0085, setting forth required findings for amendments to the 2016 California building standards code based on local climatic, topographic and/or geological conditions.

On November 15, 2016, the City Council introduced the ordinance and set a public hearing for December 6, 2016. At this time, the Mayor should open the public hearing and receive comments. After the public hearing is closed, the Council should adopt the ordinance and the resolution.

DISCUSSION:

The State of California has adopted the 2016 California Building Standard Codes that must in turn be adopted or utilized by each city or county. The City is able to amend certain provisions due to unique climatic, geological and topographical conditions prevailing within the City. California Health and Safety Code Sections 17958.5 and 18941.5 provide for amendments to the California Building Standard Codes provided findings of necessity can be made. Resolution No. 16-0085 contain those findings.

Staff is proposing amendments to all codes consistent with the current Manhattan Beach Codes and past practice. The specific Manhattan Beach codes are under further review and additional refinements will be proposed at a future date in 2017. Due to time restraints from the State adoption cycle, the most significant current amendments proposed at this time are:

1. Continue to limit the maximum duration of construction permits to two years for construction projects, instead of the State provision which has no definite limit, in order to minimize neighborhood construction impacts and keep new construction consistent with the most current Codes.
2. Continue to prohibit new roof or re-roof covering material of wood shakes and wood shingles due to fire safety concerns.
3. Continue the current requirements for undergrounding or stubbing out of utilities for major remodels and new construction to accommodate possible future utility undergrounding.
4. Continue to disallow aluminum conductors because of our unique moist beach climate conditions, which can cause arcing and sparking from aluminum conductors.
5. Continue to require sustainable measures regarding energy efficiency, water conservation, material conservation, waste management diversion and air quality improvements.

A majority of the amendments clarify and update the structural requirements due to potential hazards specific to our community. These amendments are part of the joint effort by 89 jurisdictions within the Los Angeles County to develop the Los Angeles Regional Uniform Code Program. The amendments include additional structural engineering design-related provisions for earthquake, wind, and other geologic, topographic, or climatic concerns.

Provisions of former Chapter 34, Existing Structures in the 2013 California Building Code, are now located in the 2016 California Existing Building Code. Chapter 34 has been removed from the 2016 California Building Code. The 2016 California Existing Building Code is now adopted by this Ordinance.

According to the California Health and Safety Code Section 17958.7, the Council must find specific, local needs to support amendments that are more restrictive than the State-adopted model codes. These findings are included in Resolution No. 16-0085. If the City Council adopts the ordinance and resolution, the resolution will be filed with the California Building Standards Commission.

The California Building Standards Code that will be effective statewide is the 2016 edition. Each of the State construction codes with amendments is based on various model codes as determined by the California Building Standards Commission. These model codes are published by various professional organizations, such as the International Code Council, the International Association of Plumbing and Mechanical Officials, the National Fire Protection Association, and the Western Fire Chiefs Association.

PUBLIC OUTREACH/INTEREST:

An email was distributed to the City's Construction Community distribution list notifying the recipients of this item and the City Council meeting date. Notice of this public hearing was published for two successive weeks in the Beach Reporter.

ENVIRONMENTAL REVIEW

The City Council hereby finds that it can be seen with certainty that there is no possibility that the adoption of this Ordinance, and the prohibitions established hereby, and the Resolution, may have a significant effect on the environment, because the Ordinance will impose limitations on activities in the City, and will thereby serve to eliminate potentially significant adverse environmental impacts. The Resolution simply contains findings to support local amendments. It is therefore not subject to the California Environmental Quality Act review pursuant to Title 14, Chapter 3, Section 15061(b)(3) of the California Code of Regulations. A Notice of Exemption will be prepared.

LEGAL REVIEW

The City Attorney has approved as to form the attached ordinance and resolution.

Attachment/Attachments:

1. Ordinance No 16-0032 (Building Codes)
2. Resolution No. 16-0085 (Findings)