



# *CITY COUNCIL AGENDA REPORT*

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MEETING DATE: NOVEMBER 5, 2013

ITEM NUMBER:

**SUBJECT: 2013 EDITION OF THE MODEL CALIFORNIA CONSTRUCTION CODES**

**DATE: OCTOBER 11, 2013**

**FROM: ECONOMIC/DEVELOPMENT SERVICES DEPARTMENT AND FIRE DEPARTMENT**

**PRESENTATION KHANH NGUYEN, CBO, BUILDING OFFICIAL**

**BY:**

**FOR FURTHER INFORMATION CONTACT: KHANH NGUYEN (714) 754-5604**

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## **SUMMARY:**

The State's Health and Safety Code requires local governments to adopt the most recent editions of the model codes related to construction. The construction codes include: the California Building, Residential, Green Building Standards, Fire, Plumbing, Mechanical, and Electrical Codes. If City Council approves the attached resolution and ordinance, the most recent editions of the California construction codes with the applicable amendments will become effective January 1, 2014 as required by State law.

## **RECOMMENDATIONS:**

1. Adopt the attached resolution of the City Council of the City of Costa Mesa, California, setting forth findings with respect to local climatic and geographic conditions within the City of Costa Mesa to allow certain modifications and changes to the California Building Code, California Residential Code, and California Fire Code as amended by the State of California; and,
2. Introduce the attached ordinance for first reading and set for second reading at the Council's November 19, 2013 meeting. This procedure is in accordance with California Government Code Title 5, Division 1, Part 1, as published by the Building Standards Bulletin 13-03.

## **BACKGROUND:**

The State's Health and Safety Code (Section 17958) mandates that the California Building Standards Commission adopt and publish the California Building Standards Code (Title 24 California Code of Regulations) every three years. The 2013 Edition of the California Code of Regulations Title 24, which incorporates the below-listed model codes, becomes effective on January 1, 2014.

If approved, the attached ordinance will amend Titles 5 and 7 by repealing references to the prior editions of the model codes.

The list below identifies the model codes upon which the 2013 Title 24 is based:

California Building Standards Code	Reference Model Code
2013 California Building Code	2012 International Building Code (ICC)
2013 California Residential Code	2012 International Residential Code (ICC)
2013 California Green Building Standards Code	
2013 California Fire Code	2012 International Fire Code (ICC)
2013 California Plumbing Code	2012 Uniform Plumbing Code (IAPMO)
2013 California Mechanical Code	2012 Uniform Mechanical Code (IAPMO)
2013 California Electrical Code	2011 National Electrical Code (NFPA)

The construction codes proposed for adoption by reference with amendments include the following:

- 2013 California Building Code
- 2013 California Residential Code
- 2013 California Green Building Standards Code
- 2013 California Fire Code
- 2013 California Plumbing Code
- 2013 California Mechanical Code
- 2013 California Electrical Code
- 2012 International Property Maintenance Code
- 1997 Uniform Code for the Abatement of Dangerous Buildings
- 1993 Orange County Grading and Excavation Code

The Economic/Development Services and Fire Departments are recommending that changes and modifications be made to the 2013 Editions of the California Building Code, California Residential Code, and California Fire Code, and such changes are reasonably necessary due to local climatic and geographic conditions in Costa Mesa. Other modifications are of an administrative or procedural nature and concern themselves with subjects that are not covered by the codes or are reasonably necessary to safeguard life and property within Costa Mesa.

The attached resolution sets forth the necessary findings to enable the City to amend the new construction codes to reflect our local conditions. The attached ordinance incorporates the following three amendments to reflect our local conditions:

1. **Height of High-Rise Buildings:** Due to Fire Department logistical limitations and local high winds, the requirement of high rise buildings is amended to apply to buildings over 55 feet high instead of over 75 feet high. This provision already exists from the previous code adoption cycle. (Building Code Section 403 and Fire Code Section 907)

2. **Roofing Materials:** Due to the serious hazard of rapid fire spread in local high winds, minimum Class B roof covering is specified and the use of untreated wood roofs is prohibited for new buildings and re-roofing of existing buildings. This provision already exists from the previous code adoption cycle. (Building Code Section 1505 and Residential Code Section R902)

The proposed amendments are consistent with the Orange County Code Uniformity Group and have the support of the Orange County Building Industry Association. The remainder of the proposed amendments are administrative or procedural in nature, such as providing a definition for private swimming pool.

### **FISCAL REVIEW**

The adoption of the proposed Codes will not have any fiscal impact on the City's budget.

### **LEGAL REVIEW**

The City Attorney has approved the Resolution and Ordinance as to form.

### **ALTERNATIVES CONSIDERED**

City Council may adopt the model codes with the amendments recommended by Staff with or without modifications.

### **CONCLUSION**

If the City Council adopts the attached resolution and ordinance, the 2013 editions of the California construction codes, with the applicable amendments, will become effective January 1, 2014 within the City of Costa Mesa as required by State law.

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KHANH NGUYEN, CBO  
Building Official

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FRED SEGUIN  
Acting Fire Chief

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GARY ARMSTRONG, AICP  
Economic/Dev. Svs. Director,  
Deputy CEO

ATTACHMENTS:

1. [Resolution No. 13-](#)
2. [Ordinance No. 13-](#)
3. [Strike-through copy](#)
4. [Clean copy](#)

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Building Industry Association of Orange County (BIAOC)  
South Coast Metro Alliance  
Costa Mesa Chamber of Commerce

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