



CITY COUNCIL AGENDA REPORT

MEETING DATE: NOV. 15, 2016

ITEM NUMBER: **PH-1**

SUBJECT: 2016 EDITION OF THE MODEL CALIFORNIA CONSTRUCTION CODES

DATE: NOVEMBER 3, 2016

FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT AND FIRE DEPARTMENT

**PRESENTATION BY: DANIEL A. STEFANO, FIRE CHIEF
RICHARD SNIDER, INTERIM BUILDING OFFICIAL
SHERI VANDER DUSSEN, INTERIM ASSISTANT DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT**

FOR FURTHER INFORMATION CONTACT: DANIEL A. STEFANO (714) 754-5144

SUMMARY:

The California 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 the 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, 2017, 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 Dec. 6, 2016 meeting. This procedure is in accordance with California Government Code Title 5, Division 1, Part 1, as published by the Building Standards Bulletin 16-01.

BACKGROUND:

California 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 2016 Edition of the California

Code of Regulations Title 24, which incorporates the below-listed model codes, becomes effective on January 1, 2017.

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 2016 Title 24 is based:

California Building Standards Code	Reference Model Code
2016 California Building Code	2015 International Building Code (ICC)
2016 California Residential Code	2015 International Residential Code (ICC)
2016 California Green Building Standards Code	
2016 California Fire Code	2015 International Fire Code (ICC)
2016 California Plumbing Code	2015 Uniform Plumbing Code (IAPMO)
2016 California Mechanical Code	2015 Uniform Mechanical Code (IAPMO)
2016 California Electrical Code	2014 National Electrical Code (NFPA)

The construction codes proposed for adoption by reference (with amendments to the Building, Residential and Fire Codes) include the following:

- 2016 California Building Code
- 2016 California Residential Code
- 2016 California Green Building Standards Code
- 2016 California Fire Code
- 2016 California Plumbing Code
- 2016 California Mechanical Code
- 2016 California Electrical Code

The Economic and Development Services and Fire Departments are recommending that changes and modifications be made to the 2016 Editions of the California Building Code, California Residential Code and California Fire Code and that the City Council find that such changes are reasonably necessary due to local climatic and geographic conditions in Costa Mesa. Other modifications are of an administrative or procedural nature regarding 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 proposed amendments are consistent with the Orange County Code Uniformity Group which includes the local fire officials, and have the support of the Orange County Building Industry Association. The local amendments address issues such as a higher level of fire protection of wood roofs and the fire sprinkler design for structures. 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 2016 editions of the California construction codes, including the applicable amendments, will become effective January 1, 2017 within the City of Costa Mesa as required by State law. If the City does not adopt the amendments and make the specified findings or otherwise fails to act, the model codes (without amendments) will become effective January 1, 2017 as a matter of law.

RICHARD SNIDER
Interim Building Official

DANIEL A. STEFANO
Fire Chief

JAY TREVINO
Economic Development and
Development Services
Director/Consultant

ATTACHMENTS:

1. [Resolution No. 17-](#)
2. [Ordinance No. 17-](#)
3. [Strike-through copy](#)
4. [Clean copy](#)
5. [BIA Letter](#)

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