



CITY COUNCIL AGENDA STATEMENT



November 12, 2019

File ID: 19-0448

TITLE

- A. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.08 OF THE CHULA VISTA MUNICIPAL CODE TO ADOPT THE CALIFORNIA BUILDING CODE, 2019 EDITION (FIRST READING)
- B. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.09 OF THE CHULA VISTA MUNICIPAL CODE TO ADOPT THE CALIFORNIA RESIDENTIAL CODE, 2019 EDITION (FIRST READING)
- C. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.10 OF THE CHULA VISTA MUNICIPAL CODE TO ADOPT THE CALIFORNIA REFERENCED STANDARDS CODE, 2019 EDITION (FIRST READING)
- D. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.12 OF THE CHULA VISTA MUNICIPAL CODE TO ADOPT THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2019 EDITION (FIRST READING)
- E. ORDINANCE OF THE CITY OF CHULA VISTA ADOPTING CHAPTER 15.14 OF THE CHULA VISTA MUNICIPAL CODE TO ADOPT THE CALIFORNIA EXISTING BUILDING CODE, 2019 EDITION (FIRST READING)
- F. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.16 OF THE CHULA VISTA MUNICIPAL CODE TO ADOPT THE CALIFORNIA MECHANICAL CODE, 2019 EDITION (FIRST READING)
- G. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.24 OF THE CHULA VISTA MUNICIPAL CODE TO ADOPT THE CALIFORNIA ELECTRICAL CODE, 2019 EDITION (FIRST READING)
- H. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.26 OF THE CHULA VISTA MUNICIPAL CODE TO ADOPT THE CALIFORNIA ENERGY CODE, 2019 EDITION (FIRST READING)
- I. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.28 OF THE CHULA VISTA MUNICIPAL CODE TO ADOPT THE CALIFORNIA PLUMBING CODE, 2019 EDITION (FIRST READING)

J. ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.36 OF THE CHULA VISTA MUNICIPAL CODE TO ADOPT THE CALIFORNIA FIRE CODE, 2019 EDITION (FIRST READING)

RECOMMENDED ACTION

Council place the ordinances on first reading.

SUMMARY

The California Building Standards Commission has mandated that jurisdictions within the State start enforcing the 2019 Editions of the California building codes on January 1, 2020. The adoption of California building codes is a routine action undertaken by the City in response to State adopted building codes. This action allows the City to incorporate appropriate local amendments into the enforcement program.

ENVIRONMENTAL REVIEW

The Director of Development Services has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Class 8 Categorical Exemption pursuant to Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) of the State CEQA Guidelines. Notwithstanding the foregoing, the Director of Development Services has also determined that there is no possibility that the activity may have a significant effect on the environment; therefore, pursuant to section 15061(b)(3) of the State CEQA Guidelines the activity is exempt from the provisions of CEQA. Thus, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

The Board of Appeals and Advisors at their Monday, October 14, 2019 meeting unanimously recommended adoption of the various 2019 Editions of the California building codes.

DISCUSSION

As mandated by the California Building Standards Commission (CBSC), jurisdictions within the State shall begin enforcing the 2019 Editions of the California building codes on January 1, 2020. Every three years, the State adopts and amends the newest model codes published by the various independent code-developing bodies. New State building codes take effect one-hundred and eighty (180) days after they are published to allow local jurisdictions time to adopt local amendments to the State building codes before they take effect. Local amendments cannot be less restrictive than the State building codes and must be based on findings that the amendments are necessary because of local climatic, geological or topographical conditions. Local amendments are not effective until the amendments have been filed with the CBSC.

Most of the proposed local amendments currently exist in our Municipal Code, as amendments to the current building codes adopted by the City and are being proposed for re-adoption as the City adopts the 2019 codes. The 2019 California codes are updated editions to the current codes that are enforced locally and throughout the state and therefore it should not be difficult for staff and the industry to incorporate into their current practices.

The following are brief discussions on the various ordinances adopting the 2019 building codes:

Proposed Ordinance “A” - 2019 California Building Code

The proposed ordinance adopts the 2019 California Building Code and proposes the re-adoption of existing local amendments to the current Building Code adopted by the City.

Proposed Ordinance “B” - 2019 California Residential Code

The proposed ordinance adopts the 2019 California Residential Code. Staff is not proposing any local amendments to the code.

Proposed Ordinance “C” - 2019 California Referenced Standards Code

The proposed ordinance adopts the 2019 California Referenced Standards Code. Staff is not proposing any local amendments to the code.

Proposed Ordinance “D” - 2019 California Green Building Standards Code

The proposed ordinance adopts the 2019 California Green Building Standards Code and proposes the re-adoption of existing local amendments to the current Green Building Standards Code adopted by the City.

Proposed Ordinance “E” - 2019 California Existing Building Code

The proposed ordinance adopts the 2019 California Existing Building Code. Staff is not proposing any local amendments to the code.

Proposed Ordinance “F” - 2019 California Mechanical Code

The proposed ordinance adopts the 2019 California Mechanical Code. Staff is not proposing any local amendments to the code.

Proposed Ordinance “G” - 2019 California Electrical Code

The proposed ordinance adopts the 2019 California Electrical Code and proposes the re-adoption of existing local amendments to the current Electrical Code adopted by the City except 15.24.065, Photovoltaic Pre-wiring Requirements. The reason for proposing not to re-adopt 15.24.065 is that the pre-wiring that has been installed because of 15.24.065 has seldomly been used by Photovoltaic (PV) installers. PV installers are reluctant to use conduits installed by others due to unknown workmanship and concern of liability. In addition, the 2019 Energy Code compels new residential developments to install PV systems on new residential homes and requires new homes to be solar-ready. The requirements of 15.24.065 have not facilitated the installation of PV, and therefore; staff sees no benefit in continuing to require it.

Proposed Ordinance “H” - 2019 California Energy Code

The proposed ordinance adopts the 2019 California Energy Code and proposes the re-adoption of 15.26.020, Outdoor lighting zones. Section 15.26.030, Reduced power allowance for specific outdoor lighting applications, is not proposed for re-adoption because the reduced allowances in 15.26.030 are in the 2019 California Energy Code and therefore; there is no need for the amendment.

Proposed Ordinance “I” - 2019 California Plumbing Code

The proposed ordinance adopts the 2019 California Plumbing Code and proposes the re-adoption of 15.28.020, Residential Graywater Stub-out. Staff proposes to not re-adopt 15.28.015, Solar Water Heater Pre-

plumbing. The reason for not re-adopting 15.28.015 is that, despite State incentives, homeowners have not shown interest in installing Solar Hot Water Heaters (SHWH). Based on our tracking system, since 2010, only five (5) residential systems were installed. In addition, similar to pre-wiring for photovoltaic, installers are reluctant to use conduits installed by others due to unknown workmanship and concern of liability. The requirements of 15.28.015 have not facilitated the installation of SHWH systems, and therefore; staff sees no benefit in continuing to require it.

Proposed Ordinance “J” - 2019 California Fire Code

The proposed ordinance adopts the 2019 California Fire Code and proposes the re-adoption of existing local amendments, with minor adjustments, to the current Fire Code adopted by the City. Additionally, two new amendments under 15.36.060 and 15.36.065 have been added to adjust the location of standpipe hose connections and to memorialize vegetation clearances, respectively.

DECISION-MAKER CONFLICT

Staff has reviewed the decision contemplated by this action and has determined that it is not site-specific and consequently, the real property holdings of the City Council members do not create a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100, et seq.).

Staff is not independently aware, and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

CURRENT-YEAR FISCAL IMPACT

There are no increases in fees proposed in this adoption. The cost of new code books and related training is included in the current year's budget. Building permit fees may need to be adjusted to recover the cost of any additional staff time associated with plan review and inspection. Any additional staff time will be accounted for in updates to building permit fees.

ONGOING FISCAL IMPACT

No ongoing fiscal impact. Any additional building permit review and inspection time associated with implementing these ordinances will be funded through updated building permit fees.

ATTACHMENTS

1. Board of Appeals and Advisors October 14, 2019 Meeting Minutes.

Staff Contact: Lou El-Khazen, Building Official, Development Services