

# **SAMPLE STAFF REPORT ON CODE ADOPTION**

**{CITY LOGO}**

**MEETING DATE: \_\_\_\_\_, 2022 ITEM NUMBER: \_\_\_\_\_**

**SUBJECT: 2022 EDITION OF THE MODEL CALIFORNIA CONSTRUCTION CODES**

**DATE: \_\_\_\_\_, 2022**

**FROM: COMMUNITY DEVELOPMENT DEPARTMENT**

**PRESENTATION BY: \_\_\_\_\_, BUILDING OFFICIAL**

**FOR FURTHER INFORMATION CONTACT:**

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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, 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, 2023 as required by State law.

## **RECOMMENDATIONS**

1. Adopt the attached resolution of the City Council of the City of \_\_\_\_\_, California, setting forth findings with respect to local climatic and geographic conditions within the City of \_\_\_\_\_ to allow certain modifications and changes to the California Building Code, California Residential Code, California Green Building Standards, and California Electric 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 \_\_\_\_\_, 2022 meeting. This procedure is in accordance with California Government Code Title 5, Division 1, Part 1, as published by the Building Standards Bulletin 22-02.

## **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 2022 Edition of the California

Code of Regulations Title 24, which incorporates the below-listed model codes, becomes effective on January 1, 2023.

If approved, the attached ordinance will amend Title \_\_\_ by repealing references to the prior editions of the model codes.

The list below identifies the model codes upon which the 2022 Title 24 is based:

California Building Standards Code	Reference Model Code
2022 California Building Code	2021 International Building Code (ICC)
2022 California Residential Code	2021 International Residential Code (ICC)
2022 California Electrical Code	2020 National Electrical Code (NFPA)
2022 California Mechanical Code	2021 Uniform Mechanical Code (IAPMO)
2022 California Plumbing Code	2021 Uniform Plumbing Code (IAPMO)

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

- 2022 California Building Code (Part 1)
- 2022 California Residential Code (Part 2)
- 2022 California Electrical Code (Part 3)
- 2022 California Mechanical Code (Part 4)
- 2022 California Plumbing Code (Part 5)
- 2022 California Energy Code (Part 6)
- 2022 California Existing Building Code (Part 10)  
(incl. Part 8 – Historical Building Code)
- 2022 California Green Building Standards Code (Part 11)
- 2021 International Property Maintenance Code
- 1997 Uniform Code for the Abatement of Dangerous Buildings
- 2015 Orange County Grading and Excavation Code

The Community Development Department is recommending that changes and modifications be made to the 2022 Editions of the California Building Code, California Residential Code, California Green Building Standards Code, and California Electrical Code, and such changes are reasonably necessary due to local climatic and geographic conditions in \_\_\_\_\_. 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 \_\_\_\_\_.

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 amendments to reflect our local conditions:

- 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)

2. **Concrete and Masonry Foundation Walls:** Due to the high seismic area in Orange County, prescriptive design of concrete and masonry foundation walls that are laterally supported at the top and bottom is prohibited. (Building Code Section 1807.1.6)
3. **Swimming Pool Barrier:** The warm, dry climate in the region is conducive to swimming pools which create a higher probably of child drowning where pools are unprotected. This provision already exists from the previous code adoption cycle. (Building Code Section 3109.2 and Residential Code Appendix V)
4. **Small Wire Installation:** Due to frequent improper installation of certain conductor material, additional provisions are required to minimize shock or fire hazard. These provisions already exist from the previous code adoption cycle. (Electrical Code Article 310.106(B) and 310.121)

The proposed amendments are consistent with the Orange County Code Uniformity Group and have the support of the Orange County Building Industry Association. The remainders of the proposed amendments are administrative or procedural in nature, such as defining a location for a readily accessible photovoltaic disconnect.

### **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 2022 editions of the California construction codes, with the applicable amendments, will become effective January 1, 2023 within the City of \_\_\_\_\_ as required by State law.

\_\_\_\_\_, Building Official

\_\_\_\_\_, Com Dev Director

ATTACHMENTS:

1. Resolution No. 2022-\_\_\_\_\_
2. Ordinance No. 2022-\_\_\_\_\_

DISTRIBUTION:   City Manager  
                  Assistant City Manager  
                  Fire Chief  
                  Public Works Director  
                  City Clerk (2)  
                  Staff (4)  
                  File (2)  
                  Building Industry Association of Orange County (BIAOC)  
                  \_\_\_\_\_ Chamber of Commerce