Agenda Item No. D-1

DATE SUBMITTED	10/26/16	COUNCIL ACTION	(X)
SUBMITTED BY	PLANNING DIRECTOR	PUBLIC HEARING REQUIRED	(X)
		RESOLUTION	( )
		ORDINANCE 1ST READING	(X)
DATE ACTION REQUIRED	11/2/16	ORDINANCE 2ND READING	( )
		CITY CLERK'S INITIALS	(pb)

IMPERIAL CITY COUNCIL
AGENDA ITEM

SUBJECT: DISCUSSION/ACTION: PUBLIC HEARING ADOPTION OF THE 2016 CALIFORNIA BUILDING STANDARDS AND UPDATE OF THE IMPERIAL MUNICIPAL CODE BUILDING REGULATIONS

DEPARTMENT INVOLVED: BUILDING AND SAFETY

BACKGROUND/SUMMARY:

The California Building Standards Code (also referred to as Title 24 of the California Code of Regulations) is published in its entirety every three years and is applicable to all buildings that submit an application for a building permit during its effective period. The publication of code updates by these organizations triggers State consideration, amendment, and adoption of an updated set of codes to be used by jurisdictions within the state. On January 20, 2016, the California Building Standards Commission adopted the state amendment packages to the 2015 model codes, including the 2014 National Electrical Code. The existing 2013 California Building Standards Code will expire December 31, 2016. The existing 2013 California Building Standards Code contains the 2012 model codes (International and Uniform Codes), 2011 National Electrical Code, and 2013 California Energy Efficiency Standards and 2013 California Green Building Standards. The newly adopted 2016 California Building Standards Code (CBSC) will become effective January 1, 2017. Therefore, the 2016 Building Standards Codes go into effect on January 1, 2017 and all applications for building permit submitted after this date will be subject to these Codes. Staff from the Building and Safety Division has reviewed the state codes and proposed amendments located in the Imperial Municipal Code Building Regulations. These amendments are deemed necessary to maintain the current level of protection throughout the City of Imperial that has been provided through the current Building Regulations Code. (***See the attached Building Standards Information Bulletin 16-01***).

FISCAL IMPACT: ***$1,290.00*** F.O. INITIALS: _____

STAFF RECOMMENDATION:

Adopt the 2016 California Building Standards and Update the Imperial Municipal Code Regulations

MANAGER'S RECOMMENDATION: MANAGER'S INITIALS

MOTION:

SECONDED:
AYES:
NAYES:
ABSENT:

APPROVED ( ) REJECTED ( )

DISAPPROVED ( ) DEFERRED ( )

REFERRED TO:

BUILDING STANDARDS COMMISSION
2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959

BUILDING STANDARDS INFORMATION BULLETIN 16-01

DATE: **July 1, 2016**

TO: **LOCAL BUILDING OFFICIALS**
INTERESTED PARTIES

SUBJECT: 2016 California Building Standards Code - Now Available

This bulletin provides information regarding the publication of the 2016 California Building Standards Code including the effective date and application, availability, enforcement responsibility, and significant organizational changes. Information concerning emergency building standards and filing requirements for local amendments is also addressed herein.

The 2016 California Building Standards Code, Title 24, California Code of Regulations (13 Parts) was published on or before July 1 and is now available.

Effective Date and Application of the 2016 California Building Standards Code

Jan. 1, 2017 is the statewide effective date, established by the California Building Standards Commission (CBSC), for the 2016 California Building Standards Code. All applications for a building permit that occur on or after Jan. 1, 2017 are subject to compliance with the 2016 Code.

The 2013 California Building Standards Code remains in effect and is applicable to all plans and specifications, for, and to the construction performed where the application for a building permit is received on or before Dec. 31.

Availability of the 2016 California Building Standards Code

The 2016 code may be purchased through the following publishers:

- International Code Council (ICC)
  Online store: http://shop.iccsafe.org/
  Email: order@iccsafe.org or ecodes@iccsafe.org
  Telephone: ICC Store (800) 786-4452

- International Association of Plumbing and Mechanical Officials (IAPMO)
  Online Store: www.iapmomembership.org
  Email: publications@iapmo.org
  Telephone: (909) 472-4208

- National Fire Protection Association (NFPA) / BNi Books
  Online store: www.bnibooks.com
  Telephone: (888) 264-2665

Enforcement Responsibility

The California Building Standards Code is the established minimum standard for the design and construction of buildings and structures in California. State law mandates that local government enforce Title 24 standards or approved local ordinances (see Amendment by Local Ordinance that follows).

Exceptions are building standards applicable to hospitals, state buildings, public schools and colleges that are subject to enforcement by state agencies. For detailed information regarding enforcement responsibilities, refer to Chapter 1, Division 1, commencing with Section 1.1, of the California Building Code, Part 2, Volume 1 of Title 24.

[Reference Health & Safety Code (HSC) Sections 17950, 17958.7, 17960, 18938, 18941.5,]

Amendment by Local Ordinance

Local ordinances that amend Title 24 building standards are subject to requirements of California law and must be enacted and filed for each edition of the California Building Standards Code. Ordinances generally must exercise more restrictive standards than the building standards approved/adopted by the commission. These amendments must be filed and accepted, as appropriate, with CBSC, the Department of Housing and Community Development or the State Historical Building Safety Board before they are enforceable at the local level.

The Local Code Ordinances page on the CBSC website (www.bsc.ca.gov/Rulemaking/LocalCodeOrdinances.aspx) has a number helpful resources including the 2016 edition of the *Guide for Local Amendments of Building Standards*, examples of ordinances that were filed in accordance with state law, and the updated *California Code Adoption for Local Jurisdictions* webinar.

[Reference Health & Safety Code (HSC) Sections 17950, 17958, 17958.5, 17958.7, 18938, 18941.5, and 18959]

Significant Organizational Changes to Title 24

The following identifies significant organizational changes in the 2016 edition of Title 24. For matters not listed here, please refer to the margin markings in the new publication, which identify deletions and additions to the code.

New banner: BSC-CG

As prescribed in Health and Safety Code (HSC) §18940.5, CBSC was directed, to the extent feasible, to reference or reprint green building standards (CALGreen) in the relevant portions of Title 24. In accordance with this mandate, CBSC proposed the new CALGreen banner, BSC-CG, in an effort to provide easy application clarification for code users. The banner has been included in the matrix tables throughout the code to indicate CALGreen application. The specific scope of application and enforcement may be found in chapter one of each code part.

Part 1 California Administrative Code (CAC)

A new section was added to the CAC in Article 4, Chapter 1, which identifies provisions for proposing state agencies to receive recommendations for developing green building standards from non-proposing state agencies that have expertise in green building in accordance with HSC §18930.5.

Part 2 California Building Code (CBC)

The 2016 CBC is based on the 2015 International Building Code (IBC). The provisions of Chapter 34 of the 2012 IBC were relocated to the 2015 International Existing Building Code (IEBC). Accordingly, California amendments effecting building standards for existing structures have been moved to the 2016 California Existing Building Code, Part 10, Title 24. A reference table for further clarification of these changes is available on the CBSC website (www.documents.dgs.ca.gov/bsc/2015TriCycle/CrossRef-Table-CBCCh34-CEBC-P10-2016.xlsx.pdf).

Part 5 California Plumbing Code (CPC)

The 2016 CPC is based on the 2015 Uniform Plumbing Code (UPC). Several chapters in the 2015 UPC were reorganized, which include the following changes reflected in the 2016 CPC:

- Referenced standards formerly in Chapter 14 have been relocated to Chapter 17.
- Provisions regarding alternate water sources for nonpotable applications have been relocated from Chapter 15 to Chapter 16.

- Provisions regarding Nonpotable Rainwater Catchment Systems have been relocated from Chapter 17 to Chapter 16.

Part 10 California Existing Building Code (CEBC)

- The 2016 CEBC is based on the 2015 International Existing Building Code.
- As previously noted herein, California amendments effecting building standards for existing structures are now located in the 2016 CEBC. See the reference table on the CBSC website (www.documents.dgs.ca.gov/bsc/2015TriCycle/CrossRef-Table-CBCCh34-CEBC-P10-2016.xlsx.pdf).
- Part 10 (and Part 8) is still located in the Part 2, Volume 2 binder.

Emergency Building Standards

The water conserving Emergency Building Standards that were adopted into the 2013 Code last summer are included in the 2016 Code. Those provisions affected Parts 1, 5 and 11 of Title 24. For more information about the Emergency Building Standards please refer to Information Bulletin 15-04.

Questions or comments regarding the subject of this bulletin should be directed to this office at either (916) 263-0916, or via email at cbsc@dgs.ca.gov.

Sincerely,

Mia Marvelli
Executive Director