



NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Gabrielle Avina for Loveless, Ernie - Fire Chief
County Fire Department
REPORT BY: Gabrielle Avina, Fire Marshal, 967-1421
SUBJECT: California Building Standards Code Adoption (2nd Reading)

RECOMMENDATION

Second reading and adoption of an ordinance incorporating the revised California Building Standards Code with amendments addressing local climatic, geographic and topographic characteristics by amending Title 15 of the Napa County Code as follows: adding Chapters 15.29 (Energy Code) and 15.35 (Existing Building Code); amending Section 13.16.500 (Violations); amending Chapters 15.04 (Administration of Building Regulations), 15.12 (Building Code), 15.20 (Plumbing Code), 15.24 (Mechanical Code), 15.28 (Electrical Code), 15.30 (Historical Code), and 15.32 (Fire Code); and repealing Chapter 15.34 (Building Conservation Code).

ENVIRONMENTAL DETERMINATION: Categorical Exemption Class 8: It has been determined that this type of action does not have a significant effect on the environment and is exempt from the California Environment Quality Act because the action is designed to assure the maintenance, restoration, enhancement, or protection of the environment are exempt from review. [See Class 8 which may be found in the guidelines at CCR section 15321.] Additionally, the proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

EXECUTIVE SUMMARY

Second reading and adoption of the 2007 California Building Standards Code with local amendments based on the climatic, geographic and topographic characteristics of Napa County.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: **Categorical Exemption Class 8:** It has been determined that this type of action does not have a significant effect on the environment and is exempt from the California Environment Quality Act because the action is designed to assure the maintenance, restoration, enhancement, or protection of the environment are exempt from review. [See Class 8 which may be found in the guidelines at CCR section 15321.] Additionally, the proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

The California Building Standards Code (California Code of Regulations, Title 24 Part 1 through 12), hereinafter referred to as "the Code," contains California's fire, life safety and structural safety standards. Prior to the 1990's, there were three main code publishing bodies in the United States: the International Conference of Building Officials (ICBO), the Building Officials and Code Administrators (BOCA), and the Southern Building Code Congress International (SBCCI). Historically, California has adopted the Uniform Building Code published by the ICBO. In an ongoing effort for uniformity the three major code publishing groups formed one code publishing group. This group became the International Code Council (ICC). After many committee meetings and discussions, ICC developed the International Building Code and the International Fire Code. In 2005, numerous committees met made up of building and fire officials, state agencies, industry representatives and other interested parties to develop a set of amendments to the International Building Code. These amendments were approved by a unanimous vote of the California Building Standards Commission in early 2007 and were included in the 2006 International Codes. They were made part of the 2007 Building Standards Code which includes the 2007 California Building and Fire Codes.

On January 30, 2007 the State of California Building Standards Commission (CBSC) adopted the Code which includes the 2007 California Administrative Code, Building Code, Fire Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Existing Building Code and Referenced Standards Code. The Code was published by the CBSC on July 1, 2007 and is applicable to all occupancies throughout the state effective January 1, 2008.

Staff from County Counsel, the Conservation Development and Planning Department and the County Fire Department have drafted amendments to the Codes to address the local climatic, geographic and topographic characteristics of Napa County as well as their public expectation of acceptable risk, demographics, economic conditions, public safety infrastructure and loss history. One of staff's priorities in developing recommendations for the amendments to the California Codes is the desire to have standardized codes throughout the county. Both the County Building Official and the County Fire Marshal have been working with the other building and fire departments in Napa County to standardize and simplify the proposed amendments to the building and fire codes.

The ordinance presented today adopts the California Building Standards Code with local amendments. The majority of the amendments to the Code are carried over from the current codes we have been operating under. These amendments include sprinkler protection for buildings over 3,600 square feet (commercial occupancies), fire and life safety requirements for wine caves that contain assembly areas and/or combustible contents, standpipe installation requirements for buildings three stories or more in height, water storage requirements for structures built in areas without water storage and defensible space requirements.

There are also new amendments that include minor changes in fire alarm requirements, the requirements for Class A roofs in State Responsibility Areas and a change in the requirements for sprinkler protection in commercial occupancies undergoing significant additions. The ordinance also includes administrative provisions which are not amendments to building standards.

On October 23, 2007 staff received direction from the Board to return with additional information about residential

sprinkler systems, staff will return with that presentation and proposed ordinance in a separate agenda item.

On November 6, 2007, the Board opened the public hearing and introduced the ordinance, read the title, waived reading the balance of the ordinance and declared its intention to adopt the ordinance on November 20, 2007.

A typographical error was discovered after introduction of the ordinance. Section 11 of the ordinance proposes to adopt a new Chapter 15.35. The section read 15.34.010 in the index and the title of the section. The typographical error has subsequently been changed to 15.35.010. Corrections of typographical or clerical errors may be made to the ordinance at the time of adoption without waiting for an additional five-day period pursuant to Government Code section 25131.

The ordinance is now before the Board for formal adoption.

SUPPORTING DOCUMENTS

A . Ordinance

CEO Recommendation: Approve

Reviewed By: Helene Franchi