



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/22/2016

Agenda Placement: 6K

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: Susan Ingalls, Paralegal - 259-8152

SUBJECT: California Building Standards Code Adoption - 2nd Reading

RECOMMENDATION

Director of Planning, Building and Environmental Services and the County Fire Chief request second reading and adoption of an ordinance to adopt the 2016 California Building Standards Code (Title 24, California Code of Regulations) as promulgated and approved by the California Building Standards Commission including the amendment of various chapters of Title 15 of the Napa County Code as provided.

EXECUTIVE SUMMARY

The State of California (California Building Standards Commission) has updated and officially adopted the 2016 California Building Standards Code (Title 24, California Code of Regulations) in July of this year, and it becomes effective and mandatory on January 1, 2017. The ordinance will adopt the Building Standards Code as required by state law, as well as make local amendments to the Building Standards Codes justified by local conditions within Napa County. State law allows local jurisdictions to amend the codes as long as the amendments are no less restrictive than the California Building Standards Code.

On October 18, 2016, the Board conducted a public hearing and introduced the ordinance, read the title, waived reading the balance of the ordinance and declared its intention to adopt the ordinance at the first regularly scheduled hearing thirty days or more thereafter the October 18, 2016 hearing. The ordinance is now before the Board for formal adoption.

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 Environmental 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.] **General Rule.** Since the California Building Codes would go into effect even absent County action, It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

BACKGROUND AND DISCUSSION

The State of California (California Building Standards Commission (CBSC)) officially adopted the 2016 California Building Standards Codes, Title 24, California Code of Regulations, in July of this year. The new codes will become mandatory on January 1, 2017. The Title 24 codes are updated and adopted every three years. This allows for the codes to improve and adjust to the newest materials, methods of construction and technological advances in the industry, and improved response to natural disasters. The list below identifies the Title 24 Codes and the model codes upon which they are based, as applicable:

1. 2016 California Administrative Code (Title 24, Part 1).
2. 2016 California Building Code (Title 24, Part 2, Vol. 1 & Vol.2), based on 2015 International Building Code (ICC).
3. 2016 California Residential Code (Title 24, Part 2.5), based on the 2015 International Residential Code (ICC).
4. 2016 California Electrical Code (Title 24, Part 3), based on the 2014 National Electrical Code (NFPA).
5. 2016 California Mechanical Code (Title 24, Part 4), based on the 2015 Uniform Mechanical Code (IAPMO).
6. 2016 California Plumbing Code (Title 24, Part 5), based on the 2015 Uniform Plumbing Code (IAPMO).
7. 2016 California Energy Code (Title 24, Part 6).
8. 2016 California Historical Building Code (Title 24, Part 8), based on 2015 International Building Code (ICC).
9. 2016 California Fire Code (Title 24, Part 9), based on 2015 International Fire Code (ICC).
10. 2016 California Existing Building Code (Title 24, Part 10), based on 2015 International Building Code (ICC).
11. 2016 California Green Building Standards Code (Title 24, Part 11).
12. 2016 California Referenced Standards Code (Title 24, Part 12).

Compliance with the State Building Codes is mandatory pursuant to California Health and Safety Code Sections 17960 and 17961. The fundamental purpose of building codes is to ensure that buildings and structures are constructed to minimum standards for the intended use and to protect the life, health and safety of people who will inhabit and use such buildings and structures.

With the adoption of the proposed ordinance and local amendments (Napa County Code Chapter 15, "Buildings and Construction"), Napa County will comply with State law as well as accommodate local conditions and procedures.

Approval of the proposed ordinance and code amendments is considered exempt from the California Environmental Quality Act under CEQA Guidelines 15061(b)(3) and 15321.

Summary of Changes

The Planning, Building and Environmental Services Department, together with the Napa County Fire Marshal, reviewed the new codes over the last few months and evaluated potential impacts on building industry practices in Napa County. Commercial, industrial, non-residential and residential construction requirements in the 2016 California Building Code will not result in significant changes in the way buildings are constructed.

Summary of Local Amendments

Local agencies are permitted to adopt amendments to the State Code if they can make certain findings and as long as the local amendments are no less restrictive than State Code. The Planning, Building and Environmental Services Department and the County Fire Marshal's office are not proposing any substantive new amendments to the Napa County Code at this time. The only amendments to the Napa County Code will be corrections and updates to various code sections and the deletion of a now redundant and less strict section (see below). Staff proposes to retain the existing local amendments approved under prior code cycles. Staff is considering some additional proposed amendments to the code and would like to conduct some industry and stakeholder outreach prior to proposing to the Board sometime in early 2017. Staff proposes that Section 15.32.080 (Section 503.2.6 -- Bridges and elevated services) be deleted from the Napa County Code because the 2016 California Fire Code now has a more strict standard. The standard within the 2016 California Fire Code is also contained within the most recent update to the Napa County Road and Street Standards.

On October 18, 2016, the Board conducted a public hearing and introduced the ordinance, read the title, waived reading the balance of the ordinance and declared its intention to adopt the ordinance at the first regularly scheduled hearing thirty days or more thereafter the October 18, 2016 hearing. The ordinance is now before the Board for formal adoption.

County Counsel recommends adoption of the Ordinance.

SUPPORTING DOCUMENTS

A . Ordinance

CEO Recommendation: Approve

Reviewed By: Helene Franchi