



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/17/2019

Agenda Placement: 6D

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

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

REPORT BY: Barbette Ruffino, Staff Services Manager - (707) 299-1330

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 2019 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) updated and officially adopted the 2019 California Building Standards Code (Title 24, California Code of Regulations) in July of this year, and it becomes effective and mandatory on January 1, 2020. 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.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed: Effective and Open Government

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. [See Class 8 which may be found in the guidelines at CCR section 15308.] **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 2019 California Building Standards Codes, Title 24, California Code of Regulations, in July of this year. The new codes will become mandatory on January 1, 2020. 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. 2019 California Building Code (Title 24, Part 2, Vol. 1 & Vol.2), based on 2018 International Building Code (ICC).
2. 2019 California Residential Code (Title 24, Part 2.5), based on the 2018 International Residential Code (ICC).
3. 2019 California Electrical Code (Title 24, Part 3), based on the 2017 National Electrical Code (NFPA).
4. 2019 California Mechanical Code (Title 24, Part 4), based on the 2018 Uniform Mechanical Code (IAPMO).
5. 2019 California Plumbing Code (Title 24, Part 5), based on the 2018 Uniform Plumbing Code (IAPMO).
6. 2019 California Administrative Code (Title 24, Part 1).
7. 2019 California Energy Code (Title 24, Part 6).
8. 2019 California Historical Building Code (Title 24, Part 8).
9. 2019 California Existing Building Code (Title 24, Part 10).
10. 2019 California Green Building Standards Code (Title 24, Part 11).
11. 2019 California Referenced Standards Code (Title 24, Part 12).
12. 2019 California Fire Code (Title 24, Part 9).

Compliance with the State Building Codes is mandatory pursuant to California Health and Safety Code Sections 17960 and 17961. The purpose of building codes is to establish minimum standards to safeguard the public health, safety and general welfare and to insure buildings and structures are constructed to minimum standards for the intended use to protect the life, health and property.

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 15308.

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. The most significant change in the State Code of regulations is the new Energy Efficiency Standards, which will require photo-voltaic (PV) systems for all new low-rise residential buildings. This regulation requires PV

systems to be installed as part of the new low-rise residential dwellings and on all residential additions over one thousand (1,000) square feet. In addition, quality insulation (QII), is now a prescriptive requirement for all single family residences in all climate zones and multi-family buildings in all climate zones except climate zone 7.

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 proposing a few minor amendments. The majority of amendments to the Napa County Code are corrections and updates to various code sections and the deletion of the local code sections that are now more restrictive in the state codes. Staff proposes to retain the existing local amendments approved under prior code cycles, where not expressly changed by this ordinance.

On December 10, 2019, the Board of Supervisors opened the public hearing to receive testimony from members of the public and County staff regarding the proposed Ordinance. After closing the hearing, the Board read the title, waived the reading of the balance of the Ordinance, and declared its intention to adopt the Ordinance. Staff recommends adoption of the Ordinance.

SUPPORTING DOCUMENTS

A . Draft Ordinance - Clean

CEO Recommendation: Approve

Reviewed By: Leigh Sharp