



Staff Reports

File #: 2096-2019, **Version:** 1

To: Honorable Mayor and Members of City Council
From: Vincent Smith, Community Development Director
Prepared By: Michael Walker, Senior Planner

TITLE:

Adoption of the 2019 Building Codes

RECOMMENDED ACTION:

Approve the first reading and introduction of an ordinance amending Napa Municipal Code Chapter 15.04, adopting by reference the 2019 edition of the California Building Standards Code (California Code of Regulations Title 24, Parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, and 12, including appendices identified herein), including adoption of local amendments to the California Building Standards Code and determining that the actions authorized by this ordinance are exempt from CEQA.

DISCUSSION:

Building Codes are sets of rules and regulations governing the design, construction, alteration, and maintenance of all residential and commercial structures, including accessory structures. The Codes specify the minimum requirements to adequately safeguard the health, safety, and welfare of building occupants.

The California Health and Safety Code Section 17958 mandates that the California Building Standards Commission adopt and publish the State Code (Title 24, California Code of Regulations) every three years. The 2019 State Code, which incorporates the below-listed codes, becomes effective statewide on January 1, 2020. If approved, the proposed Ordinance would amend Napa Municipal Code Chapter 15.04 by repealing the existing language and replacing it with updated code requirements and local amendments.

The specific parts of the 2019 State Code proposed for adoption by reference with local amendments include the following:

- 2019 California Building Code
- 2019 California Residential Code
- 2019 California Plumbing Code
- 2019 California Mechanical Code
- 2019 California Electrical Code
- 2019 California Existing Building Code
- 2019 California Green Building Code
- 2019 California Fire Code
- 2019 California Historic Building Code

2019 California Referenced Standards Code
2019 California Energy Code

Staff has analyzed the 2019 State Code and, as has been recommended by staff and approved by City Council in the past, proposes local amendments to the 2019 State Code tailored to meet the specific climatic, geographical and topographical conditions in the City of Napa, which are described in the recitals of the proposed Ordinance. The Building Division of the Community Development Department and Fire Department recommend that local amendments be made to the 2019 Building, Residential, Plumbing, Mechanical, Electrical, Green Building, and Fire Codes. The proposed local amendments are all reasonably necessary due to local conditions in the City of Napa and include modifications of an administrative or procedural nature, and subjects that are not adequately covered by the Codes that are necessary to safeguard life and property within the City. Examples include photovoltaic installation standards; fire-rated roofing materials; and fire protection sprinkler systems. The proposed Ordinance includes the findings required by State law for the City to enforce the local amendments to the 2019 Codes

In addition, due to an oversight during the 2016 Code State Code adoption process previously adopted local amendments in Sections 15.04.020 (Administration, interpretation, and enforcement of this chapter), 15.04.040 (Amendments to California Residential Code), 15.04.050 (Amendments to California Electrical Code), 15.04.060 (Amendments to California Mechanical Code), and 15.04.070 (Amendments to California Plumbing Code) were inadvertently deleted. As a result, the proposed Ordinance adds back these previously deleted provisions. A summary of all of the proposed local amendments are outlined in local amendment summary (see Attachment 2).

FINANCIAL IMPACTS:

Existing City fees approved by the City Council, as assembled in the City's Master Fee Schedule, include for plan check, permit, and inspection fees for the Building Division and Fire Prevention Division. The proposed Ordinance does not address or recommend any changes to existing fees at this time.

CEQA:

City staff recommends that the City Council determine that the Recommended Action is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) which exempts activities that do not have the potential for having a significant effect on the environment.

DOCUMENTS ATTACHED:

ATCH 1 - Ordinance
EX A - Local Amendments
ATCH 2 - Added Local Amendment Summary

NOTIFICATION:

Legal notice of the public hearing was published in the Napa Valley Register at least 10 days prior to the public hearing.