



City of Rialto

Legislation Text

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For City Council Meeting [December 10, 2019]

TO: Mayor and City Council

APPROVAL: Rod Foster, City Administrator

FROM: Matt Schneider, Community Development Director

Request City Council to Conduct the Public Hearing and adopt on Second Reading **Ordinance No. 1626** entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING CHAPTER 15.08 OF THE RIALTO MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2019 EDITION OF THE CALIFORNIA BUILDING CODES AND ALL THE APPENDICES IN THEIR ENTIRETY OF THE CALIFORNIA CODE OF REGULATIONS AND OTHER RELATED CODES. TO INCLUDE: 2019 CALIFORNIA ADMINISTRATIVE CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2019 CALIFORNIA HISTORICAL CODE, 2019 CALIFORNIA EXISTING BUILDING CODE, 2019 CALIFORNIA REFERENCED STANDARDS, 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE," reading the Ordinance by title only and waiving further reading thereof.

(ACTION)

BACKGROUND:

The State of California Health and Safety Code requires local governments to adopt the most recent editions of the model codes related to construction. The California Building Codes are updated every three years to implement the most recent technology and standards as it relates to building requirements for new and existing structures. These revisions also update the proper methods and procedures for best maintenance and repair practices for existing structures. The State requires that California cities adopt each revision of the California Building Code every 3 years.

In January 2017, the City adopted the 2016 Building Codes along with the adoption of the 2015 International Property Maintenance Code. These are the operative building and property maintenance codes through the end of calendar year 2019.

The list below identifies the codes adopted and the model codes upon which the 2019 Title 24 is based:

California Building Standards Code	Reference Model Code
2019 California Building Code	2018 International Building Code (ICC)
2019 California Residential Code	2018 International Residential Code (ICC)
2019 California Fire Code	2018 International Fire Code (ICC)

2019 California Plumbing Code	2018 Uniform Plumbing Code (IAPMO)
2019 California Mechanical Code	2018 Uniform Mechanical Code (IAPMO)
2019 California Electrical Code	2017 National Electrical Code (NFPA)
2019 California Green Building Standards Code	
2019 California Administrative Code	
2019 California Energy Code	
2019 California Historical Code	
2019 California Existing Building Code	
2019 California Referenced Standards	
2018 International Property Maintenance Code	

ANALYSIS/DISCUSSION:

The proposed Ordinance amends Title 15 (Buildings and Construction) of the Rialto Municipal Code to allow adoption of the 2019 California Building Codes and the 2018 International Property Maintenance Code. Adoption of the Ordinance will comply with the state mandate.

The City will maintain copies of the adopted codes and will make them available for public review at the Development Services and City Clerk Departments.

The 2019 code adoption will revise the previous 2016 codes. The new Codes have **significant implications** for future construction, including most notably:

- 1. Residential Development** (new ground up construction that has three habitable stories or less from grade) - homebuilders must now install solar photovoltaic systems. The square footage of the homes/units and number of bedrooms will help determine system sizing. For example, a 2,000 sq. ft. home in Los Angeles will require approximately 2.8 kW of solar PV and a 30-unit apartment building in Oakland will require approximately 30 kW. The press has widely reported that this requirement will add \$10,000 or more in costs for each new single-family home. Homebuilders will press the City to issue permits before December 31, 2019 to avoid the application of this requirement.
- 2. Non-Residential Development** (includes new multi-family structures with four stories or more from grade) -- interior windows and doors leading to unconditioned space will have minimum prescriptive U Factors.

The Building Division has already started communicating with the community and developers of the upcoming changes and has posted written communication in the office to educate and ensure a smooth transition. Pursuant to the California Department of General Services website, Information Bulletin 19-04 (**Exhibit C**) states that all applications for a building permit submitted on or after 1/1/20 are subject to compliance with the 2019 California Building Standards Code. On the other hand, the 2016 California Building Standards Code remains in effect and is applicable to all plans and specifications for, and to construction performed, where the application for a building permit is received on or before 12/31/19.

On November 12, 2019, the City Council conducted the first reading of proposed Ordinance No. 1626 and approved the setting of the Public Hearing for December 10, 2019 to consider adoption on Second Reading. Per Council direction, City prepared the Public Hearing Notice satisfying the

requirements of Section 6066 of the Government Code, a copy of which is attached hereto as **Exhibit A**. The City published the Notice for two successive weeks prior to the Public Hearing, with at least five days intervening between publication dates. The period of notice commenced upon the first day of publication and terminated at the end of the fourteenth day, including the first day.

It would now be appropriate for the City Council to conduct the duly-noticed public hearing and consider adoption of Ordinance No. 1626 on second reading.

ENVIRONMENTAL IMPACT:

The proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment under Title 14 of the California Code of Regulations, Section 15061(b)(3). No further environmental review is necessary.

GENERAL PLAN CONSISTENCY:

The City of Rialto General Plan establishes various guiding principles, goals, and objectives through which the City looks to improve the community and protect the quality of life for our residents.

Guiding Principle No. 1 states: Rialto is a family first community and essential services and amenities must meet the needs and desires of our families.

LEGAL REVIEW:

The City Attorney reviewed and approved the staff report, proposed Ordinance, and Public Hearing Notice.

FINANCIAL IMPACT:

Adoption of the 2019 California Building Code Series and the 2018 International Property Maintenance Code will not impact the City's revenue from the issuance of building permits. The actual amount of revenue to the City will depend upon the level of building activity experienced by the City.

The Building Code will have significant impacts upon the development community, primarily due to the solar mandate for new construction.

RECOMMENDATION:

Staff recommends that City Council conduct the public hearing and adopt on second reading Ordinance No. 1626 entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, AMENDING CHAPTER 15.08 OF THE RIALTO MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2019 EDITION OF THE CALIFORNIA BUILDING CODES AND ALL THE APPENDICES IN THEIR ENTIRETY OF THE CALIFORNIA CODE OF REGULATIONS AND OTHER RELATED CODES. TO INCLUDE: 2019 CALIFORNIA ADMINISTRATIVE CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2019 CALIFORNIA HISTORICAL CODE, 2019 CALIFORNIA EXISTING BUILDING CODE, 2019 CALIFORNIA REFERENCED STANDARDS, 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE," reading by title only and waiving further

reading thereof (**Exhibit A**).