



CITY COUNCIL STAFF REPORT

MEETING DATE: October 10, 2022

ITEM TITLE: Consideration of Introducing an Ordinance Amending and Modifying San Carlos Municipal Code Chapter 15.04 - Technical Building Codes - to Adopt the 2022 California Building Code Series; and Introducing an Ordinance Adopting the 2021 Edition of the International Fire Code with the 2022 California Fire Code Amendments.

RECOMMENDATIONS:

Staff recommends that the City Council introduce the following two Ordinances to:

1. Amend and modify Chapter 15.04 of the City of San Carlos Municipal Code (“Technical Building Codes”) to adopt the 2022 California Building Code series; and
2. Adopt the 2021 edition of the International Fire Code with the 2022 California Fire Code amendments.

FISCAL IMPLICATIONS:

There is no fiscal impact and no additional appropriation is needed.

Building Division and Fire Department fees will not be changed by adoption of the 2022 California Building and Fire Code series. Any costs associated with training will be covered by the adopted Building Division budget.

BACKGROUND:

The 2022 California Building Code series has been released by the State of California and will go into effect on January 1, 2023. The 2022 California Building Code series is an update to the 2019 California Building Code series. The updates are developed through a comprehensive multi-state agency and stakeholder effort including: the Department of Housing and Community Development; Division of State Architect; Office of Statewide Health Planning and Development; Office of the State Fire Marshal; Department of Public Health; California Energy Commission; industry stakeholders; and, interested members of the public. At the local level, the International Code Council (ICC) Peninsula Chapter, local Building Officials, and City staff provided input during the Code writing process.

Local jurisdictions may amend the new California Building Codes before they take effect only if the amendments are more restrictive and based on the need to address climatic, geological, topographical, or environmental conditions of the area.

The proposed amendments are intended to be reasonable, not overly burdensome, and consistent with those proposed by neighboring cities within San Mateo County. The goal of local

building officials is to maintain Code consistency among jurisdictions by having as few local amendments as possible. The Technical Building Code Ordinance and track changes are provided as Attachment 1.

ANALYSIS:

1. The California Energy Code and Mandatory Solar

Consistent with the State's goals to reduce carbon emissions and energy consumption, the California Energy Code and Energy Efficiency Standards continue to become more stringent. The 2022 California Building Code now expands the mandatory rooftop solar requirement to all building types. Other energy efficiency enhancements relate to photovoltaic (PV) and battery storage systems, building envelope requirements, indoor and outdoor lighting control systems, mechanical and water heating, and electrical power distribution systems.

2. The 2021 International Fire Code and the 2022 California Fire Code

The City of San Carlos is required to formally adopt a Fire Code and to comply with California Health and Safety Code Sections 13143.5, 13145, and 13146. The proposed Ordinance (Attachment 3) includes amendments to the Fire Code, many of which were contained in the previous Ordinance of the San Carlos Fire Department. The proposed Ordinance reflects practical enforcement of the California Fire Code and will not pose an unreasonable financial hardship to stakeholders within the jurisdictional boundaries of the City. The Fire Code Ordinance will enhance the San Carlos Fire Department's fire loss prevention and reduction program. The program is formulated for all risk protection by reducing the possible loss of life, property, and serious injury caused by the effects of fires and emergency incidents through public outreach, pre-fire planning, and enforcement by the San Carlos Fire Department personnel.

3. 2022 Code Cycle and City Climate Goals

Regular and more restrictive State Building Codes act to support the City's goal to reduce emissions 40% by 2030 and 80% by 2050, relative to 1990 levels. The City's Climate Mitigation and Adaptation Plan includes strategies to make necessary amendments to the State Code to ensure the City electrifies buildings at a pace to achieve these targets. The City Council adopted an all-electric new construction Reach Code in February 2021 that must be readopted and included in the 2022 Building Code. Included within the attached amendments is the City's new construction Reach Code, with the following modifications that are necessary to ensure consistency with the 2022 Building Code:

- All-electric Reach Code construction requirements have been moved from the California Energy Code, Part 6, to the California Green Building Standards Code, Part 11, per recommendations by the California Energy Commission.
- Solar requirements have been omitted to remove redundancies as the 2022 California Building Code now expands solar to all buildings.
- Electric vehicle charging requirements in multi-family buildings and non-residential buildings have been increased based on enhancements to the 2022 California Building Code.

Staff will return to the City Council in early 2023 for a study session to review the City's Reach

Code in more detail, including the existing exceptions currently in place, and explore possible policy considerations toward electrifying existing buildings.

ALTERNATIVES:

The alternatives available to the City Council include:

1. Introduce an Ordinance amending San Carlos Municipal Code Chapter 15.04 – Technical Building Codes – to adopt the 2022 California Building Code Series; and introduce an Ordinance amending San Carlos Municipal Code Section 15.04.110 – California Fire Code – to adopt the 2021 edition of the International Fire Code with the 2022 California Fire Code amendments; or
2. Do not introduce proposed Ordinances; or
3. Provide staff with alternative direction.

Respectfully submitted by:

Chris Valley, Building Official

Al Savay, Community Development Director

Approved for submission by:



Jeff Maltbie, City Manager

ATTACHMENT(S):

1. Ordinance – Technical Building Codes with Chapter 15 Technical Building Codes (Redlined)
2. Ordinance – Fire Code