

City of Coachella 2025 California Building Code Adoption Amendment Findings

Findings and determinations relative to the adoption of administrative amendments, and where appropriate, the adoption of more restrictive building standards code provisions amendments to the 2025 Edition of the California Building Code, Part 2, Title 24 of the California Code of Regulations.

Section 15.08.030- Amendment is necessary on the basis of a local climatic and geological conditions. The City of Coachella is located in an area with very high alkaline and sulfates in the soil that cause extreme deterioration to cementitious and metallic material. The proposed amendment to Chapter 1 of the California Building Code makes modifications to address this problem and protect the investment of building owners. Climatically annual rainfall has been increasing over the past few years from an average of 2 inches a year now up to an average of 6 inches a year. The increased rain combined with the high sulfates in the soils profligates the corrosion of metals and cementitious material.

15.08.030 (D) - Amendment is necessary as the city Building Inspectors have encountered multiple instances where fireproofing corrections have caused delays in project approvals and progress. Since this requirement is not explicitly addressed in the current building code, we are proposing an amendment to provide clarification and ensure consistent compliance. This will facilitate smoother project execution while maintain safety standards.

15.08.030 (E) - Amendment is necessary as the California Building Code is silent on issuing permits for change of occupancy. The amendment is intended to provide the city with cost recovery, for processing the applications.

15.08.030 (G)- This amendment clarifies that the building department is authorized to charge penalty fees for building code violations, ensuring the amount and enforcement process are clear and consistent, thereby strengthening compliance and public safety.

15.08.030 (H,I)- Amendment is necessary to clarify that all grading activities shall be under the jurisdiction of the Engineering Department and shall be conducted under the authority of the Director of Public Works. This clarification ensures proper oversight and compliance with all applicable regulations governing grading operations.

15.08.030 (J)- This amendment is necessary to prevent the adverse effects of corrosive soils, safeguard structural integrity, and promote durability of construction material in areas with already high alkaline and sulfates soils conditions.