



City of Needles, California Request for City Council Action

CITY COUNCIL NPUA

Regular Special

Meeting Date: September 10, 2024

Title: City Council Ordinance No. 667-AC
An Ordinance of the City Council of the City of Needles, California, Adopting the California Building Standards Code 2022 Edition; Rescinding Ordinance No. 635-AC adopting the CBSC 2019 Edition; Amending Municipal Code Article IV "Uniform Administrative Code" and Section 2-10 "Adopted by Reference Where Filed" Chapter 2 Administration and Amending Sections of Chapter 6 "Building Regulations"

Background: Every 3 years, the State of California adopts the most recent national building codes. The State also mandates that all California cities and counties adopt and begin enforcing those State codes on a specified date. According to the California Building Standards Commission, the 2022 California Building Codes (also known as Title 24) must be adopted and enforced beginning on January 1, 2023.

As a result, architects and engineers are submitting in accord with the 2022 Building Code. Since then, significant revisions have been made and some are summarized below:

- Permit Expiration. New section changed permit expiration from 180 days to 12 months. Includes a provision stipulating that every permit shall remain valid if the work on the site authorized by the permit is commenced within 12 months after its issuance. This amendment also allows for permit extensions that can be granted by the building official when written justifiable cause is demonstrated to the building official. Each extension cannot exceed 180 days each.
- Automatic sprinkler systems are now required in Open Parking Garages with a fire area exceeding 48,000 sf, in high-rise buildings, and in buildings with a height exceeding 55 ft (CBC 903.2.10).
- Common path of egress travel distance requirements no longer applies to unoccupied mechanical rooms and penthouses (CBC 1006.2.1).
- Exit stairways and exit access stairways now require 10 footcandles of illumination when in use (CBC 1008.2.1).

Other new code provisions provide for better protection and more sustainable design for our community. Thus, staff is requesting that City Council adopt the 2022 edition of the California Building Standards Code (CBSC).

Fiscal Impact: The recommended actions will result in costs associated with training staff and purchasing the 2022 edition of the California Building Standards Codes. Budgeted FY 25 funds will be used.

Environmental Impact: California Environmental Quality Act (CEQA) Guidelines section 15060(c)(2) states that a project is not subject to CEQA review where the activity will not result in a direct or reasonably foreseeable indirect physical change to the environment. CEQA Guidelines Section

15061 (b)(3) states that a project is exempt from CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." The approval of the code amendments set forth in the proposed ordinance does not approve any physical development project, and it would not result in a direct or indirect physical change in the environment.

Recommended Action: Adopt City Council Ordinance No. 667-AC Adopting the California Building Standards Code 2022 Edition; Rescinding Ordinance No. 635-AC adopting the California Building Standards Code 2019 Edition; Amending Municipal Code Article IV "Uniform Administrative Code" and Section 2-10 "Adopted by Reference Where Filed" Chapter 2 Administration and Amending Sections of Chapter 6 "Building Regulations"

Submitted By: Kathy Raasch, Director of Development Services/Capital Projects
Will Guzman, Building Inspector

City Manager Approval: Patrick J. Martinez Date: 9/5/2024

Other Department Approval (when required): Barbara DiLeo Date: 09/05/2024

Approved: <input type="checkbox"/>	Not Approved: <input type="checkbox"/>	Tabled: <input type="checkbox"/>	Other: <input type="checkbox"/>
			Agenda Item: _____