



Date: December 13, 2022

Honorable Mayor and Council Members:

Author and title: Mike Ross, Chief Building Official

Title: An Ordinance amending Title 15 of the Municipal Code for the purpose of adopting the updated 2022 California Building Code of Regulations

Approved By: _____ Jen Callaway, Town Manager

Recommended Action: Conduct the public hearing, waive the second reading and adopt Ordinance 2022-07 This would bring the Town into compliance with State requirements and would authorize the Town to enforce local amendments made necessary by local climatic, geographic and topographical conditions.

Discussion: The California Health and Safety Code requires local governments to adopt the most recent editions of the model codes related to construction. This year, the State of California has made modifications to the following codes, which should now be adopted by the Town:

- 2022 California Administrative Code
- 2022 California Building Code
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Energy Code
- 2022 California Residential Code
- 2022 California Green Building Standards Code
- 2022 California Fire Code, as amended by Truckee Fire Protection District
- 2022 California Referenced Standards Code
- 2022 California Existing Building Code
- 2022 California Historical Building Code

The California Building Standards Commission adopts and publishes the California Building Standard Code of Regulations. These codes are revised annually and reprinted every three (3) years. The 2022 Edition of the California Building Standard Code of Regulations, Title 24, which incorporates the model codes listed above, will become effective statewide on January 1, 2023.

In addition to the California Building Standard Code of Regulations, cities and towns can adopt other model codes not included within the California Building standard Code of Regulations to assist in its implementation. For example, 2021 International Solar Energy Provisions. The Town has historically adopted the 2018 International Property Maintenance Code; the 2021 International Swimming Pool and Spa Code; the 1997 Uniform Code for the Abatement of Dangerous Buildings and the 1997 Uniform Housing Code.

Local jurisdictions are required to enforce the 2022 California Building Standards Code of Regulations, effective January 1, 2023. The Town may adopt an altered code or different version of the State amended code. However, any changes to the State amended code must be filed with and approved by the California Building Standards Commission. The Commission will approve local amendments if the changes are stricter than the State amended code and the local jurisdiction can justify the changes as necessary based on local climatic, geographic or topographical conditions.

The State amended code traditionally is on a three-year cycle for changes to update the codes. The new code reflects changes in technology and lessons learned during the previous code cycle. Some of the more significant changes in 2022 edition include:

- The California Energy Codes mandatory requirement that all new houses have photovoltaic generation capabilities unless they meet roof shading exemptions, that quality insulation installation inspections are required on new construction or additions over 700 sq/ft and that water heater locations are pre-wired for electric water heaters.
- The California Building Codes are requiring that all new garage door openers and vehicle gates will have battery backup
- Attached for your reference is a 2022 CA Building Standards Code Substantial Changes Quick Reference Guide.

The new codes will make buildings safer, more efficient and will help to preserve California's resources. Except as noted below, the enclosed ordinance will adopt the State amended code with some amendments based on local conditions. The ordinance will also adopt the additional model codes noted above to assist in implementing the State amended code.

This ordinance does not directly adopt the 2022 California Fire Code. As fire protection services are provided by the Truckee Fire Protection District, adopting the Fire Code is done in conjunction with the District. The District will initially adopt the 2022 California Fire Code with its local amendments on October 18th. Once the District has approved an ordinance adopting and amending the 2022 California Fire Code, the Town will ratify, amend or reject the District ordinance. The District ordinance will not be effective until it is ratified by the Town and filed with the California Department of Housing and Community Development. Correspondence from the District and a copy of the proposed Fire Code ordinance are included for the Council's reference.

We have changed wording to section **15.03.040 Fire Hazard Severity Zone Classification** of our ordinance to tighten the requirements of California Building Code section 701A.3 Exception 4 and California Residential Code section R337.1.3 Exception 4 to include remodels and additions of buildings built before July 1, 2008. This was based on meetings with Truckee Fire Protection District and Placer County Building Dept. to help with making buildings in The Town of Truckee more resistant to wildfire.

We have added section **15.03.190 Protection of Exterior Wood Members Against Decay** to our ordinance based on records of failed structural members of decks and the recommendations of TTEA on how to prevent decay.

We added section **15.03.200 Storage Areas** to our ordinance because we have enforced these requirements for many years and they are no longer in the Residential Code and want to maintain these requirements to be in line with other jurisdictions.

In conclusion, this year's reprinting of the California Building Standards Code and the additions/modifications to our municipal codes will certainly provide a safer environment in the Town of Truckee.

Summary: The Town Council waived the first reading of Ordinance 2022-07 on November 8, 2022 and set a public hearing for the second reading for December 13, 2022 at the November 8, 2022 meeting.

Priority:

<input type="checkbox"/>	Enhanced Communication	<input type="checkbox"/>	Climate and Greenhouse Gas Reduction	<input type="checkbox"/>	Housing
<input type="checkbox"/>	Infrastructure Investment	<input type="checkbox"/>	Emergency and Wildfire Preparedness	<input checked="" type="checkbox"/>	Core Service

Fiscal Impact: There is a fiscal impact to the Town that will be ongoing that is difficult to quantify. However, the Town's fee schedule is designed to recover the costs associated with the implementation of this code

Public Communication: The new codes, their adoption and revision of Title 15 were discussed by the Building & Safety Division at the Building Working Group (CATT, TTEA) meetings in November of 2022. Notice has been provided by the publication and posting of the agenda for this meeting.

Attachments:

1. Ordinance 2022-07 Updating the California Building Standards Code
2. 2022 California Building and Residential Code Substantial Changes
3. Fire District Draft Resolution 01-2022
4. Fire District Draft Ordinance 01-2022