



Date: November 8, 2022

Honorable Mayor and Council Members:

Author and title: Mike Ross, Chief Building Official

Title: Consideration of an Ordinance amending Title 15 of the Municipal Code for the purpose of adopting the updated California Building Code of Regulations.

Approved By: _____ Jen Callaway, Town Manager

Recommended Action: Introduce and waive the first reading of Ordinance 2022-07 and set a Public Hearing for December 13, 2022 to consider the second reading and adoption of the ordinance; and direct the Town Clerk to publish the necessary public notices.

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 single-family homes to be battery-storage ready, including at least one of the following, interconnection equipment with a minimum backed up capacity of 60 amps or a dedicated raceway from the main service to a subpanel that supplies the branch circuits. A minimum of four branch circuit shall be identified feeding, a refrigerator, one lighting circuit near the primary egress or a sleeping room receptacle outlet
- The California Building and Residential Codes are also requiring similar changes that are aligned to the California Energy Codes
- Provided as Attachment 2 for reference are the significant changes to the 2022 CA Residential Building Standards Code.

In addition, staff recommends the following additional changes based on Truckee's unique topographic, geographic and climate conditions:

All administrative sections of the California Administrative Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Referenced Standards, International Swimming Pool and Spa and Hot Tub Code and International Solar Energy Provisions Code are hereby deleted and replaced by Chapter 1, Division II of the California Building Code 2022 Edition.

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.

California Fire 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 November 8th. 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. Here are some of the proposed changes:

- 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 Department to help with making buildings in The Town of Truckee more resistant to wildfire.

- 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 Tahoe Truckee Engineer's Association (TTEA) on how to prevent decay.
- 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.

Summary

In conclusion, this year's reprinting of the California Building Standards Code and the additions/modifications to the Town's municipal codes will certainly provide a safer environment in the Town of Truckee and move the Town's building stock toward greater efficiency standards.

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: Building permit review, including implementation of the 2022 California Building Standards Code, is paid for by building permit fees which are designed to cover actual costs to the Building Division.

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 October 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 Residential Code Substantial Changes
3. Fire District Resolution 01-2022
4. Fire District Ordinance 01-2022