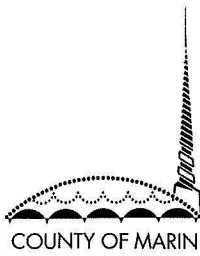


DOCKETED

Docket Number:	16-BSTD-07
Project Title:	Local Ordinance Applications - 2016 Standards
TN #:	215176
Document Title:	Marin County Staff Report
Description:	N/A
Filer:	Ingrid Neumann
Organization:	Marin County
Submitter Role:	Public Agency
Submission Date:	1/5/2017 5:09:28 PM
Docketed Date:	1/6/2017



COMMUNITY DEVELOPMENT AGENCY

November 15, 2016

Brian C. Crawford
DIRECTOR

Marin County Board of Supervisors
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SUBJECT: Proposed Ordinance to amend Title 19 of Marin County Code and adopt the 2016 California Building Standards Code with local amendments.

Dear Supervisors,

RECOMMENDATION:

1. Conduct public hearing
2. Consider adopting proposed ordinance with an effective date of January 1, 2017

Building and Safety
Environmental Health Services
Planning
Environmental Review
Housing
Sustainability
Code Enforcement
GIS
Federal Grants

www.marincounty.org/cda

SUMMARY: The proposed Ordinance adopts and amends the 2016 California Building Standards Code, (*California Code of Regulations TITLE 24*), as currently provided by Ordinance 3607 (2013) in Marin County Code (MCC) Title 19; and sets the effective date of our local amendments to coincide with the January 1, 2017 effective date of the California Building Standards Code regulated by statute. Passage of this proposed Ordinance will prevent a discrepancy between the effective date of the State Code and the effective date of our local amendments, thereby preventing a window wherein our local amendments are legally unenforceable.

The proposed Ordinance also maintains enforcement of Marin's local requirements governing exterior wildfire exposure, fire protection systems and emergency escape and rescue openings; streamlines green building and recycling and reuse compliance requirements for construction; aligns our wood burning device requirements with recent rules adopted by Bay Area Air Quality Management District; and replaces our local strawbale construction provisions with new strawbale building standards adopted in state code.

Given a lack of available technical resources and the uncertainty by Marin jurisdictions toward replacing local green building ordinances with 2016 California Green Building Standards Code (*CalGreen, Part 11 of TITLE 24, California Code of Regulations*) requirements; including consideration of a subsequent adoption in early 2017 of Tier 1 for enhanced energy efficiency requirements; staff recommends deferring further changes to our existing green building requirements (Subchapter 2, MCC Ordinance 3549 (2010)) until Spring of 2017, after further discussion with the Marin jurisdictions is completed and opportunities for alignment is explored. Doing so will allow your Board to minimize changes to our compliance requirements until consideration of appropriate energy efficiency policy is possible. Our existing


standards for compliance have been updated for consistency with the 2016 California Green Building Standards Code, as required by the State.

REVIEWED BY: *(These boxes must be checked)*

<input type="checkbox"/> Department of Finance	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> County Counsel	<input type="checkbox"/> N/A
<input type="checkbox"/> Human Resources	<input checked="" type="checkbox"/> N/A

SIGNATURES:


Brian C. Crawford
Director


William Kelley
Deputy Director


Alice Zanmiller
Planner

ATTACHMENTS: Proposed Ordinance amending MCC Title 19 (Attachment 1)
Text of proposed code changes (EXHIBIT A of Attachment 1)
Proposed green building compliance changes (Attachment 2)