

DOCKETED

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Project Title:	Local Ordinances Exceeding the 2019 Energy Code
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Document Title:	City of Saratoga - 2019 19-063 - building code
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Filer:	Danuta Drozdowicz
Organization:	California Energy Commission
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RESOLUTION NO. 19-063

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SARATOGA MAKING FINDINGS OF FACT REGARDING THE NEED FOR THE MODIFICATIONS TO THE PROVISIONS OF THE 2019 CALIFORNIA BUILDING STANDARDS CODE MADE IN THE SARATOGA CITY CODE

WHEREAS, California Health and Safety Code Section 18938 makes certain provisions published in the California Building Standards Code pursuant to Health and Safety Code Section 17922 applicable to all occupancies throughout the state and effective one hundred eighty days after publication by the California Building Standards Commission (“Commission”), or at a later date established by the Commission; and

WHEREAS, Health and Safety Code Section 17958 permits cities to amend the requirements of the California Building Standards Code in accordance with Health and Safety Code Sections 17958.5 and 17958.7; and

WHEREAS, Health and Safety Code Section 17958.5 permits cities in adopting provisions of the California Building Standards Code to make such modifications in such provisions as the city determines, pursuant to Health and Safety Code Section 17958.7, are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, Health and Safety Code Section 17958.7 requires that a city, before making modifications pursuant to Health and Safety Code Section 17958.5, must make an express finding that such modifications are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, under Health and Safety Code Section 17958.7, modifications pursuant to Health and Safety Code Section 17958.5 may not become effective until the required findings and the modifications have been filed with the California Building Standards Commission; and

WHEREAS, the City Council of the City of Saratoga (“City Council”) intends to adopt an ordinance adopting by reference certain provisions of the California Building Standards Code and making modifications to certain of those provisions pursuant to Health and Safety Code Section 17958.5 (“Building Regulations Adoption Ordinance”); and

WHEREAS, the City Council has reviewed Attachment 1, which sets forth the reasons for the proposed modifications to the California Building Standards Code contained in the Building Regulations Adoption Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby declare and find that the changes to the provisions of the California Building Standards Code set forth in the Building Regulations Adoption Ordinance are reasonably necessary because of local climatic, geological, or topographical conditions set forth in Attachment 1 in accordance with Health and Safety Code Section 17958.7; and

BE IT FURTHER RESOLVED that a copy of this Resolution, including Attachment 1,

shall be filed with the California Building Standards Commission in accordance with Health and Safety Code Section 17958.7.

PASSED AND ADOPTED by the City Council of the City of Saratoga at a regular meeting of the Saratoga City Council held on the 4th day of December 2019 by the following vote:

AYES: Mayor Howard A. Miller, Vice Mayor Mary-Lynne Bernald, Council Members Rishi Kumar, Yan Zhao, E. Manny Cappello

NOES:

ABSENT:

ABSTAIN:

SIGNED

A handwritten signature in blue ink, appearing to read "Howard A. Miller", is written over a horizontal line.

Howard A. Miller, Mayor

ATTEST

A handwritten signature in blue ink, appearing to read "Debbie Bretschneider", is written over a horizontal line.

Debbie Bretschneider, City Clerk

DATE: 12/12/2019

ATTACHMENT 1

FINDINGS REGARDING THE NEED FOR AMENDMENTS TO PROVISIONS IN THE 2019 CALIFORNIA RESIDENTIAL CODE TO BE ADOPTED BY REFERENCE IN THE CITY CODE OF THE CITY OF SARATOGA

The City of Saratoga makes the following findings regarding the need for amending the 2019 California Residential Code:

FINDING 1: CLIMATIC CONDITIONS: The City of Saratoga experiences low humidity, high winds, and warm temperatures during the summer months creating conditions that are particularly conducive to the ignition and spread of grass, brush, and structure fires.

FINDING 2: TOPOGRAPHICAL CONDITIONS: The remoteness and steepness of hillside areas in the City along with long, narrow roadways significantly impact the ability of emergency responders to extinguish or control wildland or structure fires.

The landscape of Saratoga also includes steep slopes susceptible to erosion, especially during the rainy season. Areas of critically expansive soil and other unstable soil conditions create a need for soil retention and the diversion or increased flow of surface waters, particularly on steep slopes.

FINDING 3: GEOLOGICAL CONDITIONS: The City of Saratoga's dense population is in an area of high seismic activity, as indicated by the United States Geological Survey and the California Division of Mines and Geology. Recent earthquake activities, including the 1989 Loma Prieta earthquake, indicated that the lack of adequate design and detailing endangered building occupants and the occupants of nearby structures. The City's proximity to active earthquake faults also means that building work must be completed in a timely fashion to minimize the danger to the public health, safety, and welfare. Since the City is divided by a freeway and highway, a major earthquake would significantly impact the ability of fire crews to respond to emergencies should one or more roadways be blocked or damaged due to bridge collapse or debris from falling structures. Additionally, fire suppression capabilities will be severely limited should the water system be extensively damaged during the seismic event.

The table below describes the City of Saratoga's amendments to specific provisions of the 2019 California Residential Code and states which of the findings above and other conditions make the amendment reasonably necessary.

<u>Amended Sections of the 2019 CA Residential Code</u>	<u>Applicable Section of Saratoga Building Code Ordinance</u>	<u>Explanation</u>	<u>Findings</u>
R310.1	16-18.22	Amends the 2019 Residential Code provisions for required egress from a basement sleeping room	Findings Nos. 1 and 2. In order to minimize the risks to persons and property due to potential response delays and compromised fire suppression capabilities, mitigation measures such as requiring an emergency escape and rescue opening from a sleeping room in a basement are necessary
R313.1	16-18.025	Amends the 2019 CA Residential Codes provisions for townhouse automatic fire sprinkler systems	Finding Nos. 1 and 2. In order to minimize the risks to persons and property due to potential response delays and compromised fire suppression capabilities, mitigation measures such as automatic sprinkler systems are necessary. The ability of automatic sprinklers to get water on a fire early also reduces the fire flow demand and the need for multiple hydrants.
R313.2	16-18.025	Amends the 2019 CA Residential Codes provisions for one and two family dwellings automatic fire sprinkler systems	Findings Nos. 1 and 2. In order to minimize the risks to persons and property due to potential response delays and compromised fire suppression capabilities, mitigation measures such as automatic sprinkler systems are necessary. The ability of automatic sprinklers to get water on a fire early also reduces the fire flow demand and the need for multiple hydrants.
R337.7.9	16-18.030	Amends the 2019 CA Residential Code regarding the underside of appendages	Finding No. 1. The increased risk of fire in the City of Saratoga makes it necessary to amend this section to make it mandatory.

<p>R337.10.3, R337.10.3.1, R337.10.3.2, R337.10.3.3</p>	<p>16-18.030</p>	<p>R337.10.3 is amended to require that all accessory structures shall be constructed of noncombustible materials or of ignition-resistant materials; Deletes Section R337.10.3.1, R337.10.3.2, R337.10.3.3 of the Residential Code as unnecessary given the amendment to R337.10.3</p>	<p>Finding No. 1. The increased risk of fire in the City of Saratoga makes it necessary to amend this section to make it mandatory. Finding No. 2. The remoteness and steepness of hillside areas in the City along with long, narrow roadways significantly impact the ability of emergency responders to extinguish or control wildland or structure fires.</p>
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R403.1.3	16-18.035	Amends the 2019 CA Residential Code regarding plain concrete.	<p>Finding No. 3. This proposed amendment to the California Residential Code is made to be consistent with Tri Chapter Uniform Code Committee amendment 3 that modifies the plain concrete provisions in CBC Section 1908.1,8 and American Concrete Institute 318 Section 22.10.1.</p> <p>This proposed amendment addresses the problem of poor performance of plain or under-reinforced concrete footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of plain and under-reinforced concrete footings observed in 1994 Northridge earthquake.</p>
Table R602.10.3(3), and R602.10.4.4	16-18.040	Amends the 2019 CA Residential Code regarding Seismic Design Categories D ₀ , D ₁ , and D ₂	<p>Finding No. 3. The proposed amendment addresses the problem of poor performance of gypsum wallboard and Portland cement plaster as wall bracing materials in high seismic areas. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance of these bracing materials that were observed in 1994 Northridge earthquake.</p>
R902.1.4	16-18.045	A new subsection has been added to the 2019 CA Residential Code to retain the Saratoga Code's provisions for roof coverings.	<p>Finding Nos. 1 and 2. In order to minimize the risks to persons and property due to potential response delays and compromised fire suppression capabilities, mitigation measures such as the installation of fire-retardant Class A roofing are necessary.</p>

R902.1.3	16-18.045	Amends the 2019 CA Residential Code to regarding roof coverings.	Finding Nos. 1 and 2. In order to minimize the risks to persons and property due to potential response delays and compromised fire suppression capabilities, mitigation measures such as the installation of fire-retardant Class A roofing are necessary.
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**FINDINGS REGARDING THE NEED FOR AMENDMENTS TO
PROVISIONS IN THE 2019 CALIFORNIA BUILDING CODE
TO BE ADOPTED BY REFERENCE IN THE CITY CODE
OF THE CITY OF SARATOGA**

The City of Saratoga makes the following findings regarding the need for amending the 2019 California Building Code:

FINDING 1: CLIMATIC CONDITIONS: The City of Saratoga experiences low humidity, high winds, and warm temperatures during the summer months creating conditions are particularly conducive to the ignition and spread of grass, brush, and structure fires.

FINDING 2: TOPOGRAPHICAL CONDITIONS: The remoteness and steepness of hillside areas in the City along with long, narrow roadways significantly impact the ability of emergency responders to extinguish or control wildland or structure fires.

The landscape of Saratoga also includes steep slopes susceptible to erosion, especially during the rainy season. Areas of critically expansive soil and other unstable soil conditions create a need for soil retention and the diversion or increased flow of surface waters, particularly on steep slopes.

FINDING 3: GEOLOGICAL CONDITIONS: The City of Saratoga’s dense population is in an area of high seismic activity, as indicated by the United States Geological Survey and the California Division of Mines and Geology. Recent earthquake activities, including the 1989 Loma Prieta earthquake, have indicated that the lack of adequate design and detailing endangered building occupants and the occupants of nearby structures. The City’s proximity to active earthquake faults also means that building work must be completed in a timely fashion to minimize the danger to the public health, safety, and welfare. Since the City is divided by a freeway and highway, a major earthquake would significantly impact the ability of fire crews to respond to emergencies should one or more roadways be blocked or damaged due to bridge collapse or debris from falling structures. Additionally, fire suppression capabilities will be severely limited should the water system be extensively damaged during the seismic event.

The table below describes the City of Saratoga’s amendments to specific provisions of the 2019 California Building Code and states which of the findings above and other conditions make the amendment reasonably necessary.

<u>Amended Sections of the 2019 CA Building Code</u>	<u>Applicable Section of Saratoga Building Code Ordinance</u>	<u>Explanation</u>	<u>Findings</u>
107.5	16-15.025	Amends the 2019 CA Building Code section regarding retention of plans.	Finding No. 3. The City of Saratoga is adjacent to active earthquake faults capable of producing substantial seismic events. It is necessary for one set of plans to be retained on the work site at all times so that detailed inspections to ensure compliance with seismic standards can be carried out.

105.5	16-15.030	Amends the 2019 CA Building Code section regarding expiration of permits, giving the Building Official discretion to abate a public nuisance created through abandonment or expiration.	Finding No. 3. Given the City of Saratoga's adjacency to active earthquake faults capable of producing substantial seismic events, building work must be completed in a timely fashion to minimize the danger to the public health, safety, and welfare.
109.2	16-15.040	Adds a new subsection to the 2019 CA Building Code to make it clear the city can prescribe reasonable fees to defray the cost of regulation. Adds provisions for permit, investigation, plan review, and other additional fees.	The City of Saratoga may prescribe fees to defray the cost of enforcement of rules and regulations promulgated by the Department of Housing and Community Development under the terms of Sec. 109.2 of the 2019 CA Building Code. These fees will be set by the City Council of Saratoga to ensure they are reasonably necessary given the cost of regulation to the City.
1505.1.3	16-15.045(a)	Amends the 2019 CA Building Code section regarding roof coverings, requiring all areas within the City to install a minimum of a Class A roof.	Finding Nos. 1 and 2. In order to minimize the risks to persons and property due to potential response delays and compromised fire suppression capabilities, mitigation measures such as the installation of fire-retardant Class A roofing are necessary.
1505.1.4	16-15.045(b)	Amends the 2019 CA Building Code to retain the Saratoga Code's provisions for Class A roof coverings for WUI areas.	Finding Nos. 1 and 2. In order to minimize the risks to persons and property due to potential response delays and compromised fire suppression capabilities, mitigation measures such as the installation of fire-retardant Class A roofing are
707A.9	16-15.050	Amends the 2019 CA Building Code regarding the fire resistive construction method for the underside of appendages.	Finding No. 1. The increased risk of fire in the City of Saratoga makes it necessary to amend this section to make it mandatory.

710A.3. 710A.3.1, 710A.3.2, 701A.3.3.	16-15.055	710A.3 is amended to require that all accessory structures located in the WUI shall be constructed of noncombustible materials or of ignition-resistant materials; 710A.3.1, 710A.3.2, and 710A.3.3 are deleted as unnecessary given the amendment to 710A.3.	Finding No. 1. The increased risk of fire in the City of Saratoga makes it necessary to amend this section to make it mandatory. Finding No. 2. The remoteness and steepness of hillside areas in the City along with long, narrow roadways significantly impact the ability of emergency responders to extinguish or control wildland or structure fires
903.2	16-15.060	Amends the 2019 CA Building Code regarding fire sprinklers to include City definitions of new buildings.	Finding No. 1. Amendment to be consistent with Fire District amendments
1705.3	16-15.065	Adds language excepting special inspections and tests for specific designs depending on Seismic Design Category.	Finding No. 3. In order to improve quality control during construction to allow for special inspection and exceptions to special inspection for seismic concerns.
1905.1.7	16-15.070	Amends the 2019 CA Building Code regarding exceptions to structures assigned to seismic design categories (requires steel reinforcement due to seismic design category).	Finding No. 3. The proposed amendment addresses the problem of poor performance of plain or under-reinforced concrete footings during a seismic event.

**FINDINGS REGARDING THE NEED FOR AMENDMENTS
TO PROVISIONS IN THE 2019 CALIFORNIA FIRE CODE
TO BE ADOPTED BY REFERENCE IN THE CITY CODE
OF THE CITY OF SARATOGA**

The City of Saratoga makes the following findings regarding the need to amend the 2019 California Fire Code:

Finding No. 1 – Climatic Conditions: The City of Saratoga experiences low humidity, high winds, and warm temperatures during the summer months creating conditions which are particularly conducive to the ignition and spread of grass, brush, and structure fires.

Finding No. 2 – Topographical Conditions: The remoteness and steepness of hillside areas in the City along with long, narrow roadways significantly impact the ability of emergency responders to extinguish or control wildland or structure fires.

Finding No. 3 – Geological Conditions: The City of Saratoga’s dense population is in an area of high seismic activity, as indicated by the United States Geological Survey and the California Division of Mines and Geology. Recent earthquake activities, including the 1989 Loma Prieta earthquake indicated that the lack of adequate design and detailing endangered building occupants and the occupants of nearby structures. The City’s proximity to active earthquake faults also means that building work must be completed in a timely fashion to minimize the danger to the public health, safety, and welfare. Since the City is divided by a freeway and highway, a major earthquake would significantly impact the ability of fire crews to respond to emergencies should one or more roadways be blocked or damaged due to bridge collapse or debris from falling structures. Additionally, fire suppression capabilities will be severely limited should the water system be extensively damaged during the seismic event.

Therefore, in order to minimize the risks to persons and property due to potential response delays and compromised fire suppression capabilities, mitigation measures are necessary such as but not limited to; automatic fire suppression systems, controls for hazardous materials, safety provisions in buildings for firefighters and additional fire hydrants.

Additions and deletions to the 2019 California Fire Code are hereby determined to be reasonably necessary based on the above findings and apply to following amended, added, or deleted sections:

<u>Amended Sections of the 2019 CA Fire Code</u>	<u>Applicable Section of Saratoga Building Code Ordinance</u>	EXPLANATION	FINDINGS
105.6.8	16-20.050	Compressed Gases	Admin
105.6.30	16-20.050	Mobile Food Preparation Vehicles	Admin
105.6.52	16-20.050	Day care facility	Admin
105.6.53	16-20.050	Institutional	Admin
105.6.54	16-20.050	Lithium Batteries	Admin

105.6.55	16-20.050	Additive Manufacturing	Admin
105.7.4	16-20.050	Compressed gases	Admin
105.7.5	16-20.050	Cryogenic fluids	Admin
106.2.1	16-20.050	Construction Permit Fees	Admin
106.2.2	16-20.050	Operational Permit Fees	Admin
107.5	16-20.050	Final Inspection	Admin
110.4	16-20.050	Violation penalties	Admin
110.4.1	16-20.050	Abatement of Violation	Admin
110.5	16-20.050	Abatement of Hazard	Admin
202	16-20.060	Definitions	Admin
315.8	16-20.070	Lithium Battery Storage and Handling	Admin
315.8.1	16-20.070	Permits	Admin
315.8.2	16-20.070	Maximum quantity in a fire area	Finding Nos. 2 & 3
315.8.3	16-20.070	Construction requirements	Finding Nos. 2 & 3
315.8.4	16-20.070	Number of fire areas	Finding Nos. 2 & 3
315.8.5	16-20.070	Group H, Division 2 occupancy	Finding Nos. 2 & 3
315.8.6	16-20.070	Automatic sprinkler system	Finding Nos. 2 & 3
315.8.7	16-20.070	Automatic smoke detection system	Finding No. 2
315.8.8	16-20.070	Radiant energy detection	Finding No. 2
315.8.9	16-20.070	Collection containers	Admin
315.8.10	16-20.070	Storage configuration	Admin
316.7	16-20.070	Roof guardrails at interior courts	Finding No. 3
321.1	16-20.070	General	Admin
321.1.1	16-20.070	Scope	Admin
321.1.2	16-20.070	Installation, operation and maintenance	Admin
321.1.3	16-20.070	Production materials	Admin
321.2	16-20.070	Non-industrial additive manufacturing	Admin
321.2.1	16-20.070	Listing	Admin
321.2.2	16-20.070	Occupancies	Admin
321.3	16-20.070	Industrial additive manufacturing	Admin
321.3.1	16-20.070	Permits required	Admin
321.3.2	16-20.070	Listing	Admin
321.3.3	16-20.070	Combustible dusts and metals	Admin
321.3.4	16-20.070	Powder evaluation	Admin
321.3.5	16-20.070	Combustible (non-metallic) dusts	Admin
321.3.6	16-20.070	Combustible metals	Admin
321.3.7	16-20.070	Ancillary equipment	Admin
321.3.8	16-20.070	Hazardous materials	Admin
321.3.9	16-20.070	Inert Gas	Admin
321.3.10	16-20.070	Technical assistance	Admin
321.3.11	16-20.070	Performance based design alternative	Admin

321.3.12	16-20.070	Occupancies	Admin
321.3.13	16-20.070	Safety Certification	Admin
503.1	16-20.090	Where required	Admin
503.1.1	16-20.090	Buildings and facilities	Admin
503.2.1	16-20.090	Dimensions	Admin
503.2.2	16-20.090	Authority	Admin
504.5	16-20.090	Access control devices	Finding Nos. 2 & 3
510.1	16-20.090	Emergency responder radio coverage in new buildings	Admin
510.1.1	16-20.090	Obstruction by new buildings	Admin
510.2	16-20.090	Deleted	
510.3	16-20.090	Permit required	Admin
510.4	16-20.090	Technical requirements	Admin
510.4.1.1	16-20.090	Minimum signal strength into the building	Admin
510.4.1.2	16-20.090	Minimum signal strength out of the building	Admin
510.5	16-20.090	Installation requirement	Admin
510.5.1	16-20.090	Approval prior to installation	Admin
510.5.3	16-20.090	Acceptance test procedure	Admin
603.4.2.1.1	16-20.100	Prohibited locations	Admin
604.12	16-20.100	Immersion Heaters	Admin
806.1.1	16-20.110	Restricted occupancies	Admin
901.6.3	16-20.120	Records	Admin
903.2	16-20.120	Where required	Finding Nos. 2 & 3
903.2.18	16-20.120	Group U private garages and carports, accessory to group R3 occupancies	Finding Nos. 2 & 3
909.20.1	16-20.120	Schedule	Admin
Chapter 11	16-20.130	Construction Requirements for Existing Buildings	Admin
3304.9	16-20.140	Fire Walls	Finding Nos. 2 & 3
3311.1	16-20.140	Stairways required	Finding Nos. 2 & 3
3311.1.1	16-20.140	Required Means of Egress	Finding Nos. 2 & 3
4902	16-20.150	Definitions	Admin
4906.2	16-20.150	Application	Admin
4907.1	16-20.150	General	Admin
4907.2	16-20.150	Corrective Action	Admin
4908.1	16-20.150	General	Admin
4908.2	16-20.150	Content	Admin
4908.3	16-20.150	Cost	Admin
4908.4	16-20.150	Plan Retention	Admin
4909.1	16-20.150	General	Admin
4909.2	16-20.150	Standby Power	Admin
4910.1	16-20.150	Fireworks	Admin

5601.1.3	16-20.170	Fireworks	Admin
5704.2.7.5.8	16-20.180	Overfill Prevention	Admin
5704.2.7.5.9	16-20.180	Automatic Filling of Tanks	Admin
5704.2.9.6.1	16-20.180	Locations where above-ground tanks are prohibited	Admin
5706.2.4.4	16-20.180	Locations where above-ground tanks are prohibited	Admin
5707.3.3	16-20.180	Site plan	Admin
5806.2	16-20.190	Limitations	Admin
5809.3.4	16-20.190	Site plan	Admin
6104.2	16-20.200	Maximum capacity within established limits	Admin

**FINDINGS REGARDING THE NEED FOR AMENDMENTS TO
PROVISIONS IN THE 2019 CALIFORNIA MECHANICAL CODE
TO BE ADOPTED BY REFERENCE IN THE CITY CODE
OF THE CITY OF SARATOGA**

No findings are necessary because the 2019 California Mechanical Code is being adopted without modification.

FINDINGS REGARDING THE NEED FOR AMENDMENTS TO
PROVISIONS IN THE 2019 CALIFORNIA ELECTRICAL CODE
TO BE ADOPTED BY REFERENCE IN THE CITY CODE
OF THE CITY OF SARATOGA

No findings are necessary because the 2019 California Electrical Code is being adopted without modification.

**FINDINGS REGARDING THE NEED FOR AMENDMENTS TO
PROVISIONS IN THE 2019 CALIFORNIA PLUMBING CODE
TO BE ADOPTED BY REFERENCE IN THE CITY CODE
OF THE CITY OF SARATOGA**

No findings are necessary because the 2019 California Plumbing Code is being adopted without modification.

**FINDINGS REGARDING THE NEED FOR AMENDMENTS TO
PROVISIONS IN THE 2019 CALIFORNIA GREEN BUILDING STANDARDS
CODE TO BE ADOPTED BY REFERENCE
IN THE CITY CODE OF THE CITY OF SARATOGA**

The City of Saratoga makes the following findings regarding the need for amending the 2019 California Green Building Code:

FINDING 1: CLIMATIC CONDITIONS: The City of Saratoga experiences low humidity, high winds, and warm temperatures during the summer months creating conditions are particularly conducive to the ignition and spread of grass, brush, and structure fires.

FINDING 2: TOPOGRAPHICAL CONDITIONS: The remoteness and steepness of hillside areas in the City along with long, narrow roadways significantly impact the ability of emergency responders to extinguish or control wildland or structure fires.

The landscape of Saratoga also includes steep slopes susceptible to erosion, especially during the rainy season. Areas of critically expansive soil and other unstable soil conditions create a need for soil retention and the diversion or increased flow of surface waters, particularly on steep slopes.

FINDING 3: GEOLOGICAL CONDITIONS: The City of Saratoga’s dense population is in an area of high seismic activity, as indicated by the United States Geological Survey and the California Division of Mines and Geology. Recent earthquake activities, including the 1989 Loma Prieta earthquake, have indicated that the lack of adequate design and detailing endangered building occupants and the occupants of nearby structures. The City’s proximity to active earthquake faults also means that building work must be completed in a timely fashion to minimize the danger to the public health, safety, and welfare. Since the City is divided by a freeway and highway, a major earthquake would significantly impact the ability of fire crews to respond to emergencies should one or more roadways be blocked or damaged due to bridge collapse or debris from falling structures. Additionally, fire suppression capabilities will be severely limited should the water system be extensively damaged during the seismic event.

The table below describes the City of Saratoga’s amendments to specific provisions of the 2019 California Green Building Standards Code and states which of the findings above and other conditions make the amendment reasonably necessary.

<u>Amended Sections of the 2019 CA Green Building Standards Code</u>	<u>Applicable Section of Saratoga Building Code Ordinance</u>	<u>Explanation</u>	<u>Findings</u>

4.106.4.1	16-49.020	Require the installation of a second electric vehicle charger	Finding No. 1. The proposed local amendments support the City's sustainability goals, including the Council's Goal to reduce greenhouse gas (GHG) emissions. The Silicon Valley area has a disproportionate share (19.4 %) of electric vehicles registered in California, according to the Joint Venture Silicon Valley Institute for Regional Studies. The proposed requirement of an additional EV Charger outlet provides infrastructure to service the needs of electric vehicle owners. This amendment, aimed at reducing GHG emissions, addresses the City's climatic conditions.
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**FINDINGS REGARDING THE NEED FOR AMENDMENTS TO
PROVISIONS IN THE 2019 CALIFORNIA ENERGY CODE TO BE ADOPTED BY
REFERENCE IN THE CITY CODE OF THE CITY OF SARATOGA**

The City of Saratoga makes the following findings regarding the need for amending the 2019 California Energy Code:

FINDING 1: CLIMATIC CONDITIONS: The City of Saratoga experiences low humidity, high winds, and warm temperatures during the summer months creating conditions are particularly conducive to the ignition and spread of grass, brush, and structure fires.

FINDING 2: TOPOGRAPHICAL CONDITIONS: The remoteness and steepness of hillside areas in the City along with long, narrow roadways significantly impact the ability of emergency responders to extinguish or control wildland or structure fires.

The landscape of Saratoga also includes steep slopes susceptible to erosion, especially during the rainy season. Areas of critically expansive soil and other unstable soil conditions create a need for soil retention and the diversion or increased flow of surface waters, particularly on steep slopes.

FINDING 3: GEOLOGICAL CONDITIONS: The City of Saratoga’s dense population is in an area of high seismic activity, as indicated by the United States Geological Survey and the California Division of Mines and Geology. Recent earthquake activities, including the 1989 Loma Prieta earthquake, have indicated that the lack of adequate design and detailing endangered building occupants and the occupants of nearby structures. The City’s proximity to active earthquake faults also means that building work must be completed in a timely fashion to minimize the danger to the public health, safety, and welfare. Since the City is divided by a freeway and highway, a major earthquake would significantly impact the ability of fire crews to respond to emergencies should one or more roadways be blocked or damaged due to bridge collapse or debris from falling structures. Additionally, fire suppression capabilities will be severely limited should the water system be extensively damaged during the seismic event.

The table below describes the City of Saratoga’s amendments to specific provisions of the 2019 California Energy Code and states which of the findings above and other conditions make the amendment reasonably necessary.

<u>Amended Sections of the 2019 CA Energy Code</u>	<u>Applicable Section of Saratoga Building Code Ordinance</u>	<u>Explanation</u>	<u>Findings</u>
100.0(e)	16-51.015	Amends the 2019 CA Energy Code regarding	Finding No. 1. The proposed energy reach code supports the City’s sustainability goals, including the Council’s goal to reduce greenhouse gas (GHG) emissions. The proposed

		buildings subject to this section	energy reach code will reduce GHG emissions from energy use in new buildings, and will accelerate the City's timeline to achieve its GHG emission reduction targets, thereby addressing the City's climatic conditions.
100.0(c)(2)(F)	16-51.015	Amends the 2019 CA Energy Code regarding buildings subject to the section.	Finding No. 1. The proposed energy reach code supports the City's sustainability goals, including the Council's goal to reduce greenhouse gas (GHG) emissions. The proposed energy reach code will reduce GHG emissions from energy use in new buildings, and will accelerate the City's timeline to achieve its GHG emission reduction targets, thereby addressing the City's climatic conditions.
100.1(b)	16-51.015	Amends the 2019 CA Energy Code regarding buildings subject to the section	Finding No. 1. The proposed energy reach code supports the City's sustainability goals, including the Council's goal to reduce greenhouse gas (GHG) emissions. The proposed energy reach code will reduce GHG emissions from energy use in new buildings, and will accelerate the City's timeline to achieve its GHG emission reduction targets, thereby addressing the City's climatic conditions.
110.2	16-51.015	Amends the 2019 CA Energy Code regarding buildings subject to the section	Finding No. 1. The proposed energy reach code supports the City's sustainability goals, including the Council's goal to reduce greenhouse gas (GHG) emissions. The proposed energy reach code will reduce GHG emissions from energy use in new buildings, and will accelerate the City's timeline to achieve its GHG emission reduction targets, thereby addressing the City's climatic conditions.
110.3(a)	16-51.015	Amends the 2019 CA Energy Code regarding buildings subject to the section	Finding No. 1. The proposed energy reach code supports the City's sustainability goals, including the Council's goal to reduce greenhouse gas (GHG) emissions. The proposed energy reach code will reduce GHG emissions from energy use in new buildings, and will accelerate the City's timeline to achieve its GHG emission reduction targets, thereby addressing the City's climatic conditions.

FINDINGS REGARDING THE NEED FOR AMENDMENTS TO
PROVISIONS IN THE 2019 CALIFORNIA REFERENCED STANDARDS CODE
TO BE ADOPTED BY REFERENCE
IN THE CITY CODE OF THE CITY OF SARATOGA

No findings are necessary because the 2019 California Referenced Standards Code is being adopted without modification.

**FINDINGS REGARDING THE NEED FOR AMENDMENTS TO
PROVISIONS IN THE 2019 CALIFORNIA HISTORICAL BUILDING CODE
TO BE ADOPTED BY REFERENCE
IN THE CITY CODE OF THE CITY OF SARATOGA**

No findings are necessary because the 2019 California Historical Building Code is being adopted without modification.

**FINDINGS REGARDING THE NEED FOR AMENDMENTS TO
PROVISIONS IN THE 2019 CALIFORNIA EXISTING BUILDING CODE TO BE
ADOPTED BY REFERENCE IN THE CITY CODE OF THE CITY OF SARATOGA**

No findings are necessary because the 2019 California Existing Building Code is being adopted without modification.

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