

DOCKETED

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CITY OF HEALDSBURG CITY COUNCIL AGENDA STAFF REPORT

MEETING DATE: December 5, 2016

SUBJECT: Amendment and adoption of the 2016 California Building Standards Codes Title 24

PREPARED BY: Steve Buffenbarger, Building Official

STRATEGIC INITIATIVE(S):
Quality of Life

RECOMMENDED ACTION(S):

1. Hold public hearing; and
2. Adopt Ordinance No. 1158, upon second reading by title only and waiving further reading of the text, adopting by reference the 2016 California Building Standards Codes Title 24 with local amendments and rescinding Ordinance Nos. 1102 and 1110

BACKGROUND:

On November 7, 2016 the City Council of the City of Healdsburg introduced by title only an ordinance to adopt the 2016 California Building Standards Codes. Every three years the State of California Building Standards Commission mandates new and revised building codes. The State of California mandates that the 2016 California Building Standards Codes including the 2016 California Fire Code go into effect on January 1, 2017. The City of Healdsburg has an opportunity to prepare amendments to the codes that reflect local conditions in order to mitigate the potential damage caused by earthquakes, flooding, erosion, and fires. Local jurisdictions may only establish more restrictive building standards that are reasonably necessary because of climatic, geologic and topographical conditions. The City's Building Official and Fire Marshal have worked together to minimize changes to the base Building Standards Code language and to develop code amendments that are consistent with other jurisdictions in Sonoma County. Recommended findings have been prepared to add and delete specific portions of the mandated codes. Many of the amendments are administrative in nature or an attempt to clarify ambiguous code language.

On October 14, 2016, the City's Building Official held an informational presentation regarding the proposed local amendments and adoption process; City Building and Fire department staff were present and available to respond to questions. Approximately 15 local residents, and construction/design professionals attended; no concerns were expressed regarding the proposed

amendments.

DISCUSSION/ANALYSIS:

The local amendments address the unique soils conditions in the hillside and low-lying creek and riverfront areas, hot dry summertime weather, extreme winter storms, areas of dense vegetation, and challenging terrain throughout the City. Many of the remaining undeveloped residential building lots are located on steep hillsides. Additionally there are many 100 year old (or older) homes and commercial buildings in Healdsburg that periodically undergo construction projects. The close proximity of buildings to each other in Healdsburg's residential and downtown commercial areas as well as narrow streets and alleys, necessitate amendments and more restrictive standards with regard to fire sprinkler installations. Other amendments include barrier protection related to swimming pool drowning prevention, and increased green building performance.

Local amendments also attempt to provide regional consistency with regards to the administrative provisions of the Building Standards Codes. These amendments and deletions will provide for more regional consistency for the construction industry so that when building in Healdsburg, the regulations are consistent with other jurisdictions in Sonoma County. A summary of the proposed 2016 code amendments along with a brief comparison to the existing 2013 local code amendments is provided as an attachment to the staff report.

ALTERNATIVES:

The City is required to adopt the California Building Standards Codes; however, the City has the option to not include the local amendments summarized in the attached table.

FISCAL IMPACT:

The costs associated with City Building Department staff training and the purchase of new code books are estimated to be \$3,900 (\$2,200 code books and \$1,700 CALBO training); anticipated costs were included in the fiscal years 2016-17 and 2017-18 approved budgets.

ENVIRONMENTAL ANALYSIS:

The Ordinance is a "project" pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15378(a). However, the ordinance is exempt from environmental review per CEQA Guidelines Section 15061(b)(3) because adoption of the ordinance will not have a significant effect on the environment; projects subject to the ordinance will be reviewed in accordance with the requirements of CEQA.

ATTACHMENT(S):

Summary of Amendments
Ordinance