

DOCKETED

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Project Title:	Local Ordinance Applications
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Document Title:	Ron Takiguchi Comments: Santa Monica Resolution
Description:	A Resolution of the City Council of the City of Santa Monica Making Findings Regarding Local Climatic, Geological and Topographic Conditions Pursuant to Health and Safety Code Sections 17958.5, 17958.7 and 18941.5
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Comment Received From: Ron Takiguchi

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Santa Monica Resolution

Additional submitted attachment is included below.

RESOLUTION NUMBER _____ (CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SANTA MONICA MAKING FINDINGS REGARDING LOCAL
CLIMATIC, GEOLOGICAL AND TOPOGRAPHIC CONDITIONS PURSUANT TO
HEALTH AND SAFETY CODE SECTIONS 17958.5, 17958.7 and 18941.5

WHEREAS, the California Building Standards Commission approved the 2013 California Building Standards Code and such code became effective on January 1, 2014; and

WHEREAS, Health and Safety Code Sections 17958.7 and 18941.5 provide that the City may make changes or modifications to the building standards contained in the California Building Standards Code based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS Section 101.7.1 of the California Green Building Standards Code further provides that for the purposes of local amendments to the California Green Building Standards Code, local climatic, geological or topographical conditions may include local environmental conditions as established by the City; and

WHEREAS, on September 24, 2015, the Building and Fire-Life Safety Commission met to consider recommendations to the City Council regarding proposed

local amendments to the 2013 California Green Building Standards Code, and local climatic, geological and topographical conditions; and

WHEREAS, at that meeting, the Building and Fire-Life Safety Commission unanimously recommended that the City Council adopt a resolution making necessary local findings and adopt local amendments to the 2013 California Green Building Standards Code; and

WHEREAS, based upon the findings contained in this Resolution, the City Council will be adopting an ordinance containing certain modifications and additions to the building standards contained in the California Green Building Standard Code, which are reasonably necessary based upon local climatic, geological and topographical conditions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES RESOLVE AS FOLLOWS:

SECTION 1. The City Council makes the following findings regarding local climatic, geological and topographic conditions related to the local amendments to the California Building Standards Code found in Section 2 below:

General Findings

(a) The Master Environmental Assessment (MEA) adopted in April 1996, shows that Santa Monica's climate is primarily influenced by the Pacific Ocean and is characterized by infrequent rainfall and winds. The winds originate from the west during the day and from the north and northeast during the night. Further,

intermittent Santa Ana winds conditions occur from September to March allowing conditions that create the potential for high velocity winds with high temperatures. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather (Climatic).

(b) The Safety Element of the General Plan adopted in January 1995, shows high risk of seismic activity in the City due to the close proximity of the Santa Monica-Malibu Coast fault, the Newport-Inglewood fault and the San Andreas Fault. The close proximity of these faults increases the likelihood of seismic disturbances of substantial magnitude. The Safety Element further discusses the damaging effect local seismic activity would have on potentially hazardous buildings and the related potential demands on emergency services needs (Geological).

(c) The Los Angeles region has a vast and complex network of faults. Some of these faults, like the previously unknown Northridge Fault, are blind thrust faults that earth scientists believe are capable of intense ground shaking similar or greater in size than the January 17, 1994 Northridge Earthquake. The random possible location of these blind thrust faults increases the local seismic risk and poses an increasing threat to public safety (Geological).

Specific Findings

(d) Intermittent, immoderate climatic conditions due to wind, fog, rain, heatwave and humidity cause a higher demand for energy resources and a greater need for energy conservation through the construction of building systems and equipment usage (Climatic).

(e) Intermittent, immoderate climatic conditions due to wind, fog, rain, heatwave and humidity cause a higher demand for energy resources and a greater need to supplement a buildings electrical system with a renewable energy source (Climatic)

(f) Some areas of the Los Angeles County region subject residential structures to water and moisture intrusion due to temperate or humid conditions not allowing evaporation of introduced water and moisture (Climatic).

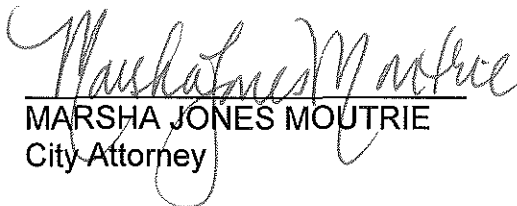
SECTION 2. The City Council makes the express finding that the following modifications and changes to the California Building Standards Code are reasonably necessary because of local climatic, geological or topographical conditions, and that the local conditions detailed in Section 1 above apply to the following modifications and changes to the California Building Standards Code:

No.	Municipal Code Section	Amendment Summary	Justification from Section 1 of this Resolution	Local Condition
1	8.106.055	Solar Pool Heating – Low-Rise Residential	Section (d)	Climatic
2	8.106.055	Solar Requirement – Residential, One-And-Two Family Dwellings, Low-Rise	Sections (a) (b) (c) (d) & (e)	Climatic, Geologic

		Residential		
3	8.106.070	Require details of how flashing is to be executed in certain locations to ensure moisture protection of building elements and occupants (Amendment from the collaborative LA County group)	Section (f)	Climatic
4	8.108.080	Solar Pool Heating – Non-Residential, Hi-Rise Residential, Hotels, Motels	Section (d)	Climatic
5	8.108.080	Solar Requirement – Non-Residential, Hi-Rise Residential, Hotels, Motels	Sections (a) (b) (c) (d) & (e)	Climatic, Geologic

SECTION 3. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:


 MARSHA JONES MOUTRIE
 City Attorney