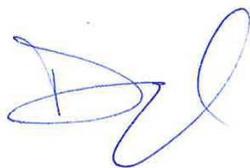


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Brad Cannon, Building Official
Steve Campbell, Fire Chief
VIA: Lynn Goldberg, Planning & Building Director
DATE: November 15, 2016
SUBJECT: 2016 California Building Standards Code Adoption

APPROVED FOR FORWARDING



Dylan Feik, City Manager

1 **ITEM:** Introduction of an ordinance repealing Calistoga Municipal Code Chapters 15.01
2 General Provisions, 15.04 Administrative Code, 15.08 Building Code, 15.12 Residential
3 Code, 15.16 Electrical Code, 15.20 Mechanical Code, 15.24 Plumbing Code, 15.28
4 Energy Code, 15.32 Historical Building Code, 15.36 Fire Code, 15.40 Existing Building
5 Code, 15.44 Green Building Standards and 15.48 Referenced Standards of Title 15,
6 Building Standards Codes, and adopting the 2016 California Building Standards Code,
7 Title 24, as adopted by the California State Building Standards Commission, with local
8 amendments

9 **RECOMMENDATION:** Introduce ordinance and waive the first reading.

10 **BACKGROUND:** The last update to the City's building codes occurred in November
11 2013 when the City Council adopted the 2013 California Building Standards Code.

12 As an operating practice, every three years the California Building Standards
13 Commission (CBSC) reviews the newest model codes published by various
14 independent code-developing bodies. On April 19, 2016, the triennial code was
15 approved by the CBSC and will be effective January 1, 2017.

16 **DISCUSSION:** The City may adopt local amendments to the State Code where local
17 conditions warrant more-restrictive regulations. In the case of Calistoga, climatic,

18 geographical and topographical conditions justify a more-restrictive Code. These
19 amendments are found in the building, residential and fire code sections of the draft
20 ordinance. They are consistent with neighboring jurisdictions and are also
21 recommended by the Redwood Empire Association of Code Officials (REACO) and
22 local fire prevention associations.

23 Significant additions include providing for investigation, re-inspection and violation fees
24 under certain conditions.

25 The text of the sections proposed to be deleted is highlighted in Attachment 2. Many of
26 these sections are proposed for deletion because they are redundant. For example, Fire
27 Code Section 1103.3 is unnecessary because elevators are already enforced by Title 8
28 Elevator Code.

29 **BSAAB REVIEW:** On November 3, 2016, the Calistoga Building Standards Advisory &
30 Appeals Board reviewed the proposed California Building Standards Code as
31 recommended by City staff, and recommended its adoption to the City Council,
32 including the amendments included in the attached draft ordinance.

33 Staff is in the process of preparing additional amendments related to automatic fire
34 sprinklers that will be submitted for BSAAB consideration at a later date.

35 **FISCAL IMPACTS:** The adoption of the 2016 California Building Standards Codes will
36 not have a fiscal impact on the City. The City's building permit fees were last updated in
37 2008. Although no fee updates are proposed at this time, the Building Official will be
38 evaluating the current fees to determine whether they need to be revised to ensure full
39 cost recovery.

40 **ALTERNATIVES:** If the City takes no action by January 1, 2017, the City would be
41 required to apply the State's Code in its entirety, without any local amendments, when
42 processing building and grading permit applications.

43 **ATTACHMENTS**

- 44 1. Draft Ordinance 727
- 45 2. Copy of highlighted deleted sections for reference