

CITY OF CALISTOGA

STAFF REPORT

TO: BSAAB CHAIRMAN AND MEMBERS OF THE BOARD

FROM: CLIF CASTLE, BUILDING OFFICIAL

CC: STEVE CAMPBELL, FIRE CHIEF
CHARLENE GALLINA, PLANNING & BUILDING
DIRECTOR

MEETING DATE: SEPTEMBER 30, 2010

SUBJECT: ADOPTION OF THE 2010 CALIFORNIA BUILDING
STANDARDS CODE

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2 **REQUEST:**

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4 Recommendation to the City Council regarding adoption of the 2010 California
5 Building Standards Code, Title 24, as adopted by the California State Building
6 Standards Commission with amendments proposed by Staff.

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8 **BACKGROUND:**

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10 The last update to the City's Uniform Codes was conducted in November 2007
11 when the City Council adopted Ordinance No. 646 - the 2007 California Building
12 Standards Code. This new code was based on the International Codes (I-
13 Codes) rather than the Uniform Building Codes.

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15 As an operating practice, every three years (during its triennial cycle) the
16 California Building Standards Commission (BSC) reviews the newest model
17 codes published by various independent code-developing bodies. On July 1,
18 2010, the State adopted the 2010 California Building Standards Code, which will
19 become effective on January 1, 2011.

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21 The 2010 California Building Standards Code includes the following:

22
23 **TITLE 24,**

- 24 • **THE CALIFORNIA ADMINISTRATIVE CODE PART 1,**
25 • **CALIFORNIA BUILDING CODE PART 2, VOLUMES 1 & 2,**
26 • **CALIFORNIA RESIDENTIAL CODE PART 2.5,**
27 • **CALIFORNIA ELECTRICAL CODE PART 3,**

- 28 • **CALIFORNIA MECHANICAL CODE PART 4,**
- 29 • **CALIFORNIA PLUMBING CODE PART 5,**
- 30 • **CALIFORNIA ENERGY CODE PART 6,**
- 31 • **CALIFORNIA HISTORICAL BUILDING CODE PART 8,**
- 32 • **CALIFORNIA FIRE CODE PART 9,**
- 33 • **CALIFORNIA EXISTING BUILDING CODE PART 10,**
- 34 • **CALIFORNIA GREEN BUILDING STANDARDS CODE PART 11,**
- 35 • **CALIFORNIA REFERENCED STANDARDS CODE PART 12,**

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37 Recommended Building Standards Code for the City of Calistoga: As a result of
38 the Commission's action, each city and county agency may adopt this new Code
39 with local amendments by January 1, 2010. If no local action is taken by this
40 date, then the State's Code in its entirety is applicable to the agency when
41 processing building and grading permit applications.

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43 **STAFF DISCUSSION:**

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45 Attachment 1 provides a summary of some notable changes that will affect local
46 building professionals, designers, engineers, etc., as well as some local code
47 amendments proposed by the Building Official and the Fire Chief.

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49 Attachments 2 & 3 provide a copy of the 2010 Plumbing Code Chapter 16A,
50 Parts I and II, and Appendix G (DWR). The March 25, 2010 BSAAB Meeting
51 Minutes stated that staff would come back to the next BSAAB meeting with a
52 draft to amend the Plumbing Code-2007, Gray Water Standards. With the
53 adoption of the 2010 Plumbing Code, the Gray Water Standards were completely
54 revised by the State. These revisions allow for or have addressed all of the
55 concerns that were noted in the minutes.

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57 **RECOMMENDATION:**

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59 Staff recommends Board discussion and recommendation to the City Council on
60 the adoption of an Ordinance repealing Title 15, California Building Standards
61 Chapters: 15.01 General Provisions, 15.04 Administrative Code, 15.08 California
62 Building Code, 15.12 California Electrical Code, 15.16 California Mechanical
63 Code, 15.20 Uniform Plumbing Code, 15.24 California Energy Code, 15.28
64 California Historical Building Code, 15.32 California Fire Code, 15.36 California
65 Existing Building Code, 15.40 California Reference Standards, 15.44 Uniform
66 Code for the Abatement of Dangerous Buildings, and 15.48 Uniform Housing
67 Code of the Calistoga Municipal Code, and adopting the 2010 California Building
68 Standards Code, Title 24, as adopted by the California State Building Standards
69 Commission.

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71 **SUGGESTED MOTION:**

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73 I move that the Board recommend to the City Council adoption of the 2010
74 California Building Standards Code, Title 24, as adopted by the California State
75 Building Standards Commission with local amendments of interest.

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77 **ATTACHMENTS:**

78 1. Proposed 2010 California Building & Fire Code Changes with Local
79 Amendments of Interest

80 2. California Plumbing Code Chapter 16A, Non-Potable Water Reuse
81 System.

82 3. California Plumbing Code Appendix G

83 4. Calistoga Municipal Code Title 15, California Building Standards (2007
84 California Building Code)