City of Placerville
MEMORANDUM

DATE: January 22, 2008

TO: City Council

FROM: John Brownlee, Building Official

SUBJECT: **ADOPTION OF 2007 CALIFORNIA BUILDING CODES WITH LOCAL AMENDMENTS / AMENDING PORTIONS OF CHAPTERS 1, 2 AND 3 OF TITLE 4 OF THE PLACERVILLE CITY CODE**

RECOMMENDATION

That the City Council take the following action:

1. Introduce an Ordinance amending portions of Chapter 1, 2 and 3 of Title 4 of the Placerville City Code; and

2. Waive the first reading thereof.

DISCUSSION

On January 1, 2008, the 2007 California Building Code, Mechanical Code, Fire Code, Electrical Code and Plumbing Code became effective. As a result, the Placerville City Code, with respect to building regulations, needs to be amended to reflect the newly adopted California Codes. Historically, the City has adopted these Codes in the past and, from time to time, amended the City Code to reflect newly adopted State Codes. However, for at least the past ten years, the City has also adopted two amendments relative to local conditions. Those amendments are: (1) for a fire-resistant roof covering assembly with a Class A rating; and (2) the consistent application of a twenty-pound per square-foot roof level snow load with no reductions allowed**.**

The Ordinance presented to the Council tonight has the effect of adopting by reference into the City Code the newly effective State Codes, with the two exceptions noted above. In addition, the Ordinance removes redundant and outdated City Code sections. The action requested tonight is similar to what many jurisdictions are doing in response to the new State Codes.

FISCAL IMPACT

The fiscal impact associated with the requested action is the codification of the Code amendments; this cost is included in the City Operating Budget for this fiscal year.

Respectfully submitted,

_____
John Brownlee, Building Official

Approved:

_____
Steve Calfee
Community Development Director

Approved:

_____
John Driscoll
City Manager/City Attorney

Reviewed for fiscal impact:

_____
Dave Warren
Finance Director

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE AMENDING SECTIONS 2 AND 4 OF CHAPTER 1 TO TITLE 4, DELETING SECTION 3 OF CHAPTER 1 TO TITLE 4, AND ADDING SECTIONS 5, 6, 7, 8 AND 9 OF CHAPTER 1 TO TITLE 4; DELETING SECTIONS 1 AND 2 OF CHAPTER 2 TO TITLE 4, AND AMENDING SECTION 2 OF CHAPTER 2 TO TITLE 4; DELETING SECTIONS 1, 2, 3 AND 7 OF CHAPTER 3 TO TITLE 4 OF THE PLACERVILLE CITY CODE RELATING TO CONSTRUCTION REGULATIONS AND INCORPORATING BY REFERENCE TECHNICAL CODES AND APPENDICES THERETO

The City Council of the City of Placerville does ordain as follows:

Section 1: Section 2 of Chapter 1 to Title 4 is hereby amended in its entirety to read as follows:

4-1-2: PURPOSE: The purpose of this Title is to provide minimum standards to safeguard life or limb, health, property and public welfare by the enforcement of the technical codes adopted herein and city ordinances which are included in this Title.

Section 2: Section 3 ("SCOPE") of Chapter 1 to Title 4 is hereby deleted in its entirety.

Section 3: Section 4 of Chapter 1 to Title 4, is hereby amended in its entirety to read as follows:

4-1-4: ADOPTION OF TECHNICAL CODES: The following publications are hereby adopted by reference and incorporated in this Code, except as expressly amended or superseded by the provisions of this Title.

(A) California Building Code: 2007 Edition, based on the 2006 International Building Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission in Title 24 of the California Code of Regulations, including the following Appendices:

Appendix Chapter 1 Administration
Appendix G Flood-Resistant Construction
Appendix I Patio Covers

(B) California Electrical Code: 2007 Edition, based on the 2005 Edition of the National Electric Code, as published by the National Fire Protection Association (NFPA), and as adopted by the California Building Standards Commission in Title 24 of the California Code of Regulations.

(C) California Mechanical Code: 2007 Edition, based on the 2006 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), and as adopted by the California Building Standards Commission in Title 24 of the California Code of Regulations including the following Appendices:

Appendix Chapter 1 Administration

(D) California Plumbing Code: 2007 Edition, based on the 2006 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials (IAPMO), and as adopted by the California Building Standards Commission in Title 24 of the California Code of Regulations including the following Appendices:

Appendix Chapter 1 Administration
Appendix A Sizing Water Supply
Appendix I Installation Standards

(E) California Historical Building Code 2007 Edition

(F) California Fire Code: 2007 Edition, based on the 2006 International Fire Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission in Title 24 of the California Code of Regulations.

(G) California Existing Building Code: Based on Appendix Chapter A1 of the 2006 International Existing Building Code as published by the International Code Council (ICC) and as adopted and amended by the California Building Standards Commission in Title 24 of the California Code of Regulations.

(H) Uniform Swimming Pool, Spa & Hot Tub Code: 2006 Edition as published by the International Association of Plumbing and Mechanical Officials (IAPMO).

(I) The following codes and standards are adopted as reference documents and may be used by the Building Official in accordance with California Building Code Section 108.7 in a case by case review process:

Published supplements to the adopted California Codes, National Fire Protection Association Standards, American National Standards, published by the American National Standards Institute, Inc., Masonry Fireplaces, published by the Masonry Institute, and other nationally recognized standards.

Section 4: Section 5 is hereby added to Chapter 1 to Title 4, to read as follows:

4-1-5: AMENDMENTS TO THE 2007 CALIFORNIA BUILDING CODE: Section 1505.1.1, Roof Coverings Within Very High Fire Hazard Severity Zones, shall be amended to read as follows: "The entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure shall be a fire retardant roof covering that is at least Class A."

Section 1607A.11.2, Reduction in Roof Live Loads, shall be amended to read as follows "No reduction in roof live loads shall be allowed."

Section 1608A.2, Determination of Snow Loads, shall be amended to read as follows "The roof live load for snow shall be (20) twenty pounds per square foot for all areas of the City of Placerville."

Section 5: Section 6 is hereby added to Chapter 1 to Title 4, to read as follows:

4-1-6: FINDINGS: The City Council of the City of Placerville finds and declares that the additions, modifications and changes made to these Codes are necessary for the protection of the public health, safety and welfare due to climatic, geological or topographical conditions. These amendments are authorized under Health and Safety Code Sections 18941.5 and 17958 and are identified as follows:

(A) Express Finding Number 1: Climatic

The City of Placerville is located approximately 45 miles East of Sacramento and 70 miles West of Lake Tahoe at an average elevation of 1,870 feet above sea level. It is the transition area between the California Central Valley and the Sierra Nevada mountains. It experiences a change in precipitation and snowfall from the arid Central Valley to the deep snow of the mountains. The average annual rainfall is 36". This rainfall normally occurs from October to April. Hourly rainfall for design purposes is 3" per hour or .031 GPM / Sq. Ft. as established from data in the El Dorado County Drainage Manual and nearby jurisdictions. Snow can be expected each winter but usually does not accumulate for an appreciable amount of time. Historically for at least twenty years, the design roof snow load has been (20) twenty pounds per square foot with no reduction allowed.

Climate is one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. The drying out of wood building components and wildland fuels in the summer months allows for easy ignition and propagation of fire. Steep, narrow, often congested streets can lead to longer response times for fire fighters. Therefore, the Fire Classification of roof assemblies and roof coverings should be the most restrictive.

Amendments related to Climate:
CBC Section 1505.1.1, 1607A.11.2, 1608A.2

(B) Express Finding Number 2: Geological

The City of Placerville has three dominant east/west ridgelines, which in turn define the principal watersheds, with a series of sub-watersheds branching off each major watershed divide. These sub-ridgelines are generally oriented in a north/south direction perpendicular to the primary ridgelines. The secondary ridgelines are located at "regular" intervals approximately one-quarter of a mile apart. The moderate to steep slopes, which are characteristic of this topography, have a profound influence on the location of roads and hence the development pattern. There are no identified active earthquake faults in Placerville; however, the inactive Melones Fault does pass through the eastern part of the City, trending in a north/south direction. The City of Placerville is subject to ground tremors from seismic events as the City is located in Site Class C. Some portions of the City have poor soil conditions that are often expansive in nature. Due to the potential for seismic activity, a need exists for more restrictive design criteria.

Amendments related to Geological conditions:
CBC Section 1607A.11.2, 1608A.2

(C) Express Finding Number 3: Topographical

The City of Placerville is located in the transition between the California Central Valley and the Sierra Nevada mountains. Three biophysical gradients are apparent: a transition from Central Valley grassland vegetation, to mixed needleleaf and broadleaf forests, to Sierra evergreen forests. The threat to Placerville from wildland fires is relatively high due to the dense vegetative cover and steeply sloping lands. Therefore, a need exists for additional fire protection measures.

Amendments relating to Topographical conditions:
CBC Section 1505.1.1

Section 6: Section 7 is hereby added to Chapter 1 to Title 4, to read as follows:

4-1-7: **FILING OF FINDINGS:** The City Clerk is hereby directed to file a copy of this Ordinance with the California Building Standards Commission of the State of California.

Section 7: Section 8 is hereby added to Chapter 1 to Title 4, to read as follows:

4-1-8: **INTERPRETATION:** The provisions of this Code are enacted for the public health, safety and welfare, and are to be liberally construed to obtain the beneficial purposes thereof as specified in Chapter 1 of this Title.

Section 8: Section 9 is hereby added to Chapter 1 to Title 4, as follows:

4-1-9: **LIABILITY:** The provisions of this Code shall not be construed as imposing upon the City of Placerville any liability or responsibility for damage to persons or property resulting from defective work, nor shall the City of Placerville, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the review or inspection authorized by the provisions of this Code of any permits or certificates issued under this Code.

Section 9: Section 1 ("CREATION OF ENFORCEMENT AGENCY") of Chapter 2 to Title 4 is hereby deleted in its entirety.

Section 10: Section 2 of Chapter 2 to Title 4 is hereby amended in its entirety to read as follows:

4-2-2: POWERS AND DUTIES OF BUILDING OFFICIAL:

Cooperation of Other Officials and Officers: The Building Official may request and shall receive, so far as is required in the discharge of his or her duties, the assistance and cooperation of other officials of this jurisdiction.

Section 11: Section 3 ("UNSAFE BUILDINGS, STRUCTURES OR BUILDING SERVICE EQUIPMENT") of Chapter 2 to Title 4 is hereby deleted in its entirety.

Section 12: Section 1 ("PERMITS") of Chapter 3 to Title 4 is hereby deleted in its entirety.

Section 13: Section 2 ("APPLICATION FOR PERMITS") of Chapter 3 to Title 4 is hereby deleted in its entirety.

Section 14: Section 3 ("PERMITS ISSUANCE") of Chapter 3 to Title 4 is hereby deleted in its entirety.

Section 15: Section 7 ("CERTIFICATE OF OCCUPANCY") of Chapter 3 to Title 4 is hereby deleted in its entirety.

The above Ordinance was introduced at a regular meeting of the City Council of the City of Placerville held on January 22, 2008, by Councilmember _____, and it was read for the first time. The Ordinance was read for the second time on _____ and Councilmember _____ moved its adoption. The motion was seconded by Councilmember _____. A poll vote was taken, which stood as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Carl Hagen, Mayor

ATTEST:

_____

Susan Zito, City Clerk