

STAFF REPORT

City of Lancaster

NB 4
10/22/13
MVB

Date: October 22, 2013

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Resolution and Ordinance Pertaining to Building Construction**

Recommendation:

- a. Adopt **Resolution No. 13-61**, presenting findings for modifying the 2013 California Building, Residential and Electrical Codes which are reasonably necessary due to local climatic, geological, or topographical conditions; and adding a requirement for the implementation of solar energy systems to the 2013 California Energy Code, as previously approved by Council in April 2013.
- b. Introduce **Ordinance No. 994**, adopting the 2013 edition of the California Building Code; the 2013 edition of the California Residential Code, the 2013 edition of the California Electrical Code; the 2013 edition of the California Mechanical Code; the 2013 edition of the California Plumbing Code; the 2013 edition of the California Energy Code; the 2013 edition of the California Historical Building Code; the 2013 edition of the California Green Building Standards Code; the 2012 edition of the International Property Maintenance Code; the 1997 edition of the Uniform Code for the Abatement of Dangerous Buildings; and the 2014 edition of the Los Angeles County Fire Code; all pertaining to life and safety and to the construction, alteration, moving demolition, repair, maintenance, and use of buildings, structures, and properties within the City.

Fiscal impact:

None. By adopting the 2013 California Codes, with minimal amendments, the City will place itself in a level position with other communities throughout the State. This will place the City ahead of those communities adopting more restrictive amendments.

Background:

In January 2013, the California Building Standards Commission approved certain parts of the 2013 edition of the California Building Standards Code, Title 24 of the California Codes and Regulations, based on the most recent editions of the International Building and Fire Codes, the National Electrical Code, and the Uniform Mechanical and Plumbing Codes; all with California specific amendments. Such codes will become effective on a statewide basis on January 1, 2014. All local building departments are, therefore, required to enforce such codes as the minimum codes. State law allows local authorities to amend the provisions of Title 24 provided certain conditions are met. The adoption of the 2013 edition of the California Building Standards Code, as amended in this Ordinance, meets State requirements and will serve as the code for building and construction within the City. The adoption of the 2013

edition of the California Building Standards Code also places such codes within the Lancaster Municipal Code.

The City of Lancaster is also adopting the 2013 California Energy Code, amended to include the requirements of Ordinance 989, approved by City Council in April 2013, for the implementation of solar energy systems. The California Energy Commission allows local jurisdictions to make amendments to the Energy Code provided the jurisdiction has found the amendments to be cost effective and does not require buildings to be designed to consume more energy than permitted by the California Energy Code.

The City of Lancaster is adopting the 2013 edition of the California Historical Building Code, which governs use, alteration, and additions to listed historical buildings while preserving the historical integrity of the structure.

The City of Lancaster is part of the Consolidated Fire Protection District of Los Angeles County, which provides fire protection and prevention services for the City. The County of Los Angeles has amended and adopted the 2013 edition of the California Fire Code as the 2014 County of Los Angeles Fire Code. The City is proposing to adopt this code with the County's amendments with the exception of their amendments to Section 503.4 and Section 503.4.1. These sections cover the issue of strict prohibition of traffic calming devices. The City desires to have the ability to install traffic calming devices, where necessary for safety, with full consultation of the Fire Department. The Council's adoption of the 2014 County of Los Angeles Fire Code meets State requirements and will incorporate it within the Municipal Code as the Lancaster Fire Code.

The 2012 International Property Maintenance Code, published by the International Code Council, when adopted by a local jurisdiction, governs the use, maintenance, and occupancy of existing structures and premises, as well as administration, enforcement, and penalties. This code is based on the requirements of the International Codes which are the model codes utilized by the California Codes. While the State does not adopt a property maintenance code statewide, the City has previously adopted the International Property Maintenance Code as a minimum standard for the occupancy of existing structures in Lancaster.

The 1997 Uniform Code for the Abatement of Dangerous Buildings provides reasonable procedures for the classification and abatement of dangerous buildings. This code has continued to be a valuable tool for the City by providing proper legal steps and procedures to follow in the abatement of buildings which endanger life, health, property and public safety.

CE:lcs

Attachments:

Resolution No. 13-61

Ordinance No. 994