

STAFF REPORT
City of Lancaster

NB 4
10/25/16
MVB

Date: October 25, 2016

To: Mayor Parris and City Council Members

From: Jeff Hogan, Development Services Director

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

Recommendations:

- a. Adopt **Resolution No. 16-53**, presenting findings for modifying the 2016 California Building, Residential, Electrical, and Energy Codes which are reasonably necessary due to local climatic, geological, or topographical conditions.
- b. Introduce **Ordinance No. 1018**, amending title 15 of the Lancaster Municipal Code by repealing Ordinance Number 994, and adopting by reference the 2016 edition of the California Building Code as amended herein; adopting by reference the 2016 edition of the California Residential Code as amended herein; adopting by reference the 2016 edition of the California Electrical Code as amended herein; adopting by reference the 2016 edition of the California Mechanical Code; adopting by reference the 2016 edition of the California Plumbing Code as amended herein; adopting the Lancaster Security Code as contained herein; adopting by reference the 2015 edition of the International Property Maintenance Code as amended herein; adopting by reference the 2016 edition of the California Energy Code as amended herein; adopting by reference the 2016 edition of the California Historical Building Code; adopting by reference the 2017 edition of the Los Angeles County Fire Code; adopting by reference the 2016 edition of the California Green Building Standards Code; adopting by reference the 2016 edition of the California Existing Building Code; and adopting by reference the 2016 California Referenced Standards code, as the Lancaster codes for buildings and construction, 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 2016 California Codes, with minimal amendments, the City will ensure that the City's codes for building and construction reflect the most current industry and regulatory standards, including those related to health and safety. The City still retains the option to adopt more restrictive measures as desired in the future.

Background:

In January 2016, the California Building Standards Commission approved certain parts of the 2016 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, 2017. 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 2016 edition of the California Building Standards Code, as amended in this Ordinance, meets State requirements and will serve as the codes for building and construction within the City. The adoption of the 2016 edition of the California Building Standards Code also places such codes within the Lancaster Municipal Code.

Chapter 15.10 – Straw-Bale Construction, of the Lancaster Municipal Code is being repealed, as Straw-Bale Construction is now covered by Appendix S of the 2016 California Residential Code.

The City of Lancaster is also adopting the 2016 California Energy Code, amended to include the requirements of City Ordinance No. 989, approved by 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 do not require buildings to be designed to consume more energy than permitted by California Energy Code.

The City of Lancaster is adopting the 2016 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 2016 edition of the California Fire Code as the 2017 County of Los Angeles Fire Code. The City is proposing to adopt this code with the County's amendments except their amendments to Section 503.4, and deleting 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 2017 County of Los Angeles Fire Code meets state requirements and will incorporate it within the Municipal Code as the Lancaster Fire Code.

The 2015 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.

CE:lcs

Attachments:

Resolution No. 16-53

Ordinance No. 1018