

**STAFF REPORT**  
**City of Lancaster**

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11/13/07
RSL

Date: November 13, 2007

To: Mayor Hearn and City Council Members

From: James R. Williams, Public Works Director

Subject: **Introduction of Ordinance Pertaining to Building Construction**

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**Recommendation:**

- a. Adopt **Resolution No. 07-202**, presenting findings for modifying the 2007 California Building Electrical and Plumbing Codes which are reasonably necessary due to local climatic, geological, or topographical conditions.
  
- b. Approve the introduction of **Ordinance No. 890** adopting the 2007 edition of the California Building Code; the 2007 edition of the California Electrical Code; the 2007 edition of the California Mechanical Code; the 2007 edition of the California Plumbing Code; the 2007 edition of the California Energy Code; the 2008 edition of the Los Angeles County Building Code, Chapter 67, the 2006 Edition of the International Property Maintenance Code; and the 2008 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.

**Background:**

In January 2007, the California Building Standards Commission approved certain parts of the 2007 edition of 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. Such codes will become effective on a statewide basis on January 1, 2008. 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 2007 California Building Standards Code, as amended, meet State requirements and will serve as the codes for building and construction within the City. The adoption of the 2007 California Building Standards Code also places such codes within the Lancaster Municipal Codes.

The City of Lancaster is part of the consolidated fire protection district of Los Angeles County. The County of Los Angeles has amended and adopted the 2007 edition of the California Fire Code as the 2008 County of Los Angeles Fire Code. The Council's adoption of the County of Los Angeles Fire Code meets state requirements and will incorporate it within the Municipal Code as the Lancaster Fire Code.

The 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, and for administration, enforcement, and penalties. This code replaces the Uniform Housing Code, which is no longer published.