

ORDINANCE NO. 2053

AN ORDINANCE OF THE CITY OF SANTA CLARA, CALIFORNIA, AMENDING CHAPTER 15.05 ("ADMINISTRATIVE CODE"), CHAPTER 15.15 ("BUILDING CODE"), CHAPTER 15.17 ("RESIDENTIAL CODE"), CHAPTER 15.18 ("PROPERTY MAINTENANCE CODE") , CHAPTER 15.20 ("ELECTRICAL CODE"), CHAPTER 15.30 ("MECHANICAL CODE"), CHAPTER 15.35 ("PLUMBING CODE"), CHAPTER 15.36 ("ENERGYCODE"), CHAPTER 15.37 ("HISTORICAL BUILDING CODE"), CHAPTER 15.38 ("GREEN BUILDING CODE"), AND CHAPTER 15.75 ("EXISTING BUILDING CODE"), OF TITLE 15 ("BUILDINGS AND CONSTRUCTION") OF "THE CODE OF THECITY OF SANTA CLARA, CALIFORNIA" FOR THE ADOPTION OF THE 2022 CALIFORNIA BUILDING STANDARDS CODE, ASAMENDED HEREIN

BE IT ORDAINED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, the California Building Standards Commission has adopted and published an updated Title 24 of the California Code of Regulations, also referred to as the 2022 California Building Standards Code, that will become effective statewide on January 1, 2023; and

WHEREAS, the City of Santa Clara has reviewed and determined to adopt the 2022 California Building Standards Code pursuant to California Health and Safety Code Sections 17958 and 18941.5.

NOW THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SANTA CLARA, AS FOLLOWS:

SECTION 1: That Chapter 15.05 ("Administrative Code") of Title 15 ("Buildings and Construction") of "The Code of the City of Santa Clara, California" ("SCCC") is repealed in its entirety and replaced with the following:

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**“Chapter 15.05
ADMINISTRATIVE CODE**

15.05.010 Adoption of Administrative Code.

The 2022 California Administrative Code published by the International Code Council, Inc. and the California Building Standards Commission in Part 1 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2022 Administrative Code shall be designated and referred to as the “Administrative Code” for the City of Santa Clara.”

SECTION 2: That Chapter 15.15 (“Building Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

**“Chapter 15.15
BUILDING CODE**

15.15.010 Adoption of Building Code.

The 2022 California Building Code published by the International Code Council, Inc. and the California Building Standards Commission in Part 2 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The adoption includes Appendix A through Appendix O. The 2022 California Building Code shall be designated and referred to as the “Building Code” for the City of Santa Clara.

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15.15.020 Group R3 Automatic Fire Sprinkler Systems

Volume 1 of the 2022 California Building Code, Chapter 9, Fire Protection and Life Safety Systems, Section 903, Automatic Sprinkler Systems, Subsection 903.2.8.1, Group R-3, is hereby amended by adding the following text immediately following Subsection 903.2.8.1: "Section 903.2.8.1.1 Additions to Group R3, Automatic Fire Sprinkler Systems. An automatic firesprinkler system installed in accordance with Section 903.3.1.3, shall be provided throughout existing buildings, when additions are made that increase the square footage of a building by more than 1,200 square feet or the building total square footage will exceed 3,600 square feet. An automatic sprinkler system shall be provided throughout existing buildings when new basements, regardless of size, are added or when existing basements are expanded by more than 50%."

15.15.030 Stairways

Volume 1 of the 2022 California Building Code, Chapter 10, Means of Egress, Section 1011, Stairways, Subsection 1011.1, General, is hereby amended by adding the following text immediately following Subsection 1011.1:

"Section 1011.1.1 Stairway Configuration. Stairways shafts which are part of a required means of egress and which are required to be fire rated enclosed on any side, shall be entirely vertical without horizontal offsets."

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15.15.040 Exit Access

Volume 1 of the 2022 California Building Code, Chapter 10, Means of Egress, Section 1016, Exit Access, Subsection 1016.1, General, is hereby amended by adding the following text immediately following Subsection 1016.1:

“Section 1016.1.1 Exit Access Configuration. Exit Access in multi-story buildings which are part of the required means of egress from a stairway, and which are required to be fire rated, shall be routed to the exterior of the building or structure in the shortest configuration possible.”

15.15.050 Interior Exit Stairways and Ramps

Volume 1 of the 2022 California Building Code, Chapter 10, Means of Egress, Section 1022, Exits, Subsection 1022.1, General, is hereby amended by adding the following text immediately following Subsection 1022.1:

“Section 1022.1.1 Interior Exit Stairways and Ramps Configuration. Interior Exit Stairways and Ramps in multi-story buildings which are part of the required means of egress, and which are required to be fire rated, shall be routed to the exterior of the building or structure in the shortest configuration possible.”

15.15.060 Plain Concrete

Volume 2 of the 2022 California Building Code, Chapter 19, Concrete, Section 1905, Modifications to ACI 318, Subsection 1905.1.7, ACI 318, Section 14.1.4 is hereby amended to read as follows:

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“1905.1.7 ACI 318 Section 14.1.4. Delete ACI 318, Section 14.1.4 and replace with the following:

14.1.4 - Plain concrete in structures assigned to Seismic Design Category C, D, E or F.

14.1.4.1- Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

- (a) Left intentionally blank.
- (b) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.
- (c) Plain concrete footings supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars not smaller than No. 4, with a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.”

SECTION 3: That Chapter 15.17 (“Residential Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

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**“Chapter 15.17
RESIDENTIAL CODE**

15.17.010 Adoption of Residential Code.

The 2022 California Residential Code published by the International Code Council, Inc. and the California Building Standards Commission in Part 2.5 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The adoption includes Appendices: AH, AJ, AQ, AV, AX and AZ. The 2022 California Residential Code shall be designated and referred to as the “Residential Code” for the City of Santa Clara.”

15.17.020 Townhouse Automatic Fire Sprinkler Systems

California Residential Code, Chapter 3, Building Planning, Section R313, Automatic Fire Sprinkler Systems, Subsection R313.1, Townhouse Automatic Fire Sprinkler Systems, is hereby deleted and replaced with the following:

“Section R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.

1. An automatic sprinkler system shall be provided throughout existing townhouses, when additions are made that increase buildings square footage by more than 1,200 square feet or the building total square footage will exceed 3,600 square feet.
2. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed where the additions are 1,200 square feet or less and the building area will be 3,600 square feet or less.

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3. An automatic sprinkler system shall be provided throughout existing townhouses when new basements, regardless of size, are added or when existing basements are expanded by more than 50%.

15.17.030 One- and Two-Family Dwellings Automatic Fire Sprinkler Systems

California Residential Code, Chapter 3, Building Planning, Section R313, Automatic Fire Sprinkler Systems, Subsection R313.2, One- and Two-Family Dwellings

Automatic Fire Sprinkler Systems, is hereby deleted and replaced with:

“Section R313.2. One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings, including Accessory Dwelling Units, except as otherwise provided below.

1. An automatic sprinkler system shall be provided throughout existing One- and Two-Family Dwellings, when additions are made that increase buildings square footage by more than 1,200 square feet or the building total square footage will exceed 3,600 square feet. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system where the additions or alterations are 1,200 square feet or less and the building area will be 3,600 square feet or less. An automatic sprinkler system shall be provided throughout One- and Two-Family Dwellings when new basements, regardless of size, are added and existing basements are expanded by more than 50%.

2. An automatic sprinkler system shall not be required for an Accessory Dwelling Unit, provided that all of the following are met:

2.1. The unit meets the definition of an Accessory Dwelling Unit as defined in

Government Code Section 65852.2.

- 2.2. The existing primary residence does not have automatic fire sprinklers.
- 2.3. If the accessory dwelling unit is detached, it does not exceed 1,200 square feet in size.
- 2.4 The unit is on the same lot as the primary residence.”

SECTION 4: That Chapter 15.18 (“Property Maintenance Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

**“Chapter 15.18
PROPERTY MAINTENANCE CODE**

15.18.010 Adoption of International Property Maintenance Code

The 2021 International Property Maintenance Code, published by the International Code Council, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2021 International Property Maintenance Code shall be designated and referred to as the “Property Maintenance Code” for the City of Santa Clara.

15.18.020 References to “Housing Code”.

Any reference to the “Housing Code” contained within the Code of the City of Santa Clara, California shall be interpreted as reference to the Property Maintenance Code.” **SECTION 5:** That Chapter 15.20 (“Electric Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

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**“Chapter 15.20
ELECTRICAL CODE**

15.20.010 Adoption of Electrical Code.

The 2022 California Electrical Code, published by the National Fire Protection Association and the California Building Standards Commission in Part 3 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2022 California Electrical Code shall be designated and referred to as the “Electrical Code” for the City of Santa Clara.”

SECTION 6: That Chapter 15.30 (“Mechanical Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

**“Chapter 15.30
MECHANICAL CODE**

15.30.010 Adoption of Mechanical Code.

The 2022 California Mechanical Code, published by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission in Part 4 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2022 California Mechanical Code shall be designated and referred to as the “Mechanical Code” for the City of Santa Clara.”

SECTION 7: That Chapter 15.35 (“Plumbing Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

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**“Chapter 15.35
PLUMBING CODE**

15.35.010 Adoption of Plumbing Code.

The 2022 California Plumbing Code, published by the International Association of Plumbing and Mechanical Officials and the California Building Standards Commission in Part 5 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The adoption includes Appendix A through Appendix M. The 2022 California Plumbing Code shall be designated and referred to as the “Plumbing Code” for the City of Santa Clara.”

SECTION 8: That Chapter 15.36 (“Energy Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

**“Chapter 15.36
ENERGY CODE**

15.36.010 Adoption of Energy Code.

The 2022 California Energy Code published by the International Code Council, Inc. and the California Building Standards Commission in Part 6 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2022 California Energy Code shall be designated and referred to as the “Energy Code” for the City of Santa Clara.”

SECTION 9: That Chapter 15.37 (“Historical Building Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is hereby repealed in its entirety and replaced with the following:

**“Chapter 15.37
HISTORICAL BUILDING CODE**

15.37.010 Adoption of Historical Building Code.

The 2022 California Historical Building Code, published by the California Building Standards Commission in Part 8 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2022 California Historical Building Code shall be designated and referred to as the “Historical Building Code” for the City of Santa Clara.”

SECTION 10: That Chapter 15.38 (“Green Building Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is hereby repealed in its entirety and replaced with the following:

**“Chapter 15.38
GREEN BUILDING STANDARDS CODE**

15.38.010 Adoption of Green Building Standards Code.

The 2022 California Green Building Standards Code, published by the California Building Standards Commission in Part 11 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2022 California Green Building Standards Code shall be designated and referred to as the “Green Building Standards Code” for the City of Santa Clara.”

SECTION 11: That Chapter 15.75 (“California Existing Building Code”) of Title 15 (“Buildings and Construction”) of “The Code of the City of Santa Clara, California” (“SCCC”) is repealed in its entirety and replaced with the following:

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**“Chapter 15.75
EXISTING BUILDING CODE**

15.75.010 Adoption of Existing Building Code.

The 2022 California Existing Building Code published by the International Code Council, Inc. and the California Building Standards Commission in Part 10 of Title 24 of the California Code of Regulations, is hereby adopted and by this reference expressly incorporated and made a part of this Chapter as though fully set forth herein. The 2022 California Existing Building Code shall be designated and referred to as the “Existing Building Code” for the City of Santa Clara.”

SECTION 12: Savings clause. The changes provided for in this ordinance shall not affect any offense or act committed or done or any penalty or forfeiture incurred or any right established or accruing before the effective date of this ordinance; nor shall it affect any prosecution, suit or proceeding pending or any judgment rendered prior to the effective date of this ordinance. All fee schedules shall remain in force until superseded by the fee schedules adopted by the City Council.

SECTION 13: Sections 8 and 10 of this ordinance modify the City’s Energy Code and Green Building Code, which are also proposed to be modified by Ordinance No. 2056 (2023 Reach Code). Sections 8 and 10 of this ordinance shall only become effective if Ordinance No. 2056 is not enacted within 30 days of the adoption date of this ordinance. If Ordinance No. 2056 is adopted within 30 days of the adoption date of this ordinance, Sections 8 and 10 of this ordinance shall not become operative.

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SECTION 14: Effective date. This ordinance shall take effect thirty (30) days after its final adoption, but no sooner than January 1, 2023; however, prior to its final adoption it shall be published in accordance with the requirements of California Government Code Section 50022.3 and Section 808 and 812 of "The Charter of the City of Santa Clara, California."

PASSED FOR THE PURPOSE OF PUBLICATION this 18TH day of October, 2022, by the following vote:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, Park, Watanabe and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST:



NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

FINALLY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SANTA CLARA this 1ST day of November, 2022, by the following vote:

AYES:	COUNCILORS:	Becker, Chahal, Hardy, Jain, Park, Watanabe and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST:



NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference: None