



Agenda Report

19-014

Agenda Date: 11/19/2019

REPORT TO COUNCIL

SUBJECT

Public Hearing: Adoption of Ordinance No. 2008 adding a new Chapter 15.18 ("International Property Maintenance Code") and a new Chapter 15.39 ("Expedited Permitting Process for Electric Vehicle Charging Stations"), and amending Chapter 15.05 ("Administrative Code"), Chapter 15.15 ("Building Code"), Chapter 15.17 ("Residential Code"), Chapter 15.20 ("Electric Code"), Chapter 15.30 ("Mechanical Code"), Chapter 15.35 ("Plumbing Code"), Chapter 15.36 ("Energy Code"), Chapter 15.37 ("Historical Building Code"), Chapter 15.38 ("Green Building Standards Code"), and Chapter 15.75 ("Existing Building Code") of Title 15 ("Buildings and Construction") of "The Code of the City of Santa Clara, California" for the adoption of the 2019 California Building Standards Code, as amended herein

BACKGROUND

At the November 5, 2019 Council meeting, proposed Ordinance No. 2008 was introduced and passed for the purpose of publication. Pursuant to City Charter Sections 808 and 812 and Government Code Section 50022.3, applicable to adoption of codes by reference, a Summary and Notice of a Public Hearing for Ordinance No. 2008 was published twice by The Weekly on November 6, 2019 and November 13, 2019, and copies were posted in three public places and made available for public inspection at the City Clerk's Office. The Ordinance now comes to Council for final adoption.

DISCUSSION

Title 24 of the California Code of Regulations, also referred to as the California Building Standards Code, governs the design and construction of buildings, facilities and associated equipment throughout California. The California Building Standards Commission updates the Building Standards Code on a triennial basis to improve safety, sustainability, and resiliency, and to incorporate new technology, design, and construction methods. The 2019 California Building Standards Code will become effective statewide on January 1, 2020.

After each triennial update, local jurisdictions must then adopt the California Building Standards Code to act as the governing Building Standards Code within their jurisdiction. The local adoption process provides an opportunity for each jurisdiction to make minor modifications to the Building Standards Code to align with local concerns, by making findings that local climatic, geographical, or topographical conditions justify making the modifications.

The proposed ordinance would adopt the California Building Standards Code as the Building Code for the City, with local modifications related to additional automatic fire sprinkler requirements for Group R3 occupancies, and additional requirements for safe stairway configuration and emergency exit routing to facilitate emergency egress out of multi-story buildings. On November 5, 2019, the City Council adopted Resolution No. 19-8772 making the requisite climatic, geographical, and

topographical findings for these local modifications.

In addition to the adoption of and modifications to the 2019 California Building Standards Code, the proposed ordinance staff would add a new Chapter 15.39 to the City Code to establish an expedited permitting process for electric vehicle charging stations, in order to bring the City into compliance with State mandates. The proposed ordinance would also adopt a new code, the 2018 International Property Maintenance Code, which would replace the 1997 Uniform Housing Code and support the City's code enforcement efforts related to building maintenance and blight reduction.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment.

FISCAL IMPACT

There is no cost to the City other than administrative staff time and expense.

COORDINATION

This report has been coordinated with the Building Division, Silicon Valley Power, and the Fire Department.

PUBLIC CONTACT

A summary and notice of public hearing for proposed Ordinance No. 2008 was published to The Weekly on November 6, 2019 and November 13, 2019, and copies were posted in three public places; and, copies of the 2019 California Building Standards Code, 2018 International Property Maintenance Code, and the proposed ordinance were made available for public review in three public places.

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Adopt Ordinance No. 2008 adding a new Chapter 15.18 ("International Property Maintenance Code") and a new Chapter 15.39 ("Expedited Permitting Process for Electric Vehicle Charging Stations"), and amending Chapter 15.05 ("Administrative Code"), Chapter 15.15 ("Building Code"), Chapter 15.17 ("Residential Code"), Chapter 15.20 ("Electric Code"), Chapter 15.30 ("Mechanical Code"), Chapter 15.35 ("Plumbing Code"), Chapter 15.36 ("Energy Code"), Chapter 15.37 ("Historical Building Code"), Chapter 15.38 ("Green Building Standards Code"), and Chapter 15.75 ("Existing Building Code") of Title 15 ("Buildings and Construction") of "The Code of the City of Santa Clara, California" for the adoption of the 2019 California Building Standards Code.

Reviewed by: Brian Doyle, City Attorney

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Introduction Ordinance No. 2008