



Staff Report

DECEMBER 10, 2019

TO: Honorable Mayor and Members of the Town Council
FROM: Josh Pino, Loomis Building Inspector
DATE: October 21, 2019
RE: Ordinance 282, Amending Chapter 11.04 of Title 11 of the Loomis Municipal Code –
 2019 California Building Code Regulations

Recommendation

Hold second reading and adoption of Ordinance 282, amending Chapter 11.04 of Title 11 of the Loomis Municipal Code Sections 11.04.010, 11.04.020, 11.04.030, 11.04.040, 11.04.060, 11.04.070, 11.04.080, 11.04.090, 11.04.105; and adopt by reference the 2019 California Building Standards Code, including the California Building Code Volumes 1 and 2, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, California Existing Building Code, California Reference Standards Code, 2018 International Property Maintenance Code, Town of Loomis Reconstruction Limits.

Issue Statement and Discussion

On July 1, 2019, the California Building Standards Commission published the 2019 California Building Standards Code ("2019 Code"). The Code is codified in the California Building Code of Regulations, Title 24, Parts 1-12, which includes the California Plumbing, Mechanical, Electrical, Residential, Energy, Historical, Existing Building, Reference Standards Codes and 2018 International Property Maintenance Code (Building Codes). Revisions to the 2019 Code are the result of a triennial adoption cycle undertaken by the State Building Standards Commission and the International Code Council. The 2019 Code will become effective on January 1, 2020.

Under Health and Safety Code section 17922, every City, Town and County throughout the state is required to adopt the California Building Standards Code but has the opportunity to adopt the codes with amendments based on local geological, topographical and/or climatic conditions after changes to the California Building Standards Code are published. Given the scrutiny of both national and state code professionals that went into the revisions encompassed in the 2019 Code, adoption of the 2019 Code will provide the Town of Loomis with the current minimum standards to safeguard property and the public welfare.

CEQA Requirements

Pursuant to Section 15061(b)(3) of the State Guidelines to implement the California Environmental Quality Act (CEQA), the project is exempt from environmental review, stating that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.

Financial and/or Policy Implications

No financial implications.

Attachments

A. Ordinance

TOWN OF LOOMIS

ORDINANCE NO. 282

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS AMENDING CHAPTER 11.04 OF TITLE 11 OF THE LOOMIS MUNICIPAL CODE SECTIONS 11.04.010, 11.04.020, 11.04.030, 11.04.040, 11.04.050, 11.04.060, 11.04.070, 11.04.080, 11.04.090, 11.04.105; AND ADOPT BY REFERENCE THE 2019 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE CALIFORNIA BUILDING CODE VOLUMES 1 and 2, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ENERGY CODE, CALIFORNIA HISTORICAL BUILDING CODE, CALIFORNIA EXISTING BUILDING CODE, CALIFORNIA REFERENCE STANDARDS CODE, 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE, TOWN OF LOOMIS RECONSTRUCTION LIMITS

WHEREAS, under Health and Safety Code section 17922 each city in California is required to adopt the California Building Standards Code and is authorized to do so by reference by Government Code section 50022.2; and

WHEREAS, on July 1, 2019, the California Building Standards Commission adopted the 2019 California Building Standards Code as part of the triennial update process to that code; and

WHEREAS, the 2019 California Building Standards Code is codified in the California Building Code of Regulations, Title 24, Parts 1-12; and

WHEREAS, the Town has provided notice of, and taken all actions necessary for, the proposed adoption by reference of certain uniform State codes as set forth in this Ordinance and as required by Government Code section 50020 et seq.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Loomis that:

Section 1

The Council finds that the actions contemplated by this ordinance are exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines section 15061(b)(3), in that it can be seen with certainty that there is no possibility for the proposed ordinance to have a significant effect on the environment.

Section 2

The following sections of Chapter 11.04 of the Loomis Municipal Code are hereby deleted in their entirety:

Section 11.04.010	Uniform Building Code—Adopted.
Section 11.04.020	Uniform Building Code—Amendments.
Section 11.04.030	Uniform Housing Code—Adopted.
Section 11.04.040	Uniform Housing Code—Amendments.

- Section 11.04.050 Uniform Code for the Abatement of Dangerous Buildings—Adopted.
- Section 11.04.060 Uniform Plumbing Code—Adopted
- Section 11.04.070 Uniform Mechanical Code—Adopted.
- Section 11.04.080 National Electrical Code—Adopted.
- Section 11.04.090 Uniform Building Code Standards—Adopted.
- Section 11.04.105 Uniform Code for Building Conservation—Adopted.

Section 3

Section 11.04.010, California Building Standards Codes are adopted as set forth in Exhibit “A,” attached.

Section 4.

The Town Clerk shall cause this Ordinance to be published as required by law in the Loomis News, a newspaper of general circulation and posted at three (3) locations within fifteen (15) days of its enactment; shall certify to the enactment and publication of this Ordinance; and shall cause this Ordinance and its certification to be entered in the Book of Ordinances of the Town.

The foregoing Ordinance was introduced at a regular meeting of the Council of the Town of Loomis duly held on the 12th day of November, 2019, and was approved and enacted at a duly held regular meeting or adjourned meeting of the Council held on the 10th day of December, 2019, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Mayor

ATTEST:

Town Clerk

Exhibit A

Chapter 11.04

CONSTRUCTION CODES

Sections:

11.04.010	California Building Code---Adopted.
11 04.020	California Residential Code – Adopted
11.04.030	California Electrical Code---Adopted.
11.04.040	California Mechanical Code---Adopted.
11.04.050	California Plumbing Code---Adopted.
11.04 060	California Energy Code---Adopted
11.04.070	California Historical Building Code---Adopted.
11.04.080	California Existing Building Code---Adopted.
11.04.090	California Reference Standards Code---Adopted.
11.04 095	2018 International Property Maintenance Code---Adopted.
11.04.105	Town of Loomis Reconstruction Limits – Adopted

11.04.010 California Building Code—Adopted.

The California Building Code, 2019 Edition, Volumes 1 and 2, adopted by the State of California, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated in this section by reference as amended.

11.04.020 California Residential Code—Adopted.

The California Residential Code, 2019 Edition, adopted by the State of California, the appendices, including H – Patio Covers, K – Sound Transmission, and Q – Tiny Homes thereto, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference as amended.

11.04.030 California Electrical Code—Adopted.

The California Electrical Code, 2019 Edition, adopted by the State of California, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

11.04.040 California Mechanical Code—Adopted.

The California Mechanical Code, 2019 Edition, copyrighted by the State of California, the appendices, including F – Sizing of venting systems on appliances with draft hoods and G – Example calculation of outdoor air rate, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

11.04.050 California Plumbing Code—Adopted.

The California Plumbing Code, 2019 Edition, adopted by the State of California, the appendices, including A – Recommended Rules for sizing the water supply system; B – Explanatory noted on combination waste and vent systems; C – Alternate plumbing systems; D – Sizing storm water drainage systems; I – Installation standards; J – Combination of indoor and outdoor combustion air; and K – Portable rainwater catchment systems, copies of which are on file as required by law in the office of the town clerk.

11.04.060 California Energy Code—Adopted.

The California Energy Code, 2019 Edition, adopted by the State of California, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

11.04.070 California Historical Building Code—Adopted.

The California Historical Building Code, 2019 Edition, adopted by the State of California, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

11.04.080 California Existing Building Code—Adopted.

The California Existing Building Code, 2019 Edition, adopted by the State of California, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

11.04.090 California Reference Standards Code—Adopted.

The California Reference Standards Code, 2019 Edition, adopted by the State of California, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

11.04.095 2018 International Property Maintenance Code—Adopted.

2018 International Property Maintenance Code as published by the International Code Council, including the appendices, copies of which are on file as required by law in the office of the town clerk, is adopted and incorporated into this chapter by reference.

11.04.105 – Town of Loomis Reconstruction Limits—Adopted

- A) The purpose of this section is to clarify when a Residential remodel project (with or without an addition) involving repair, alteration, or reconstruction of an existing building shall be considered a new building for the purposes of fee calculations, building code compliance, and Permit/Activity Type.

- B) When the scope(s) of work involves the removal of a portion of the building greater than 60% of the existing walls, the project shall be considered a new building, and the entire building shall comply with all currently adopted codes. Plan review and permit fees shall be based on the valuation of the entire project as a new building.
- C) The linear feet of walls include the length of doors and windows. If at least 40% of the existing walls remain, the building is considered a remodel. If less than 40% of the existing walls remain, the building is considered a new building.
- D) Discovery of rotted members, or any unforeseen need for additional demolition during construction shall be included in a recalculation of this formula.
- E) "Removed" or "Rebuilt" refers to wall studs which have been removed from their point of attachment, or wall studs which are left in place but are not structurally necessary. Wall studs which have been removed and reused are considered Removed or Rebuilt. Framing which is stored in place shall be considered existing.