

STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR *BAB*
MICHAEL HUBERT, FIRE CHIEF, FIVE CITIES FIRE AUTHORITY

SUBJECT: INTRODUCTION AND FIRST READING OF ORDINANCE AMENDING THE BUILDING CODE REGULATIONS

BACKGROUND

The State mandates that every three years the building and construction codes are updated for all cities and counties throughout the State. The State adopted the 2013 California Building Standards Code on July 1, 2013, which will become effective statewide on January 1, 2014. The City codifies the California Building Standards Code by amending the City's Municipal Code. Staff is recommending that the Council adopt the 2013 California Building Codes with local amendments to the California Fire Code and the 2012 International Property Maintenance Code (reference Attachment 1).

DISCUSSION

The State's Health and Safety Code mandates that the California Building Standards Commission adopt and publish the California Building Standards Code (Title 24 California Code of Regulations) every three years. The 2013 California Building Code includes numerous changes, including requirements that will substantially reduce energy use (reference Attachment 2). Many of the 2013 California Building Standards Code are based on model codes from various building organizations as follows:

<u>California Building Standards Code</u>	<u>Reference Model Code</u>
2013 California Administrative Code	None
2013 California Building Code	2012 International Building Code
2013 California Residential Building Code	2012 International Residential Code
2013 California Electrical Code	2011 National Electrical Code
2013 California Mechanical Code	2012 Uniform Mechanical Code
2013 California Plumbing Code	2012 Uniform Plumbing Code
2013 California Energy Code	None
2013 California Historical Building Code	None
2013 California Fire Code	2012 International Fire Code

APPROVED FOR FORWARDING


ROBERT PERRAULT
CITY MANAGER

Please Review for the Possibility of a Potential Conflict of Interest:

- None Identified by Staff Lee
 Peterson Marshall
 Bright Nicolls

2013 California Existing Building Code	2012 International Existing Bldg. Code
2013 California Green Building Standards Code	None
2013 California Reference Standards Code	None

In addition to adopting the 2013 California Building Codes, staff is recommending the Council adopt the 2012 International Property Maintenance Code to replace the currently adopted 2009 version. This Code is not part of the mandatory 2013 California Building Standards Code, but is a beneficial tool to building and fire inspectors, especially for code enforcement issues related to property management.

The State allows cities to make amendments to the 2013 California Building Codes if local geographic, topographic or climatic conditions warrant changes. Staff has included three local amendments to 2013 California Fire Code as part of the adoption of the 2013 California Building Code to address our unique circumstances. The first two amendments are the same as previously adopted by the Council in 2010 with no revisions. The third amendment regarding sky lanterns is in response to the State Fire Marshal's determination that there is a serious fire and safety hazard associated with their use. Sky lanterns are an airborne lantern typically made of paper with a wood frame containing a candle, fuel cell composed of waxy flammable material, or other open flame which serves as a heat source to heat the air inside the lantern to cause it to lift into the air. A summary of the three local amendments to the 2013 Fire Code are as follows:

1. Requirement that driveways over 40 feet in length shall be designated as fire lanes, which allows the towing of parked vehicles that block access. Driveways over 40 feet that serve several residences are very common in Planned Unit Developments (PUDs) in the City.
2. Requirement for the installation of fire sprinkler in additions or alterations to all buildings (residential, commercial and industrial) with a 50% increase of existing square footage for all additions or alterations to buildings and structures as follows:
 - Throughout structures where additions to existing buildings add more than 50% of the existing square footage to the structure OR the addition is 1000 square feet or greater.
 - Throughout structures where alterations to existing buildings encompass more than 50% of the existing square footage of the structure OR the alterations encompass 1,000 square feet or greater.
 - Where there is a change of occupancy to a more hazardous use as determined by the Building Official or Fire Chief.

An exception is included for private garages and carports (U occupancies) when the building or structure is an accessory use to an R-3 occupancy (e.g., single family home, townhome) and separated by a minimum of 10 feet. This would allow the construction of detached garages and workshops without fire sprinklers, if separated by a minimum of 10 feet from the residence.

3. Prohibits the use of sky lanterns with the following exception: Upon approval of the Fire Code official, sky lanterns may be used when necessary for religious or cultural

ceremonies and adequate safeguards have been taken in the discretion of the Fire Code official. Sky lanterns must be tethered in a safe manner to prevent them from leaving the area and must be constantly attended until extinguished.

In conclusion, the proposed Municipal Code Amendment would delete Article VI Public Safety Chapter 1 California Fire Code and repeal and replace Article VIII Building Regulations Chapter 1 Building Code with the 2013 California Building Standards Code and the 2012 International Property Maintenance Code (reference Attachment 1).

ALTERNATIVES

The City Council has the following alternatives to consider:

1. Introduce the Ordinance to delete Article VI Public Safety Chapter 1 California Fire Code and repeal and replace Article VIII Building Regulations Chapter 1 Building Code to adopt the 2013 California Building Codes and the 2012 International Property Maintenance Code by title only, and schedule the second reading and adoption at the next regular City Council meeting; or
2. Provide direction to staff.

RECOMMENDED ACTION

It is recommended that the City Council: 1) open and conduct the public hearing, receive public testimony, introduce the Ordinance to delete Article VI Public Safety Chapter 1 California Fire Code and repeal and replace Article VIII Building Regulations Chapter 1 Building Code to adopt the 2013 California Building Codes and the 2012 International Property Maintenance Code, by title only, and 2) schedule the second reading and adoption at the next regular City Council meeting.

FISCAL IMPACT

Adoption of the 2013 California Building Codes and the 2012 International Property Maintenance Code would not have a fiscal impact to the City's General Fund. The cost to administer the Codes is recovered through permit fees. The Code adoption does not amend the City's building permit fees or development impact fees.

PUBLIC NOTIFICATION

The agenda was posted in accordance with the Brown Act. A legal ad was published in The Tribune on October 25, 2013.

ATTACHMENTS

1. Draft Ordinance No. 13-XX
2. Summary of 2013 California Building Code Changes

ORDINANCE NO. 13-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH AMENDING ARTICLE VIII OF THE GROVER BEACH MUNICIPAL CODE ADOPTING BY REFERENCE THE 2013 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, 2013 CALIFORNIA BUILDING CODE, 2013 CALIFORNIA RESIDENTIAL BUILDING CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA ENERGY CODE, 2013 CALIFORNIA HISTORICAL BUILDING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA EXISTING BUILDING CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA REFERENCE STANDARDS CODE AND THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE

WHEREAS, every three years the State of California adopts updated building codes referred to as the California Building Standards Code for the protection of the public; and

WHEREAS, the State-adopted 2013 California Building Standards Code become effective on January 1, 2014; and

WHEREAS, the City desires to amend its Municipal Code to adopt the 2013 California Building Standards Code and the 2012 International Property Maintenance Code by reference; and

WHEREAS, it is the desire and intent of the City Council to provide citizens with the greatest degree of fire and life safety in the most cost effective manner by adopting the 2013 California Fire Code with amendments as part of the adoption of the 2013 California Building Code specific to the City of Grover Beach; and

WHEREAS, the local amendments to the 2013 California Fire Code affect the installation of fire sprinklers, common driveway access and the use of sky lanterns; and

WHEREAS, the California Health and Safety Code, Section 17958.5 requires the City Council make findings that the amendments to the 2013 California Fire Code are reasonably necessary because of local climatic, geographical or topographical conditions; and

WHEREAS, these local amendments to the 2013 California Fire Code are recognized by the City as tools for addressing potential fire problems which will establish and maintain an environment which will afford a level of fire and life safety to all who live and work within the City; and

WHEREAS, the City Council has determined that local amendments to the 2013 California Fire Code are reasonably necessary because of local climatic, geographical, or topographical conditions in the City of Grover Beach and the following findings support the local necessity for the amendments:

1. Geography – Grover Beach is located in San Luis Obispo County which has a high probability of seismic activity due to several active earthquake faults within the region. The majority of the City has sandy soils with areas of high ground water which makes the soil more prone to liquefaction in major earthquakes. Fire following an earthquake has the potential of causing greater loss of life and damage than the earthquake itself. In the event of a significant earthquake, public safety resources would need to be prioritized to mitigate the greatest threats and may not be available for every structural

fire. In such event, the installation of fire sprinkler systems would mitigate the risk of damage.

2. Topography - The northern portion of Grover Beach includes steep hillsides and riparian areas with dense vegetation that contain moderate to high wildland fuel loading. These areas are adjacent to residential neighborhoods which could place them in peril if a wildland fire occurs, especially when the area experiences dry off-shore winds that aid the spread of fire. In the event of a significant wildland fire, public safety resources would need to be prioritized to mitigate the greatest threats and may not be available for every structural fire. In such event, the installation of fire sprinkler systems would mitigate the risk of damage.

The City of Grover Beach is divided by the Union Pacific Railroad tracks and has only one at grade crossing along the two miles of tracks within the City. Any blockage of the at-grade crossing, temporary or long-term could significantly delay the emergency response times of emergency personnel, especially during peak hours. The installation of fire sprinklers would reduce the spread of fire should a delay in response time occur.

3. Climate – While the City of Grover Beach typically has a coastal climate, the area is periodically subject to extreme weather conditions, including strong off-shore winds, which can greatly enhance the ability of fire to spread rapidly. The installation of fire sprinkler systems would mitigate the risk of damage in the event of a wildland fire. Further, the City commonly experiences dense coastal ground fog that can obscure vision, compromising early detection of fire. The installation of fire sprinkler systems would mitigate the risk of damage in the event that emergency response was delayed. Additionally, the strong off-shore winds make the use of sky lanterns extremely dangerous due to their ability to travel significant distances from the point of release. There is a serious fire and safety hazard associated with the use of sky lanterns, which include the potential to start an unintended fire on or off the property from which they are released.

WHEREAS, the findings that are made for the local amendments to the 2013 California Fire Code shall be filed with the State of California Building Standards Commission; and

WHEREAS, the proposed code amendments are exempt per Section 15061(b)(3) in accordance with the California Environmental Quality Act; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Grover Beach as follows:

PART 1. Municipal Code Article VI Public Safety Chapter 1 California Fire Code is hereby repealed in its entirety.

PART 2. Municipal Code Article VIII Building Regulations Chapter 1 California Building Code is hereby repealed in its entirety and replaced as follows:

ARTICLE VIII – BUILDING REGULATIONS

CHAPTER 1 – CALIFORNIA BUILDING CODE

Sec. 8100. Building Official. Appointment and Duties.

The Building Official shall be appointed by the City Manager of the City of Grover Beach and shall hold office at the pleasure of said City Manager. The Building Official or his/her authorized representative shall work under the direction of the Community Development

Director. The Building Official is authorized and directed to administer and enforce all provisions and codes adopted by this Chapter and for such purpose shall have the powers of a police officer.

Sec. 8101. Adoption of the California Building Standards Administrative Code. The 2013 edition of the California Building Standards Administrative Code, published by the International Code Council, Washington D.C., and as held by the California Building Standards Commission, Sacramento CA, is hereby adopted as the Building Standards Administrative Code of the City of Grover Beach, excluding any references to fees. The fees as set forth in the City of Grover Beach Master Fee Schedule, as may be amended by the City Council from time to time, shall apply.

Sec. 8102. Adoption of the California Building Code. The 2013 edition of the California Building Code, including Appendix I and J, as published by the International Code Council, Washington, D.C., and as held by the California Building Standards Commission, Sacramento CA, is hereby adopted as the Building Code of the City of Grover Beach, excluding any references to fees. The fees as set forth in the City of Grover Beach Master Fee Schedule, as may be amended by the City Council from time to time, shall apply.

Sec. 8103. Adoption of the California Residential Building Code. The 2013 edition of the California Residential Code, including Appendix H, as published by the International Code Council, Washington, D.C., and as held by the California Building Standards Commission, Sacramento CA, is hereby adopted as the Residential Code of the City of Grover Beach, excluding any references to fees. The fees as set forth in the City of Grover Beach Master Fee Schedule, as may be amended by the City Council from time to time, shall apply.

Sec. 8104. Adoption of the California Electrical Code. The 2013 edition of the California Electrical Code, including Annex A, B, C, D, E, F, G, H and I as published by BNI Publications, Inc, and as held by the National Fire Protection Association, Quincy, MA, and as held by the California Building Standards Commission, Sacramento, CA, is hereby adopted as the Electrical Code of the City of Grover Beach, excluding any references to fees. The fees as set forth in the City of Grover Beach Master Fee Schedule, as may be amended by the City Council from time to time, shall apply.

Sec. 8105. Adoption of the California Mechanical Code. The 2013 edition of the California Mechanical Code, including Appendix B, C and D, and excluding Mechanical Permit Fee Table 114.1, and substituting "Grover Beach Master Fee Schedule" where "Table 114.1" is referenced in this code, as published by the International Association of Plumbing and Mechanical Officials, Ontario, CA, and as held by the California Building Standards Commission, Sacramento, CA, is hereby adopted as the Mechanical Code of the City of Grover Beach, excluding any references to fees. The fees as set forth in the City of Grover Beach Master Fee Schedule, as may be amended by the City Council from time to time, shall apply.

Sec. 8106. Adoption of the California Plumbing Code. The 2013 edition of the California Plumbing Code, including Appendix A, B, D, H, I and J, and excluding Plumbing Permit Fee Table 103.4, and substituting "Grover Beach Master Fee Schedule" where "Table 103.4" is referenced in this code, as published by the International Association of Plumbing and Mechanical Officials, Ontario, CA, and as held by the California Building Standards Commission, Sacramento, CA, is hereby adopted as the Plumbing Code of the City of Grover Beach, excluding any references to fees. The fees as set forth in the City of Grover Beach Master Fee Schedule, as may be amended by the City Council from time to time, shall apply.

Sec. 8107. Adoption of California Energy Code. The 2013 edition of the California Energy Code, including Appendix 1-A, as published by the International Code Council, Washington,

D.C., and as held by the California Building Standards Commission, Sacramento, CA, is hereby adopted as the Energy Code of the City of Grover Beach, excluding any references to fees. The fees as set forth in the City of Grover Beach Master Fee Schedule, as may be amended by the City Council from time to time, shall apply.

Sec. 8108. Adoption of the California Historical Building Code. The 2013 edition of the California Historical Building Code, including Appendix 1-A, as published by the International Code Council, Washington, D.C., and as held by the California Building Standards Commission, Sacramento, CA, is hereby adopted as the Historical Building Code of the City of Grover Beach, excluding any references to fees. The fees as set forth in the City of Grover Beach Master Fee Schedule, as may be amended by the City Council from time to time, shall apply.

Sec. 8109. Adoption of California Fire Code. The 2013 edition of the California Fire Code, including Appendix Chapters 4, A, B, BB, C, CC, D, and H as published by the International Code Council, Washington, D.C., and as held by the California Building Standards Commission, Sacramento, CA, is hereby adopted as the Fire Code of the City of Grover Beach except such portions as are hereinafter deleted, modified or amended as follows.

- (A) The following Sections of the 2013 California Fire Code shall be revised to delete and insert the following:

Section 101.1 Title. Delete "Name of Jurisdiction" and insert "The City of Grover Beach".

Section 109.4 Violation Penalties. Delete "Specify Offense" and insert "Misdemeanor".

Section 109.4 Violation Penalties. Delete "Amount" and insert "One Thousand Dollars (\$1,000.00)".

Section 109.4 Violation Penalties. Delete "Number of Days" and insert "365".

Section 111.4 Failure to comply. Delete the first "Amount" and insert "triple the amount charged for the original permit fee(s)" and delete the second "Amount" and insert "One Thousand Dollars (\$1,000.00)".

- (B) Section 308.1.6 of the 2013 California Fire Code is hereby amended by adding a new subsection 308.1.6.3, as follows:

308.1.6.3 Sky lanterns. The ignition and launching of sky lanterns is prohibited.

EXCEPTION: Upon approval of the fire code official, sky lanterns may be used under the following conditions:

(a) When necessary for religious or cultural ceremonies and adequate safeguards have been taken in the discretion of the fire code official. Sky Lanterns must be tethered in a safe manner to prevent them from leaving the area and must be constantly attended until extinguished.

- (C) Section 503.1 of the 2013 California Fire Code shall be deleted in its entirety and replaced with the following:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3. In addition to fire access required by the California Fire Code and Article IX of the Grover Beach Municipal Code, alleys and common driveways are designated fire lanes and shall be maintained in accordance with sections 503.2.1, 503.3, and 503.4 of the California Fire Code.

EXCEPTION: Where common driveways were constructed prior to January 1, 1998, minimum width and height clearances may be modified by the Fire Chief.

EXCEPTION: Where common driveways do not exceed 40 feet in length.

- (D) Section 903.2 of the 2013 California Fire Code shall be deleted in its entirety and replaced with the following:

903.2 Where required. Approved automatic sprinkler systems shall be installed as follows:

1. In all new buildings and structures that exceed 1,000 square feet for all occupancies except the R-3 occupancy (one- and two-family dwellings, townhouses) which shall comply with Section 903.2.2 of this Chapter.
2. In all new buildings and structures with a R-3 occupancy (one- and two-family dwellings, townhouses) per Section R313 of the California Residential Building Code with the exception of all U occupancies (private garages and carports) when the building or structure is an accessory use to the R-3 occupancy and separated by a minimum of ten feet.
3. In all additions or alterations to buildings and structures in all occupancies as follows:
 - a. Throughout structures where additions to existing buildings add more than 50% of the existing square footage to the structure OR the addition is 1000 (one-thousand) square feet or greater.
 - b. Throughout structures where alterations to existing buildings encompass more than 50% of the existing square footage of the structure OR the alterations encompass 1,000 (one-thousand) square feet or greater.
 - c. Where there is a change of occupancy to a more hazardous use as determined by the Building Official or Fire Chief.
4. These requirements shall be applicable to the combined square footage of all building permits issued for the address or site within the last five (5) years. Buildings or structures separated by less than ten (10) feet shall be considered as a single building or structure for that purpose.

- (E) Appendix D Section D107.1 Exception 1 of the 2013 California Fire Code shall be deleted in its entirety.

Sec. 8109.1. Fire Code Official.

The California Fire Code with amendments set forth in this Section shall be enforced by the Five Cities Fire Authority, which shall be operated under the Fire Chief of the Five Cities Fire Authority. The Fire Chief of the Five Cities Fire Authority may designate qualified individuals as inspectors as shall be necessary from time to time.

Sec. 8109.2. Recovery of Costs.

Where an emergency situation is caused or exacerbated by a willful act, a negligent act, or a violation of the Fire Code, Building Code, or any other applicable law, ordinance or regulation, the cost of emergency service to mitigate and secure any emergency that is within the responsibility of the Fire Chief is a charge against the person who caused the emergency or

who caused the circumstances leading to the creation of the emergency, and such person shall be liable for the costs of such services. Damages and expenses incurred by any public agency providing emergency services or mutual aid shall constitute a debt of such person and shall be collectible by the Fire Chief or City Manager or designee for proper distribution in the same manner as in the case of an obligation under contract expressed or implied. Costs and expenses as stated above shall include, but not be limited to, equipment and personnel committed and any payments required by the public agency to outside business firms requested by the public agency to mitigate or secure the emergency, monitor remediation, and clean up.

Sec. 8109.3. Appeals.

Whenever the Fire Chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the Chapter do not apply or that the true intent and meaning of the Chapter have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Fire Chief to the City Manager within thirty (30) days from the date of the decision appealed. The applicant may appeal from the decision of the City Manager within thirty (30) days from the date of the decision appealed by following the provisions outlined within Section A108 of the 2013 California Fire Code.

Sec. 8109.4. Issuance of Citations.

Officers and employees within the City of Grover Beach authorized to issue citations are designated within Article I, Chapter 2, Section 1203.2 of the Grover Beach Municipal Code.

Sec. 8110. Adoption of the California Existing Building Code. The 2013 edition of the California Existing Building Code, including Appendix A1, as published by the International Code Council, Washington D.C., and as held by the California Building Standards Commission, Sacramento, CA, is hereby adopted as the Existing Building Code of the City of Grover Beach, excluding any references to fees. The fees as set forth in the City of Grover Beach Master Fee Schedule, as may be amended by the City Council from time to time, shall apply.

Sec. 8111. Adoption of the California Green Building Standards Code. The 2013 edition of the California Green Building Standards Code, as held by the California Building Standards Commission, Sacramento, CA, is hereby adopted as the Green Building Standards Code of the City of Grover Beach, excluding any references to fees. The fees as set forth in the City of Grover Beach Master Fee Schedule, as may be amended by the City Council from time to time, shall apply.

Sec. 8112. Adoption of the California Reference Standards Code. The 2013 edition of the California Reference Standards Code, as published by the International Code Council, Washington, D.C., is hereby adopted as the Reference Standards Code of the City of Grover Beach, excluding any references to fees. The fees as set forth in the City of Grover Beach Master Fee Schedule, as may be amended by the City Council from time to time, shall apply.

Sec. 8113. Adoption of the International Property Maintenance Code. The 2012 edition of the International Property Maintenance Code, as published by the International Code Council, Washington D.C., is hereby adopted as the Property Maintenance Code of the City of Grover Beach, except such portions as are hereinafter deleted, modified or amended as follows.

- (A) The following Sections of the 2012 International Property Maintenance Code shall be revised to delete and insert the following:

Section 101.1 Title. Delete "Name of Jurisdiction" and insert "The City of Grover Beach".

Section 103.5 Fees. Delete "Jurisdiction to insert appropriate schedule" and insert "The Grover Beach Master Fee Schedule".

Section 112.4 Failure to comply. Delete the first "Amount" and insert "triple the amount charged for the original permit fee(s)" and delete the second "Amount" and insert "\$1000.00".

Section 302.4 Weeds. Delete "jurisdiction to insert height in inches" and insert "four (4) inches".

Section 304.14 Insect screens. Delete "during the period from [Date] to [Date]" and insert "year-round".

Section 602.3 Heat supply. Delete "during the period from [Date] to [Date]" and insert "year-round".

Section 602.4 Occupiable work spaces. Delete "during the period from [Date] to [Date]" and insert "year-round".

PART 3: If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance or any part thereof is for any reason held to be in violation of the law, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared in violation of the law.

PART 4: This Ordinance shall take effect January 1, 2014. Within fifteen (15) days after its adoption, it shall be published in full, together with the names of the Council Members voting in favor, in a newspaper of general circulation within the City.

INTRODUCED at a regular meeting of the City Council held on November 4, 2013 and **PASSED, APPROVED and ADOPTED** by the City Council on _____ on the following roll call vote, to wit:

- AYES: Council Members -
- NOES: Council Members -
- ABSENT: Council Members -
- ABSTAIN: Council Members -



 DEBBIE PETERSON, MAYOR

ATTEST:

DONNA L. McMAHON, CITY CLERK

APPROVED AS TO FORM:

MARTIN D. KOCZANOWICZ, CITY ATTORNEY

SUMMARY OF CHANGES – 2013 CALIFORNIA CODES

BUILDING & RESIDENTIAL CODE CHANGES:

1. Expanded Regulations on children play structures to now cover all non-residential occupancies, instead of just malls.
2. Fire sprinklers are now required where upholstered furniture and mattresses are manufactured, stored or displayed, if they occupy more than a certain area.
3. Confirm that the swing of the door is determined based on total occupant load of a room and not on distributed occupant load to the number of doors.
4. There is a major revision to the accessibility requirements. The State Architect has adopted the 2010 Americans with Disabilities Act (ADA) Standards with California amendments.
5. Fire official can require address number be posted at multiple locations; and be maintained.
6. Photovoltaic elements must now meet code requirements for roofing material.
7. Numerous new smoke alarm requirements for residential occupancies.
8. Numerous changes to wood-framing requirements for 1 & 2 family dwellings and townhouses, including wall bracing, braced wall panels, etc.

ELECTRIC CODE CHANGES:

1. When branch circuit is modified, replaced or extended, it shall be protected by AFCI.
2. Qualified persons are now required to work on photovoltaic systems.
3. A new article has been added to cover small wind electric systems.

MECHANICAL CODE CHANGES:

1. The plumbing code shall govern when there are conflicts between the mechanical and plumbing codes.
2. Add detailed ladder requirements for equipment installed on roofs.
3. Detailed and clarified parking garage ventilation requirements.

PLUMBING CODE CHANGES:

1. Add new Chapter 17 for Rainwater Catchment Systems Reuse.
2. Reduce plumbing fixtures flow rate substantially to be consistent with the Green Building Code.
3. Re-instate gas pressure test to 10 psi for low pressure gas and 60 psi for medium pressure gas.

ENERGY CODE CHANGES:

1. Meeting the new code will substantially reduce energy use (25% for single-family dwellings, 14% for Multi-family and 30% for non-residential buildings)
2. Increased wall insulation.
3. Higher performance windows.
4. Solar “ready” provisions.
5. Move “commissioning” requirements from the Green Code to the Energy Code.

GREEN BUILDING STANDARDS CODE CHANGES:

1. Additions and alterations have to comply.
2. Expand requirements to cover all residential buildings.
3. New requirements for supermarket refrigeration leak detection.
4. Reduce plumbing fixture flow rate substantially.