



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: OCTOBER 10, 2022

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: MICHAEL KLEIN, COMMUNITY DEVELOPMENT DIRECTOR, AICP
SPARKY COHEN, BUILDING OFFICIAL

SUBJECT: CONSIDERATION OF ORDINANCE NO. 2022-400 ADOPTING THE CALIFORNIA CODE OF REGULATIONS - TITLE 24, THE 2022 CALIFORNIA BUILDING STANDARDS CODE PARTS 1 THROUGH 12 WITH LOCAL AMENDMENTS THERETO AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE.

MEETING DATE: OCTOBER 26, 2019

SUMMARY RECOMMENDATION:

Staff recommends that City Council waive further reading and introduce Ordinance No. 2022-400, which proposes adoption of the 2022 California Building Standards Code (California Code of Regulations Title 24) with local amendments.

BACKGROUND:

The adopted building codes for the City of Calabasas are located in Chapter 15.04 of the Municipal Code. Primarily, these provisions are directly related to the California Building Standards Code, which is published in its entirety every three years by order of the California legislature. The Codes apply to all occupancies in the State of California unless otherwise annotated.

DISCUSSION/ANALYSIS:

Section of 17958 of the California Health and Safety Code requires that the latest California Codes apply to local jurisdictions 180 days after they become effective at the State level. On July 1, 2022, The California Building Standards Commission (the Commission) adopted the 2022 Edition of the Building Standards Codes and they become effective at the local level January 1, 2023.

The Commission completed the adoption and approval of the following building standards that are applicable to the City:

Part 1	California Administrative Code
Part 2	California Building Code (Volumes 1 and 2)
Part 2.5	California Residential Code
Part 3	California Electrical Code
Part 4	California Mechanical Code
Part 5	California Plumbing Code
Part 6	California Energy Code
Part 7	<i>(Vacant- Not Applicable)</i>
Part 8	California Historical Building Code
Part 9	California Fire Code
Part 10	California Existing Building Code
Part 11	California Green Building Standards Code
Part 12	California Referenced Standards Code

A complete set of the 2022 California Building Standards Codes is available for review in the office of Building and Safety. The new codes are also available for viewing by visiting the Building Standards Commissions website at <http://www.bsc.ca.gov/>.

Three historic administrative amendments are proposed to be maintained this year (i) one in Section 15.04.030, which is in regards to Building Code related appeals and the process for establishing appeal boards, (ii) one of which is in Section 15.04.350 regarding disaster responses and the safety assessment placards utilized for posting observed structures, and (iii), in response to California Assembly Bill 2188 and 1236, Council adopted an expedited permit process for small residential roof mount solar photovoltaic electrical systems and for electrical vehicle charging stations.

Staff does recommend new administrative amendments this year in regards to: (i) "stalled construction" and remodels of structures that started without land use permits and without building permits; (ii) clarifications to make it clear that it is unlawful to start any construction work that requires a permit before securing said permit, and (iii) "unlawful acts" and "unlawful occupancy" pertaining to unpermitted structures. The amendments would include a definition of "successful inspection"

and also narrow the timeframe for permit validity durations for permits issued related to mitigation of unlawful construction.

The County of Los Angeles Fire Department provides fire protection services for the City of Calabasas and they serve as Fire Code Officials to the city via enforcement of the Consolidated Fire Protection District Code of Los Angeles County. It is anticipated that at some point in time this year, the Fire Department will update the Consolidated Fire Protection District Code of Los Angeles County following the triennial code cycle pattern; staff recommends adoption by reference to eliminate a secondary and separate Council Agenda Item at a future date.

FISCAL IMPACT/SOURCE OF FUNDING:

None

REQUESTED ACTION:

Staff recommends that the City Council waive further reading and introduce Ordinance No. 2022-400 which proposes adoption of the 2022 California Building Code (California Code of Regulations, Title 24, Parts 1-12 with local amendments.

ATTACHMENTS:

- A. Ordinance 2022-400
- B. Ordinance 2022-400, Exhibit 1 – Findings of local conditions