

Item 4 Attachment 2
EXHIBIT 1
2022 California Building Standards Code

**FACTUAL FINDINGS ESTABLISHING THE REASONABLE NEED FOR LOCAL AMENDMENTS
TO PORTIONS OF THE BUILDING STANDARDS CODE BASED UPON CLIMATIC,
TOPOGRAPHICAL, GEOGRAPHICAL, or ADMINISTRATIVE PROVISION**

Section 1 of this Exhibit sets forth various findings that apply in Calabasas, explaining the administrative provisions and the local conditions that necessitate the various changes.

Section 2 of this Exhibit explains which findings apply to which amendments.

In numerous instances herein, the City has opted to make findings even though it is not legally required to do so. For example, if a change to a building standard is administrative in nature, then no finding is legally required. Likewise, if a proposal does not contradict a building standard, but merely supplements the standard, then the city need not make a finding.

Section 1. General Findings

The following findings apply in the City of Calabasas, and explain why the changes to the Building Standards Code are necessary because of climatic or local administrative regulations in the city.

A. Climatic, Topographical, and Geographical Conditions

Given that the Southern California region has been determined by the California Air Pollution Control Board to be a non-attainment area for air quality, and the City of Calabasas is part of the Southern California region; and, given the City of Calabasas is located specifically at the western extreme of the San Fernando Valley, serving as the gateway to the Santa Monica Mountains Recreation Area, with an estimated visitation by approximately 35 Million visitors annually; and, given that the emissions from wildfire is harmful.

Given that the City of Calabasas is located in an area subject to climatic conditions with long periods of low humidity and hot weather, combined with unpredictable seasonal Santa Ana high wind conditions resulting in increased exposure to fire risk.

Given that the City of Calabasas is in the Santa Monica Mountains with features such as steep canyons and hillsides that accelerate and intensify fire movement

Given that the City of Calabasas is in the Santa Monica Mountains, an area proven to be an extremely high fire area, one that most recently suffered major damage due to the Woolsey Fire of 2018 which destroyed over 1600 homes and damages estimated to be valued at over five billion dollars.

Given that the California Department of Forestry and Fire Protection ("CAL Fire") has determined that the City of Calabasas is in a Very High Fire Area Severity Zone, which is further reflected via CAL Fire Map ID FHSZLO6_1_MAP.

B. Administrative Regulations

Local regulations necessary to carry out the application of the CBSC that do not establish building standards may be enacted without meeting the requirements of the HSC sections 18941.5, 17958, 17958.5 and 17958.7. Additional amendments have been made to Codes. Through recommendation of the City Attorney, City Prosecutor, or the Community Development Department, such amendments are hereby found to be either administrative or procedural in nature which do not impact the technical standards within the California Building Standards Codes or concern themselves with subjects which are not covered in such Codes. The changes made include provisions making each of said Codes compatible with other Codes and Ordinances enforced by the City.

C. Not Applicable (N/A). No findings need to be made, because the code section that is at issue does not amend any building standard.

Section 2 – Which Findings Apply to Which Amendments

Amendments to the 2022 Edition of the California Codes are found reasonably necessary based on the climatic condition cited within this Ordinance and Section 1 above or for an administrative process as follows.

Municipal Code Section - California Building Standard Code Provision	Applicable Finding
15.04.010 2022 Building Code adopted	N/A
15.04.030 2022 Building Code Administrative Provisions Adopted	B
15.04.030 C – “CBC Section 113” Appeals pertaining to the Building Code	B
15.04.040 Stalled and or unlawful construction	B
15.04.050 Safety assessment placards	B
15.04.100 2022 Residential Code adopted	N/A
15.04.140 2022 Residential Code Administrative Provisions Adopted	B
15.04.140 B – “RBC Section R112” Appeals pertaining to the Residential Building Code	B
15.04.180 2022 Mechanical Code adopted	N/A
15.04.200 Mechanical Code Administrative Provisions Adopted	B
15.04.200 B – CMC Section 108.0 Appeals pertaining to the Mechanical Code	B
15.04.240 2022 Plumbing Code adopted	N/A

Municipal Code Section - California Building Standard Code Provision	Applicable Finding
15.04.280 2022 Plumbing Code Administrative Provisions Adopted	B
15.04.280 C. "CPC Section 102.3" Appeals pertaining to the Plumbing Code-	B
15.04.300 2016 Electrical Code adopted	N/A
15.04.350 "CEC Article 89" Electrical Code General Code Administrative Provisions Adopted	B
15.04.350 C "CEC Article 89.108.8" Appeals pertaining to the Electrical Code	B
15.04.400 2022 Energy Code adopted	N/A
15.04.450 2022 Historical Building Code adopted	N/A
15.04.500 2022 Fire Code adopted	A and B
15.04.550 Green Building Standards Code adopted	N/A
15.04.600 "Section 65850.5 of the California Government Code" Expedited permitting - Electrical vehicle charging stations	B
15.04.700 2022 Existing Building Code adopted	N/A
15.04.740 2016 Existing Code Administrative Provisions Adopted	B
15.04.740 "EBC Section 1.8.8" Appeals pertaining to the Existing Building Code	B
15.04.760 A 2015 International Property Maintenance Code	B
15.04.760 B 2015 International Property Maintenance Code Board of Appeals	B
15.04.800 Fees	B
15.04.840 Violation—Nuisance—Civil remedies available	B