

2019 California Building Standards Code Adoption

Item: 4.1

City Council Meeting
October 22, 2019

Presenters:

James Son, Deputy Director, PBCE

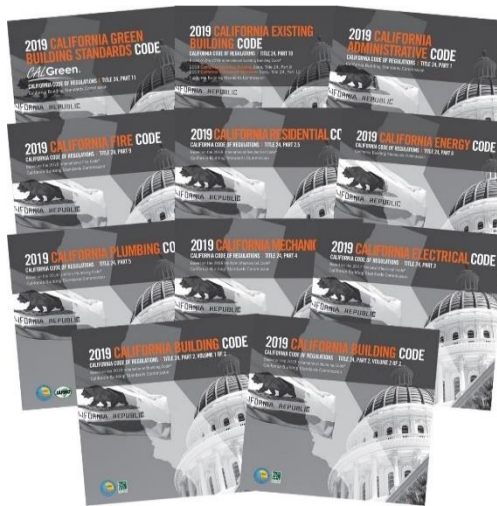
Hector Estrada, Fire Marshal, SJFD

Reggie Williams, Assistant Fire Chief, SJFD



*Planning, Building and
Code Enforcement*

2019 California Building Codes



- The California Building Standards Commission updates California Code every three (3) years
- 2019 California Codes are based on the 2018 International Building Code
- 2019 California Codes will apply to building permit applications submitted on or after January 1, 2020
- State allows local jurisdictions to make amendments and modifications due to special local climatic, geological and topographical conditions

California Codes

- 2019 California Building Code (CBC)
- 2019 California Residential Code (CRC)
- 2019 California Electrical Code (CEC)
- 2019 California Mechanical Code (CMC)
- 2019 California Plumbing Code (CPC)
- 2019 California Historical Building Code (CHBC)
- 2019 California Existing Building Code (CEBC)

2019 Green Building Standards Code and 2019 Energy Efficiency Standards are being adopted through the Reach Code ordinance.

Proposed Ordinance Accomplishes the Following

- Adopts the 2019 edition of the California Codes
- Updates previously adopted local amendments to the California Codes to match current code language and cross-reference
- Updates the Municipal Code to reflect the 2019 California Codes

Recommended Title 24 Amendments

Building Codes

- Retain:

Four (4) previously adopted amendments to 2019 California Codes

California Building Code (CBC)

- Increased Seismic Separation between adjoining buildings
- Independent special inspection for concrete
- Limit the material used in brace walls conventional light frame construction

California Residential Code (CRC)

- Limit the material used in braced walls conventional light frame construction

- No additional (0) amendments to 2019 California Codes

Recommended Title 17 Amendments

Fire Codes

- Adopt
 - 2019 California Fire Code (CFC)
 - Replace Toxic Gas Ordinance with CFC Standard Code
 - Retain & Update local amendments to match CFC language & references
- Retain: Current amendments to 2019 California Fire Code
 - Fire Breathing Air Replenishment System
 - Sprinkler System Requirements
 - Fire Safety During Construction

Recommended Title 17 Amendments

Fire Codes

- Additional Amendments:
 - 3D Printing Additive Manufacturing
 - Lithium Battery Storage
 - Fire Suppression & Alarm Systems to 2019 NFPA Standard
 - Plant Extract Processing
 - Definition of Wildland Urban Interface (WUI) areas and fuel management standards

Questions and Answers

Code Adoption Highlights

- Adopts the 2019 edition of the California Codes
- Updates previously adopted local amendments to the California Codes to match current code language and cross-reference
- Updates the Municipal Code to reflect the 2019 California Codes

For Questions:

James Son, Deputy Director, PBCE

Hector Estrada, Fire Marshal, SJFD