



CITY OF MILLBRAE
621 MAGNOLIA AVE
MILLBRAE, CA 94030

CITY COUNCIL
AGENDA REPORT

SUBJECT: Hold Public Hearing, Waive the First Reading, and Introduce an Ordinance Adopting New 2022 State Model Building Codes with Local Amendments, Including local Reach Code, Expedited Solar Permitting and Expedited Electric Vehicle Charging Permit ATTACHMENTS: 1. Ordinance	Report No. 7070
	Agenda Item: 14
	For Agenda of November 15, 2022
	Department: Community Development
	Originator: Valentino J. Mandapat Deputy Building Official Keyvan Irannejad Chief Building Official
Approved:	
Budget Action: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Finance Review:	

REPORT TYPE: <input checked="" type="checkbox"/> ACTION <input checked="" type="checkbox"/> INFORMATIONAL
ITEM TYPE: <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> EXISTING BUSINESS <input type="checkbox"/> NEW BUSINESS

RECOMMENDATION:

Staff recommends the City Council (1) conduct a Public Hearing on the Ordinance adopting the State Model Building Codes with local amendments, including Reach Code, Expedited Solar permitting and Expediting Electric Vehicle Charging Permit; (2) make express findings that the local amendments are reasonably necessary because of local climatic, geological, or topographical conditions; and (3) introduce and waive the first reading of the Ordinance to adopt the State Model Building Codes with local amendments.

BACKGROUND:

California Health and Safety Code section 17958 mandates that the California Building Standards Commission adopt and publish the new building codes (Title 24 California Code of Regulations) every three years (State Model Building Codes). The State Model Building Codes include Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical Building, Fire, Existing Building, Green Building Standards, and Property Maintenance. The new adopted State Model Building Codes become effective January 1, 2023.

Without taking action, the State Model Building Codes become the default codes of the City. However, state law permits the City to adopt local amendments to the State Model Building Codes that are reasonably necessary and justified because of climatic, geological, or topographical conditions.

In addition, the adoption will include the 2021 International Property Maintenance Code , 2021 International Fire Code as published by the International Code Council and Small Residential Rooftop Solar Energy System Expedited Permitting Process including Expedited Electric Vehicle Charging Permit. A brief high-level summary is provided below.

2022 State Model Building Codes Updates Summary

Building Code Update

The 2022 Building code triennial update includes minor language restatements and refinements in addition to requiring more energy-efficient installation for new construction and additional safety measures.

Fire Code Update

The 2022 Fire code update includes: requiring new fire alarm systems to be certified by an Underwriters Laboratory-listed fire alarm company, fire control rooms in new buildings, and clarification of fire sprinkler requirements including enhanced sprinkler protection over electric vehicle charging stations.

Local Amendments

Local amendments include: (1) amending time limitation of application and expiration of permits; (2) creating a "General Regulations" Chapter to provide consistency in the interpretation and enforcement of the general administration provisions of each Chapter in Title 9; (3) amending Title 24 Part 6 Energy Code and Part 11 Green Building to adopt local Reach Codes to reduce greenhouse gas emissions; and (4) amending the automatic fire sprinkler regulation of the Building and Residential Code for proper enforcement by the Central County Fire Department that includes suppression of lithium batteries of electric vehicles.

Expedited Permitting

The Ordinance also establishes expedited permit processing and approval for small residential rooftop solar energy systems and electric vehicle charging stations that meet specific requirements that will be established by city staff, consistent with state law.

In sum, the attached Ordinance will adopt the State Model Building Codes and incorporate them into the Millbrae Municipal Code and establish local amendments to the State Model Building Codes that are reasonably necessary and justified due to climatic, geological or topographical conditions in Millbrae; adopt the 2021 International Property Maintenance Code, 2021 International Fire Code as published by the International Code Council, and the Small Residential Rooftop Solar Energy System Expedited Permitting Process including Expedited Electric Vehicle Charging Permit ; and add general regulations which will establish uniform processes for Title 9.

FISCAL IMPACT:

There is no fiscal impact resulting from this action.

COUNCIL ACTION:

Staff recommends that the City Council (1) conduct a Public Hearing on the Ordinance adopting the State Model Building Codes, the 2021 International Property Maintenance Code, 2021 International Fire Code with local amendments, including expedited solar permitting and expedited electrical vehicle charging permit (2) make express findings that the local amendments are reasonably necessary because of local climatic, geological, or topographical conditions; and (3) introduce and waive the first reading of the Ordinance to adopt the State Model Building Codes with local amendments.