

**City of Culver City, California
Agenda Item Report**

Meeting Date: 05/23/11		Item Number: PH-1	
CITY COUNCIL AGENDA ITEM:PUBLIC HEARING - Introduction of an Ordinance Repealing and Replacing SubChapter 15.02.100 of the Culver City Municipal Code and Adopting by Reference the 2010 California Building Standards Administrative Code, 2010 California Building Code, 2010 California Residential Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Energy Code, 2010 California Historical Building Code, 2010 Existing Building Code, 2010 California Green Building Standards Code, and 2010 California Reference Standards Code.			
Contact Person/Dept.: Craig Johnson		Phone Number: (310) 253-5802	
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒	
Public Hearing: ☒		Action Item: ☐ Attachments: ☒	
Public Notification: Legal notice published in the Culver City News (2/17/2011); Meetings and Agendas – City Council (05/19/11).			
Department Approval: Sol Blumenfeld (05/04/11)		City Attorney Approval: Carol Schwab: (by L. Vidra) (05/18/11)	
Fiscal Impact Approval: Jeff Muir (by M. Noller) (05/18/11)		City Manager Approval: John Nachbar (05/19/11):	
<u>RECOMMENDATION:</u> Staff recommends the City Council introduce an ordinance repealing and replacing Subchapter 15.02.100 of the Culver City Municipal Code (CCMC) and adopting by reference the 2010 California Building Standards Administrative Code, 2010 California Building Code, 2010 California Residential Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Energy Code, 2010 California Historical Building Code, 2010 Existing Building Code, 2010 California Green Building Standards Code, and 2010 California Reference Standards Code. <u>PROCEDURE:</u> 1. Mayor seeks a motion to receive and file the affidavit for publishing legal notice. 2. Mayor requests a brief staff report and City Council poses questions to staff as desired. 3. Mayor opens the public hearing and invites public comments. 4. Mayor seeks a motion to close the public hearing. 5. Based on public comment and staff research, the City Council discusses the proposed recommendation and arrives at its decision.			

City of Culver City, California
Agenda Item Report

BACKGROUND/DISCUSSION:

The California Building Standards Commission in 2010 adopted the Triennial Edition of the California Code of Regulations, Title 24 (California Building Standards Code), consisting of the 2010 California Building Standards Administrative Code, 2010 California Building Code, 2010 California Residential Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Energy Code, 2010 California Historical Building Code, 2010 Existing Building Code, 2010 California Green Building Standards Code, and 2010 California Reference Standards Code., as well as other regulations. All jurisdictions in California are required to adopt the California Codes based on the California Code of Regulations, Title 24.

The 2010 California Building Codes went into effect statewide on January 1, 2011 and are in effect in all jurisdictions in California as of that date whether adopted by local jurisdictions or not. Local jurisdictions may adopt amended versions of the California codes but only if they are stricter than the base California Codes and such amendments are subsequently approved by the California Building Standards Commission.

The 2010 California Green Building Code (CalGreen) is a completely new code. CalGreen will be enforced in conjunction with Culver City's existing mandatory green building program and mandatory solar photovoltaic program. CalGreen primarily focuses on typical green building issues; the two Culver City green programs primarily focus on energy issues. Staff has prepared a guide to application of the 3 green codes, please see attached.

In the near future, staff will be revisiting the 2 Culver City green programs with the Culver City sustainable stakeholders group and the City Council Sustainability Subcommittee.

FISCAL ANALYSIS:

There is no fiscal impact associated with adopting the updated building code regulations.

ATTACHMENTS:

1. Proposed Ordinance No. 2011-_____
2. Current Chapter 15.02: Buildings, Structures, and Equipment

City of Culver City, California
Agenda Item Report

3. Notice of Public Hearing
4. Guide to the application of CalGreen and Culver City green programs.

MOTION:

That the City Council:

Introduce an ordinance repealing and replacing Subchapter 15.02.100 of the Culver City Municipal Code and adopting by reference the 2010 California Building Standards Administrative Code, 2010 California Building Code, 2010 California Residential Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, 2010 California Energy Code, 2010 California Historical Building Code, 2010 Existing Building Code, 2010 California Green Building Standards Code, and 2010 California Reference Standards Code