



City of Culver City

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Council Chambers
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Staff Report

File #: 20-550, Version: 1

Item #: C-10.

Adoption of an Ordinance (1) Repealing and Replacing Culver City Municipal Code Subchapter 15.02.100, of Chapter 15.02, "Adoption of State Codes", and Adopting by Reference the 2019 California Building Standards Administrative Code, 2019 California Building Code with Local Amendments, 2019 California Residential Building Code with Local Amendments, 2019 California Electrical Code, 2019 California Mechanical Code with Local Amendments, 2019 California Plumbing Code with Local Amendments, 2019 California Energy Code, 2019 California Historical Building Code with Local Amendments, 2019 Existing Building Code with Local Amendments, 2019 California Green Building Standards Code with Local Amendments, and 2019 California Reference Standards Code; 2018 International Property Maintenance Code with Local Amendments; (2) Repealing Culver City Municipal Code Chapter 15.14 (Electric Vehicle Charging Stations), Subchapters 15.02.500 (Sandblasting), 15.02.800 (Hillside Drainage), 15.02.1000 (Solar Photovoltaic Systems), 15.02.1200 (Expedited Solar System Permitting), and 15.02.1300 (Hillside Grading Requirements and Permitting) of Chapter 15.02, and incorporating the contents into the various State Codes as Amendments; and (3) Repealing Subchapter 15.02.1100 (Green Building Program and Requirements) and Replacing it with New Subchapter 15.02.1100 (Local Amendments to the 2019 California Green Building Standards Code, Building Code and Residential Building Code, to Establish Reach Codes Standards.

Meeting Date: December 9, 2019

Contact Person/Dept: Lukas Quach, Building Official / CDD

Phone Number: (310) 253-5802

Fiscal Impact: Yes ☒ No ☐

General Fund: Yes ☒ No ☐

Public Hearing: ☐ **Action Item:** ☐ **Attachments:** ☐

Commission Action Required: Yes ☐ No ☒ **Date:**

Public Notification: (E-Mail) Meetings and Agendas - City Council (12/03/19)

Department Approval: Sol Blumenfeld, Community Development Director (11/19/19)

RECOMMENDATION

Staff recommends the City Council adopt an ordinance:

(1) Repealing and Replacing Culver City Municipal Code Subchapter 15.02.100, of Chapter 15.02, "Adoption of State Codes", and Adopting by Reference the 2019 California Building Standards Administrative Code, 2019 California Building Code with Local Amendments, 2019 California Residential Building Code with Local Amendments, 2019 California Electrical Code, 2019 California Mechanical Code with Local Amendments, 2019 California Plumbing Code with Local Amendments, 2019 California Energy Code, 2019 California Historical Building Code with Local Amendments, 2019 Existing Building Code with Local Amendments, 2019 California Green Building Standards Code with Local Amendments, and 2019 California Reference Standards Code; 2018 International Property Maintenance Code with Local Amendments;

(2) Repealing Culver City Municipal Code Chapter 15.14 (Electric Vehicle Charging Stations), Subchapters 15.02.500 (Sandblasting), 15.02.800 (Hillside Drainage), 15.02.1000 (Solar Photovoltaic Systems), 15.02.1200 (Expedited Solar System Permitting), and 15.02.1300 (Hillside Grading Requirements and Permitting) of Chapter 15.02, and incorporating the contents into the various State Codes as Amendments; and

(3) Repealing Subchapter 15.02.1100 (Green Building Program and Requirements) and Replacing it with New Subchapter 15.02.1100 (Local Amendments to the 2019 California Green Building Standards Code, Building Code and Residential Building Code, to Establish Reach Codes Standards.

BACKGROUND/DISCUSSION

At its meeting of November 18, 2019, the City Council (by a vote of 5-0) introduced an Ordinance adopting the various California State Codes referenced above, with certain local amendments, as detailed in the attached proposed Ordinance. The proposed Ordinance repeals certain listed subchapters and chapters of the Culver City Municipal Code and incorporates the contents into the various State Codes as local amendments. Additionally, the introduced Ordinance sets forth local amendments (called Reach Code standards) pertaining to energy efficiency and related issues, such as water permeable surfaces, gray water, landscape irrigation controls, light pollution reduction, construction waste reduction, wildland-urban interface areas, and shower facilities for bicycle parking.

At the November 18, 2019 meeting, the City Council also adopted a Resolution making express findings that the State Code amendments are reasonably necessary because of local climatic, geological or topographical conditions.

Staff brings the Proposed Ordinance to the City Council this evening for adoption. If the City Council adopts the Ordinance, then the most recent editions of the above referenced building codes, with local amendments, will be in effect 30 days from the date of adoption (i.e., on January 9, 2020).

FISCAL ANALYSIS

There is no direct fiscal impact related to the adoption of this ordinance.

ATTACHMENTS

1. 2019-12-09_ATT - Proposed Ordinance

MOTION

That the City Council:

Adopt an Ordinance:

1. Repealing and Replacing Culver City Municipal Code Subchapter 15.02.100, of Chapter 15.02, "Adoption of State Codes", and Adopting by Reference the 2019 California Building Standards Administrative Code, 2019 California Building Code with Local Amendments, 2019 California Residential Building Code with Local Amendments, 2019 California Electrical Code, 2019 California Mechanical Code with Local Amendments, 2019 California Plumbing Code with Local Amendments, 2019 California Energy Code, 2019 California Historical Building Code with Local Amendments, 2019 Existing Building Code with Local Amendments, 2019 California Green Building Standards Code with Local Amendments, and 2019 California Reference Standards Code; 2018 International Property Maintenance Code with Local Amendments;
2. Repealing Culver City Municipal Code Chapter 15.14 (Electric Vehicle Charging Stations), Subchapters 15.02.500 (Sandblasting), 15.02.800 (Hillside Drainage), 15.02.1000 (Solar Photovoltaic Systems), 15.02.1100 (Green Building Program and Requirements), 15.02.1200 (Expedited Solar System Permitting), and 15.02.1300 (Hillside Grading Requirements and Permitting) of Chapter 15.02, and incorporating the contents into the various State Codes as Amendments; and
3. Repealing Subchapter 15.02.1100 (Green Building Program and Requirements) and Replacing it with New Subchapter 15.02.1100 "Local Amendments to the 2019 California Green Building Standards Code, Building Code and Residential Building Code, to Establish Reach Codes Standards".