



City of Culver City

Mike Balkman
Council Chambers
9770 Culver Blvd.
Culver City, CA 90232
(310) 253-5851

Staff Report

File #: 23-219, Version: 1

Item #: C-4.

CC - CONSENT ITEM: Adoption of an ordinance (1) Repealing and replacing Culver City Municipal Code (CCMC) Subchapter 15.02.100, of Chapter 15.02, "Adoption of State Codes"; (2) Repealing and replacing CCMC Subchapter 15.02.1100, of Chapter 15.02, "Local Amendments to the Green Building Standards Code, Building Code and Residential Building Code, to Establish Reach Code Standards"; and (3) Adopting by reference the 2022 California Building Standards Administrative Code, 2022 California Building Code with Local Amendments, 2022 California Residential Building Code with Local Amendments, 2022 California Electrical Code, 2022 California Mechanical Code with Local Amendments, 2022 California Plumbing Code with Local Amendments, 2022 California Energy Code, 2022 California Historical Building Code, 2022 Existing Building Code with Local Amendments, 2022 California Green Building Standards Code with Local Amendments, and 2022 California Reference Standards Code; 2021 International Property Maintenance Code with Local Amendments.

Meeting Date: October 10, 2022

Contact Person/Dept.: Tim Koutsouros, Building Official / CDD
Phone Number: (310) 253-5800

Fiscal Impact: Yes No **General Fund:** Yes No

Attachments: Yes No

Commission Action Required: Yes No

Public Notification: (E-Mail) Meetings and Agendas - City Council (10/05/2022)

Department Approval: Jesse Mays, Assistant City Manager (09/27/2022)

RECOMMENDATION

Staff recommends the City Council adopt an ordinance:

(1) Repealing and replacing Culver City Municipal Code (CCMC) Subchapter 15.02.100, of Chapter 15.02, "Adoption of State Codes";

(2) Repealing and replacing CCMC Subchapter 15.02.1100, of Chapter 15.02, "Local Amendments to the Green Building Standards Code, Building Code and Residential Building Code, to Establish Reach Code Standards"; and

(3) Adopting by reference the 2022 California Building Standards Administrative Code, 2022 California Building Code with Local Amendments, 2022 California Residential Building Code with Local Amendments, 2022 California Electrical Code, 2022 California Mechanical Code with Local Amendments, 2022 California Plumbing Code with Local Amendments, 2022 California Energy Code, 2022 California Historical Building Code, 2022 Existing Building Code with Local Amendments, 2022 California Green Building Standards Code with Local Amendments, and 2022 California Reference Standards Code; 2021 International Property Maintenance Code with Local Amendments.

BACKGROUND

At its meeting of September 19, 2022, 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 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 September 19, 2022 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.

The Proposed Ordinance is now being presented to the City Council 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 January 1, 2023, at least 30 days from the date of adoption.

FISCAL ANALYSIS

There is minimal fiscal impact associated with adopting the updated California Building Code regulations. The additional costs may include additional training of plan checking, inspection, and permitting staff, updating code books, handouts, and websites, indirect training time of applicants, and conducting outreach to the community. There will also be additional costs associated with construction projects as with each code cycle, the requirements for building safer, more resilient, and more energy efficient structures increase.

ATTACHMENTS

1. Proposed Ordinance - 2022 Building Code Update

MOTIONS

That the City Council:

Adopt an ordinance (1) Repealing and replacing Culver City Municipal Code (CCMC) Subchapter 15.02.100, of Chapter 15.02, "Adoption of State Codes"; (2) Repealing and replacing CCMC Subchapter 15.02.1100, of Chapter 15.02, "Local Amendments to the Green Building Standards Code, Building Code and Residential Building Code, to Establish Reach Code Standards"; and (3) Adopting by reference the 2022 California Building Standards Administrative Code, 2022 California Building Code with Local Amendments, 2022 California Residential Building Code with Local Amendments, 2022 California Electrical Code, 2022 California Mechanical Code with Local Amendments, 2022 California Plumbing Code with Local Amendments, 2022 California Energy Code, 2022 California Historical Building Code, 2022 Existing Building Code with Local Amendments, 2022 California Green Building Standards Code with Local Amendments, and 2022 California Reference Standards Code; 2021 International Property Maintenance Code with Local Amendments.