

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 7/10/2012	(3) CONTACT/PHONE Stephen Hicks, Supervising Plans Examiner/(805) 781-5709	
(4) SUBJECT Amend Title 19 of the San Luis Obispo County Code by adopting the 2010 edition of the California Building Standards Code including Annual Supplement, State and Local Amendments. Supervisorial District: All.			
(5) RECOMMENDED ACTION (1) Adopt the attached resolution regarding local conditions; (2) introduce the attached ordinance and set July 24, 2012 as the date to hold a public hearing on an ordinance adopting and amending the 2010 Edition of the California Building Standards Code; and (3) authorize and direct the Chief Building Official to transmit a copy of this ordinance to the California Building Standards Commission as required by California Health and Safety Code Section 17958.7.			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est.) <input type="checkbox"/> Board Business (Time Est. _____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date _____	
(17) ADMINISTRATIVE OFFICE REVIEW Reviewed by Leslie Brown			
(18) SUPERVISOR DISTRICT(S) All Districts			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Stephen Hicks, Supervising Plans Examiner

VIA: Cheryl Journey, Chief Building Official

DATE: 7/10/2012

SUBJECT: Amend Title 19 of the San Luis Obispo County Code by adopting the 2010 edition of the California Building Standards Code including Annual Supplement, State and Local Amendments. Supervisorial District: All.

RECOMMENDATION

(1) Adopt the attached resolution regarding local conditions; (2) introduce the attached ordinance and set July 24, 2012 as the date to hold a public hearing on an ordinance adopting and amending the 2010 Edition of the California Building Standards Code; and (3) authorize and direct the Chief Building Official to transmit a copy of this ordinance to the California Building Standards Commission as required by California Health and Safety Code Section 17958.7.

DISCUSSION

The ordinance before you adopts the 2010 edition of the California Building Standards Code, developed and published by the Building Standards Commission, along with amendments to the Code to address local geological, topographical and climatic conditions unique to San Luis Obispo County. The code currently in effect is the 2010 edition of the Building Standards Code.

Every three years, the model construction and fire codes are republished to incorporate all code changes accepted by majority vote of members attending the annual code development meetings. The State of California adopts and amends the most recent edition of the codes, which are subsequently published by the Building Standards Commission. The Commission completed the adoption process for the 2010 edition of the California Building Standards Code, also known as "Title 24. As a result, the new codes (2010 California Building, Residential, Mechanical, Plumbing, Electrical, Energy, and Fire Codes) became effective statewide on January 1, 2011.

Generally, staff provides our local adopting ordinance and the Building and Construction Ordinance (Title 19 of the San Luis Obispo County Code) to the Board of Supervisors prior to the effective date, however, due to staffing resource constraints, they are coming before your Board at this time. The next adoption cycle will be adopting/amending the 2012 versions of the International Codes to make the 2013 California Codes which will have an effective date of January 1, 2014. We will do this again in the Fall of 2013.

The California Health and Safety Code allow the County to amend provisions of the California Building Standards Code due to local climatic, geological, or topographical conditions. The action recommended is the opportunity to include amendments to codes that address unusual local conditions in the unincorporated areas of the County of San Luis Obispo. The proposed ordinance contains the findings

required to justify the proposed code modifications. Without this action, the Planning and Building Department will have no authority to enforce the County's existing local amendments, since they are tied to the 2007 California Building, Plumbing, Electrical, Mechanical and Fire Codes. These editions will no longer be valid because the 2010 editions automatically became the County's codes on January 1, 2011.

If the recommended action is endorsed by the Board of Supervisors, final passage of the ordinance will make the references in our local codes coincide with the currently adopted California Building Standards Code.

Technical Summary

The proposed ordinance will amend existing Chapters of the County Code that adopt and amend the 2010 California Building Standards Code. The ordinance will also adopt the 2012 International Property Maintenance Code, 2009 Uniform Solar Energy Code, 1997 UBC Appendix Chapter 33 – Grading Code and the 2009 Uniform Swimming Pool, Spa and Hot Tub Code. These are specific codes that the state of California does not adopt that the County would like to use.

This is the first time that California has adopted a "Residential" Code which is based on the 2009 International Residential Code. Effective since January 1, 2011 this code has required every new dwelling to have automatic fire sprinkler systems installed.

The recently adopted changes in the 2010 California Fire Code by Cal Fire on October 2011 specific to sprinklers have been incorporated into Title 19. Since both codes share the same code sections, specific language has been added which aims to clarify the requirements for automatic sprinkler systems. The amended language is found in Sections 19.03.010 (d.) and 19.03.020 (d.).

Past code adoptions by the County have included administrative and technical amendments to the construction codes to address special situations or conditions unique to the unincorporated areas of the County. Since there have been no changes in special "climatic, geologic, or topographic" conditions in County of San Luis Obispo, staff recommends that previous amendments be carried over to the new codes. Attachment C illustrates actual text changes for all proposed amendments to the various codes. There are no new initiatives in this code adoption process; text is either a continuation of an existing amendment to an adopted code or the incorporation of existing county code text into the new adopted code.

Since the upcoming County Green Building Ordinance seeks to amend the State adopted Cal Green Code, specific sections have been added to Title 19 in preparation for those upcoming amendments.

The preliminary draft of the proposed amendments was presented to Building Officials, Planning Officials, and County Counsel.

OTHER AGENCY INVOLVEMENT/IMPACT

The proposed amendments were referred to applicable agencies and design/construction industry groups.

FINANCIAL CONSIDERATIONS

The cost of processing this amendment was included in the current Department budget.

RESULTS

Introduction of these amendments today will allow them to be heard on July 24, 2012 and become effective August 24, 2012.

Attachments

Attachment A - Resolution and Findings

Attachment B – Title 19 Ordinance Amendment (Clean signed version)

Attachment C – Title 19 Ordinance Amendment (Struck and underline version)