

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

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 12/3/2013	(3) CONTACT/PHONE Cheryl Journey, Chief Building Official/(805)781-1314	
(4) SUBJECT Hearing to consider an ordinance amending Title 19 of the San Luis Obispo County Code by adopting the 2013 edition of the California Building Standards Code including Annual Supplement, State and Local Amendments. All Districts.			
(5) RECOMMENDED ACTION That the Board of Supervisors adopt the attached ordinance (Attachment A) and approve the proposed General Rule Exemption (Exhibit C) in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.			
(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 type="checkbox"/> Consent <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Hearing (Time Est. <u>30 Minutes</u>) <input type="checkbox"/> Board Business (Time Est. <u> </u>)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input checked="" 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"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>November 26, 2013 (Introduction)</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Cheryl Journey, Chief Building Official

VIA: Kami Griffin, Acting Planning Director

DATE: 12/3/2013

SUBJECT: Hearing to consider an ordinance amending Title 19 of the San Luis Obispo County Code by adopting the 2013 edition of the California Building Standards Code including Annual Supplement, State and Local Amendments. All Districts.

RECOMMENDATION

That the Board of Supervisors adopt the attached ordinance (Attachment A) and approve the proposed General Rule Exemption (Exhibit C) in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.

DISCUSSION

At today's meeting, your Board is to hold a public hearing and take final action by adopting the attached ordinance for the proposed amendments. These items were introduced and a resolution of findings approved on November 26, 2013. The item is now before you for final approval and adoption. The packet for this meeting consists of the materials listed as follows:

LRP 2013-00006- Amendments to numerous sections of the Building and Construction Ordinance, Title 19 of the county code. The ordinance before you adopts the 2013 edition of the California Building Standards Code, developed and published by the Building Standards Commission, along with amendments to the California Building Standards Code to address local geological, topographical and climatic conditions unique to San Luis Obispo County. The building codes currently in effect are 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 2013 edition of the California Building Standards Code, also known as California Code of Regulations Title 24. As a result, the new codes (2013 California Building, Residential, Mechanical, Plumbing, Electrical, Energy, Green and Fire Codes) will become effective statewide on January 1, 2014.

The California Health and Safety Code allows 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 references the findings, approved by the Board on November 26, 2013, 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 old 2010 California Building Standards Code version. These amendments will no longer be valid when the 2013 editions automatically became the State's codes on January 1, 2014. 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 2013 California Building Standards Code and both will become effective on January 2, 2014.

Technical Summary

The proposed ordinance will amend existing chapters of the county code that adopt and amend the 2013 California Building Standards Code. The ordinance will also adopt the 2012 International Property Maintenance Code, 2012 Uniform Solar Energy Code and the 2012 Uniform Swimming Pool, Spa and Hot Tub Code. These are specific codes that the state of California does not incorporate that the County proposes to adopt.

In regards to amendments for fire sprinklers, since both the Fire and Building Codes share the same code sections, specific language and tables have been added which aim to clarify the requirements for automatic sprinkler systems. The amended language is found in Sections 19.03.010 (e.)

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. Exhibit C illustrates actual text changes for all proposed amendments to the various codes. There are no new initiatives in this code adoption process.

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

OTHER AGENCY INVOLVEMENT/IMPACT

The County Fire Department (Cal Fire) and the Planning and Building Division have worked very closely in order for both their adopting ordinances to be consistent whenever possible. Amendments were referred to applicable agencies and design/construction industry groups. The ordinance was approved by County Counsel as to form and legal effect.

FINANCIAL CONSIDERATIONS

No financial impacts to the current County budget.

RESULTS

Adoption by your Board will result in these amendments becoming effective January 2, 2014.

ATTACHMENTS

- Attachment A - Ordinance for Adoption
- Attachment B – Ordinance showing changes
- Attachment C - General Rule Exemption Form