



Legislation Details (With Text)

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**File created:** 10/19/2016    **In control:** City Council

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**Title:** Actions relating to repealing and adding Building Regulations in the Fresno Municipal Code  
 1. BILL - (For introduction) - Adopting express findings related to local climatic, topographical and geological conditions that make the City's amendments to the California Mechanical Code and California Plumbing Code reasonably necessary and repealing Sections 11-101 through Section 11-109 of Article1, Chapter 11 of the Fresno Municipal Code and adding Sections 11-101 through Section 11-109 of Article1, of Chapter 11 to adopt and amend the California Building, Residential, Electrical, Mechanical, Plumbing, Energy and Green Building Standards Codes.

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Approved Ordinance Bill.pdf, 2. Exhibit A.pdf, 3. Exhibit B.pdf

Date	Ver.	Action By	Action	Result
11/3/2016	1	City Council	approved	Pass

**REPORT TO THE CITY COUNCIL**

**November 3, 2016**

**FROM:** JENNIFER CLARK, Director  
Development and Resource Management Department

**THROUGH:** MIKE SANCHEZ, Assistant Director  
Development and Resource Management Department

**BY:** BRIAN T. LEONG, Building and Safety Services Manager  
Building and Safety Services Division

**SUBJECT**

Actions relating to repealing and adding Building Regulations in the Fresno Municipal Code  
 1. BILL - (For introduction) - Adopting express findings related to local climatic, topographical and geological conditions that make the City's amendments to the California Mechanical Code and California Plumbing Code reasonably necessary and repealing Sections 11-101 through Section 11-109 of Article1, Chapter 11 of the Fresno Municipal Code and adding Sections 11-101 through Section 11-109 of Article1, of Chapter 11 to adopt and amend the California Building, Residential, Electrical, Mechanical, Plumbing, Energy and Green Building Standards Codes.

## **RECOMMENDATION**

Introduce Ordinance Bill adopting express findings related to local climatic, topographical and geological conditions that make the City's amendments to the California Mechanical Code and California Plumbing Code reasonably necessary and repealing Sections 11-101 through Section 11-109 of Article1, Chapter 11 of the Fresno Municipal Code and adding Sections 11-101 through Section 11-109 of Article1, of Chapter 11 to adopt and amend the California Building, Residential, Electrical, Mechanical, Plumbing, Energy and Green Building Standards Codes.

## **EXECUTIVE SUMMARY**

Every three years, the California Building Standards Code is reviewed and modified where applicable and adopted by the California Building Standards Commission. On January 20, 2016, the Commission voted to adopt the 2016 edition of the California Building Standards Code effective January 1, 2017. The 2016 California Building Standards Code includes the California Building, Residential, Electrical, Mechanical, Plumbing, Energy and Green Building Standards Codes. Regardless of whether the City formally adopts the California Building Standards Code it will go into effect on January 1, 2017. However, by adopting the California Building Standards Code the City has the opportunity to amend the Codes to address local concerns. The purpose of this Ordinance Bill is merely to adopt the updated standards which are adopted or modified as necessary to insure the safety of the community.

## **BACKGROUND**

The 2016 California Building Standards Codes incorporates the 2015 editions of the International Building Code and International Residential Code, 2015 editions of the Uniform Plumbing Code and Uniform Mechanical Code, and the 2014 edition of the National Electrical Code as amended with necessary California amendments. The 2016 California Building Standards Codes also incorporates the 2016 California Energy Code and 2016 California Green Building Standards Code. The 2016 California Building Standards Code will become effective on January 1, 2017, and is mandated by the California Building Standards Commission for statewide adoption and enforcement. The City of Fresno has the authority to make necessary modifications to the State Code.

Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5, local modifications must be supported by express findings related to local climatic, geological, or topographical conditions. All proposed modifications that are administrative do not require findings under the above identified California Health and Safety Code sections.

The proposed modification to the California Mechanical Code which requires express findings is related to wood burning appliances which is a re-adoption of an ordinance adopted in 2003. The express finding is set forth in Section 1 of the Ordinance Bill.

The proposed modification to the California Plumbing Code requires express findings and is related to the prohibition of galvanized malleable iron, galvanized wrought iron or galvanized steel for building water piping and building supply piping. The express finding is set forth in Section 2 of the Ordinance Bill.

Staff recommends adoption of the standards with minor modifications.

## **ENVIRONMENTAL FINDINGS**

This is not a project for the purposes of CEQA, pursuant to CEQA Guidelines Section 15378.

## **LOCAL PREFERENCE**

Local preference was not implemented because this item is an amendment to an existing contract.

## **FISCAL IMPACT**

No additional General Fund appropriations are required for this ordinance.

### Attachments:

Ordinance Bill  
Exhibit "A" Express Findings  
Exhibit "B" Express Findings