

ADOPTION OF UPDATED BUILDING AND FIRE CODES

Item 6.a: Hold Public Hearing, Waive Second Reading and Adopt the 2019 Fire and Building Code Ordinances by Reference with Local Amendments

City Council

September 8, 2020

Darcy Smith

Community and Economic Development Director



Agenda

- I. Objective
- II. Background
- III. Overview of Ordinances
- IV. Tonight's Action
- V. Questions

Objective

- Hold Public Hearing, Waive Second Reading and Adopt the 2019 Fire and Building Code Ordinances by Reference with Local Amendments

City of San Bruno Adoption Team

Subject Matter Experts

- Roy Bronold, Chief Building Official
- Gage Schlice, Fire Marshal
- Marc Zafferano, City Attorney

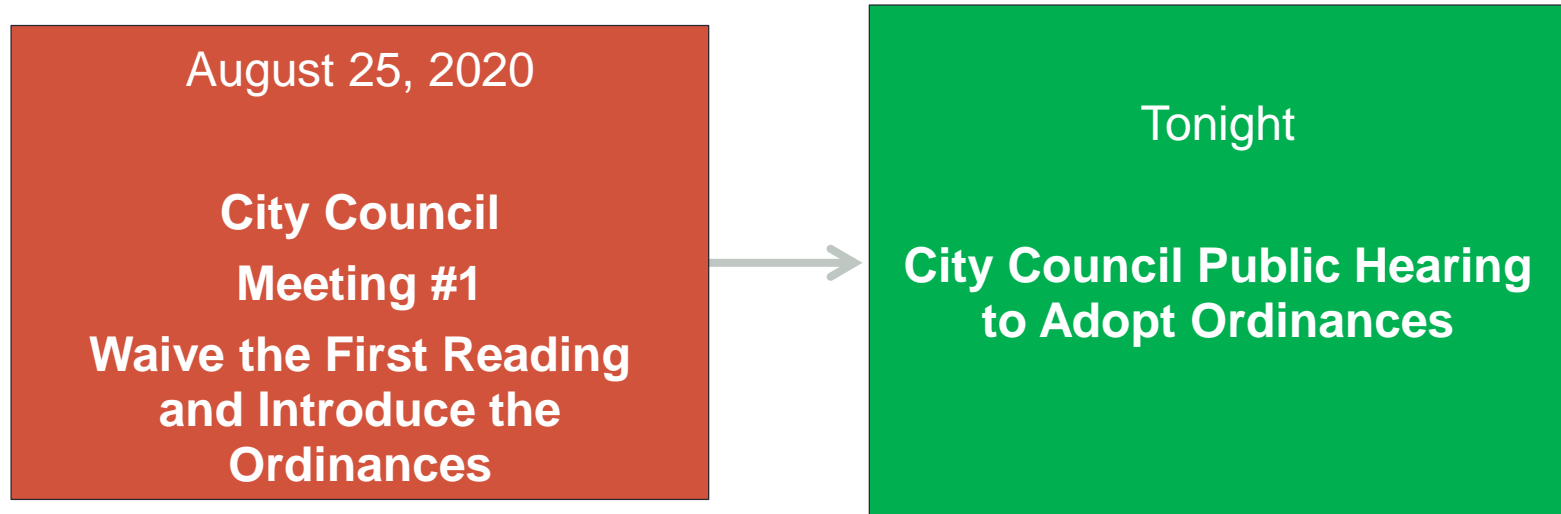
Report Preparation Assistance

- Pamela Wu, Planning and Housing Manager
- Michael Smith, Senior Planner

Background

Meeting Sequence

- **August 25, 2020** - City Council took action to hold the first reading, introduce the Ordinances and adopt Resolution
- **Tonight** - Public Hearing required for adoption of Codes by Reference Pursuant to Government Code Section 50022.3
Unique procedure because this is adoption of codes by reference



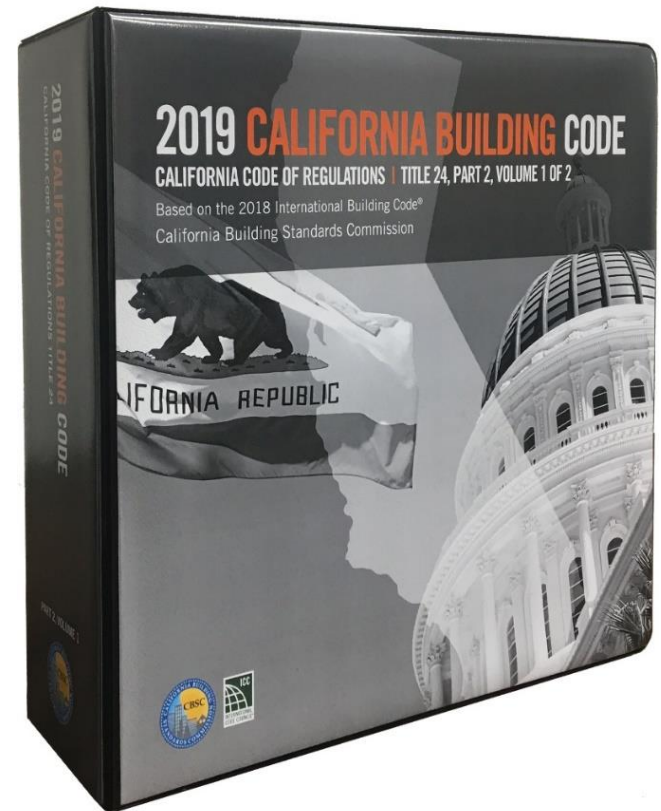
State of California Building Codes Overview

- State of California Building Standards Commission adopted new State Building Codes, including the California Fire Code
- Title 24 of the California Code of Regulations
- Commission typically prepares code updates every three years with mid-cycle adjustments



State of California Building Codes Overview

- Codes apply design and construction standards for all construction and occupancies throughout the State
- Requirements for the structural, plumbing, electrical and mechanical systems of buildings, and for fire and life safety, energy conservation, green design and accessibility in and about buildings
- Commonly referred to as “**2019 California Building Codes**”
- Automatically effective on **January 1, 2020**
- Cities adopt local amendments



Local Implementation of Codes

- The City is required by state law to enforce these Codes
- All San Bruno projects requiring building permits submitted on or after January 1, 2020 are required to comply with them
- Applied by the City successfully with no major issues in the implementation to date
- City's Building Division website updated with announcement informing public with links to resources
- City staff trained



Ordinances Overview

Ordinances – Title 11 of Municipal Code

- Adoption of 2019 California Building Codes by reference with minor local amendments that are all in the Code now
- Adoption of California Fire Code and International Fire Code by reference with minor local amendments – new title “San Bruno Fire Code” with improved formatting and readability
- Adoption allows for ease of local implementation and for San Bruno to most clearly enforce the Building Code through the methods and processes contained within the Municipal Code

San Bruno Municipal Code
San Bruno, California



Current through Ordinance 1875 and the October 2019 code supplement. For more recent amendments to this code, refer to the [CodeAlert](#) page.

This document is provided for informational purposes only. Please read the full

San Bruno Municipal Code							
Up	Previous	Next	Main	Expand	Search	Print	No Frames
Title 11 BUILDINGS, CONSTRUCTION AND FIRE PROTECTION							
Chapter 11.02 ADMINISTRATIVE AND REFERENCED STANDARDS CODE							
Chapter 11.04 BUILDING CODE							
Chapter 11.06 ENERGY CODE							
Chapter 11.08 MECHANICAL CODE							
Chapter 11.12 HOUSING CODE							
Chapter 11.14 CODE FOR BUILDING CONSERVATION							
Chapter 11.16 ELECTRICAL CODE							
Chapter 11.20 PLUMBING CODE							
Chapter 11.24 INTERNATIONAL FIRE CODE							
Chapter 11.26 CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS							
Chapter 11.28 NUMBERING OF BUILDINGS							
Chapter 11.30 SEISMIC HAZARD IDENTIFICATION PROGRAM FOR UNREINFORCED MASONRY BUILDINGS							
Chapter 11.32 PLACARDS USED TO DENOTE CONDITIONS RELATING TO CONTINUED OCCUPANCY OF BUILDINGS							
Chapter 11.34 TIME LIMITS FOR COMPLETION OF CONSTRUCTION							
Chapter 11.36 SMALL SOLAR SYSTEM PERMITTING PROGRAM							
Chapter 11.38 EXPEDITED STREAMLINED ELECTRIC VEHICLE CHARGING STATION PERMITTING PROCESS							
Chapter 11.40 FLOODPLAIN MANAGEMENT REQUIREMENTS							

Local Amendments

- San Bruno may adopt local amendments to address unique local climatic, geographical and topographical conditions
- In 2016, local amendments were approved by the City Council and are proposed for re-adoption
- Local amendments are in line with what other jurisdictions in San Mateo County have adopted
- Only new local amendment proposed in the San Bruno Fire Code Chapter 11.24 to provide more specific and clear requirements for local hazardous materials signage



Tonight's Action

Tonight's Action

- Hold Public Hearing, Waive Second Reading and Adopt the 2019 Fire and Building Code Ordinances by Reference with Local Amendments

QUESTIONS?
