

ORDINANCE NO. 183

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY, CALIFORNIA, AMENDING CHAPTER 15.04 OF THE AMADOR CITY MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), CONSISTING OF: PART 1 - THE 2022 CALIFORNIA ADMINISTRATIVE CODE, PART 2 - THE 2022 CALIFORNIA BUILDING CODE, (INCORPORATING AND AMENDING THE 2021 INTERNATIONAL BUILDING CODE), PART 2.5 - THE 2022 CALIFORNIA RESIDENTIAL CODE, (INCORPORATING AND AMENDING THE 2021 INTERNATIONAL RESIDENTIAL CODE), PART 3 - THE 2022 CALIFORNIA ELECTRICAL CODE (INCORPORATING THE 2017 NATIONAL ELECTRICAL CODE), PART 4 - THE 2022 CALIFORNIA MECHANICAL CODE (INCORPORATING THE 2021 UNIFORM MECHANICAL CODE), PART 5 - THE 2022 CALIFORNIA PLUMBING CODE (INCORPORATING THE 2021 UNIFORM PLUMBING CODE), PART 6 - THE 2019 CALIFORNIA ENERGY CODE, PART 8 - THE 2022 CALIFORNIA HISTORICAL BUILDING CODE, PART 9 - THE 2022 CALIFORNIA FIRE CODE, PART 10 - THE 2022 CALIFORNIA EXISTING BUILDING CODE, PART 11 - THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 12 - THE 2022 CALIFORNIA REFERENCED STANDARDS CODE, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; THE 1997 EDITION OF THE UNIFORM HOUSING CODE; THE 1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS; THE 1997 EDITION OF THE UNIFORM BUILDING SECURITY CODE; THE 2018 EDITION OF THE UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE AND THE 2018 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE

WHEREAS, pursuant to Government Code section 50022.1 et seq., the City of Amador City ("City") may adopt by reference the California Building Standards Code, 2022 Edition as provided in Title 24 of the California Code of Regulations and other codes, including, without limitation, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, the Uniform Building Security Code, the Uniform Swimming Pool, Spa and Hot Tub Code, and the International Property Maintenance Code (collectively, the "Uniform Codes").

WHEREAS, On January 1, 2023, the California Building Standards Commission ("Commission") will adopt the 2022 Edition of the California Building Standards Code; and

WHEREAS, Health and Safety Code sections 17958.7 and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the City desires to adopt the California Building Standards Code with the necessary amendments to assure the Uniform Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological, and topographical conditions; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

The City Council of the City of Amador City does hereby ordain as follows:

SECTION 1. Authority. The City Council enacts this Ordinance under the authority granted to the City as follows:

Government Code section 50022.1 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference;

Health & Safety Code sections 17958.7 and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions.

SECTION 2. Findings. To the extent the following changes and modifications to the 2022 California Building Standards Code are deemed more restrictive than the standards contained in the 2022 California Building Standards Code, thus requiring that findings be made pertaining to local conditions to justify such modifications, the City Council hereby finds and determines that the following changes and modifications are reasonably necessary due to local climatic, geological and topographical conditions, and adopts the findings provided below to support the modifications to the 2022 California Building Standards Code.

SECTION 3. Amendment. Sections of the Amador City Municipal Code are amended to read in full as follows:

Section 15.04.010 Adoption of Codes and Related Appendices.

The 2022 Edition of the California Administrative Code contained in Part 1 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Administrative Code of the City of Amador City;

The 2022 Edition of the California Building Code contained in Part 2, Volume 1 and Volume 2, of Title 24 of the California Code of Regulations, which incorporates and amends the 2021 Edition of the International Building Code published by the International Code Council, including Chapter 1, is hereby adopted by reference as the Building Code of the City of Amador City;

The 2022 Edition of the California Residential Code contained in Part 2.5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2021 Edition of the International Residential Code as published by the International Code Council, including Chapter 1, is hereby adopted by reference as the Residential Code of the City of Amador City;

The 2022 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, which incorporates and amends the 2017 Edition of the National Electric Code published by the National Fire Protection Association, including Chapter 1, is hereby adopted by reference as the Electrical Code of the City of Amador City;

The 2022 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, which incorporates and amends the 2021 Edition of the International Mechanical Code published by the International Association of Plumbing and Mechanical Officials, including Chapter 1, is hereby adopted by reference as the Mechanical Code of the City of Amador City;

The 2022 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2021 Edition of the International Plumbing Code published by the International Association of Plumbing and Plumbing Officials, including Chapter 1, is hereby adopted as the Plumbing Code of the City of Amador City;

The 2022 Edition of the California Energy Code contained in Part 6 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Energy Code of the City of Amador City;

The 2022 Edition of the California Historical Building Code contained in Part 8 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Historical Building Code of the City of Amador City;

The 2022 Edition of the California Fire Code contained in Part 9 of Title 24 of the California Code of Regulations, which incorporates and amends the 2021 Edition of the International Fire Code as published by the International Code Council, including Chapter 1, is hereby adopted as the Fire Code of the City of Amador City;

The 2022 Edition of the California Existing Building Code contained in Part 10 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Existing Building Code of the City of Amador City;

The 2022 Edition of the California Green Building Standards Code contained in Part 11 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Green Building Standards Code of the City of Amador City;

The 2022 Edition of the California Referenced Standards Code contained in Part 12 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Referenced Standards Code of the City of Amador City ;

The 2022 Edition of the International Property Maintenance Code as published by the International Code Council is hereby adopted by reference as the Property Maintenance Code of the City of Amador City;

The 2022 Edition of the Uniform Swimming Pool, Spa and Hot Tub Code as published by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference as the Swimming Pool Code of the City of Amador City;

The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials, is hereby adopted by reference as the Dangerous Buildings Code of the City of Amador City;

The 1997 Edition of the Uniform Housing Code, published by the International Conference of Building Officials, as referenced and adopted by the California Department of Housing and Community Development in Title 25 of the California Code of Regulations pursuant to Sections 17958, 17958.5, 17958.7, 17958.9 and 17959 of the Health & Safety Code is hereby adopted by reference as the Housing Code of the City of Amador City;

The 1997 Edition of the Uniform Building Security Code, published by the International Conference of Building Officials, is hereby adopted by reference as the Security Building Code of the City of Amador City;

Permit fees shall be established by Resolution of the City Council.

The above-identified codes in this Section 14.04.010 (hereinafter collectively referred to as the "Uniform Codes") are

adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Uniform Codes shall be maintained for use and examination of the public in the Office of the Building Official.

Section 15.04.020 Board of Appeals.

Section 113 of the California Building Code (CBC) shall be amended to read:

General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretations of the technical code, there shall be and is hereby created a Board of Appeals which shall consist of the City Council. The Building Official shall be an exofficio member and shall act a secretary to said board but shall have no vote upon any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

Section 15.05.030 Expiration.

Section 105.5 of the California Building Code (CBC) shall have the following added at the end of the first paragraph:

For the purpose of this section "suspended or abandoned" shall be determined based upon satisfactory completion of scheduled inspections.

Section 15.05.040 Roof Snow Load.

The provisions of this Section 15.04.040 shall constitute local amendments to the cross-referenced provisions of the 2022 Edition of the California Building Standards Code, Title 24 of the California Code of Regulations, and shall be deemed to amend the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.040.

(a) Section 1608.1 of the California Building Code is amended to add the following sentence at the end of the subsection as follows:

The snow load for the City of Amador City shall be 20 pounds per square foot.

(b) Section 2308.7.10 of the California Building Code is amended to add the following sentence at the end of the subsection as follows:

All roof sheathing shall be a minimum of 15/32" five ply.

Section 15.04.050 Foundation systems.

All foundation systems shall consist of reinforced concrete or reinforced masonry construction in conformance with Chapters 18, 19 and 21 of the California Building Code. This section shall supplement Chapters 18, 19 and 21 of the California Building Code. Said system shall require two No. 4 rebars three (3) inches from the top and bottom and a maximum of eighteen (18) inches apart.

Section 15.04.060 Interior wall and ceiling coverings.

All interior wall and ceiling coverings for structures intended for human occupancy shall consist of minimum one-half inch gypsum wallboard or plaster pursuant to Chapter 25 of the California Building Code (CBC), or wood products of equal thickness, but not a combination of those materials. The coverings shall be applied in conformance with Chapter 25 of the California Building Code.

Section 15.04.070 Cross Connection Control

Any property with an active connection to the public water system that has a constructed swimming pool on-site shall have installed an RP located on the water service piping just after the City water meter. Hose bibs with built-in vacuum breakers may be installed as an option to the RP, on all exterior plumbing outlets on the premises providing subject pools meet all current City Standards and Building Codes.

Section 15.04.080 Expanded use of plastic.

This section is repealed in its entirety.

Section 15.04.090 Violation of Codes – Penalties.

Violation of any provision of the Uniform Codes shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty.

The criminal penalty for the first or second offense shall be punishable as an infraction as defined by the Penal Code, as amended from time to time. The criminal penalty for a third offense or more, shall be punishable as a misdemeanor as defined by the Penal Code, as amended from time to time.

Section 15.04.100 Notices of building code violations.

Whenever the department has knowledge of a violation of the provisions of the building codes, as referenced in this title, it may provide a notice of intent to record a notice of building code violation to the owner or reported owner of the property upon which the violation exists. Notice shall be given by posting a copy of the notice of intent to record a notice of building code violation in a conspicuous place on the affected property, and by mailing a copy thereof to the owner of the property as shown on the most recent assessment roll, or at such other more current address as may be known to the building department. Such notice shall state that the building department intends to

SECTION 4. Repeal of Conflicting Ordinances. All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or of the Uniform Codes are hereby repealed.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

SECTION 6. Filing of Findings. Staff is hereby directed to file a copy of this Ordinance with the California Building Standards Commission of the State of California.

SECTION 7. Publication. The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and with fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933.

SECTION 8. Effective Date. This ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect thirty (30) days from and after the date of its final passage and adoption.

SECTION 9. CEQA. The City Council finds that the changes made to the Uniform Codes are enacted to mitigate the threats posed to public peace, health and safety from snow and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

AYES: *Kel-Artinian, Brogstad, Robinson, Marks, Smith*
NOES: *0*
ABSENT: *0*
ABSTAIN: *0*

ATTEST: *Joyce Anderson*

Anne Kel-Artinian
Mayor

APPROVED AS TO FORM:

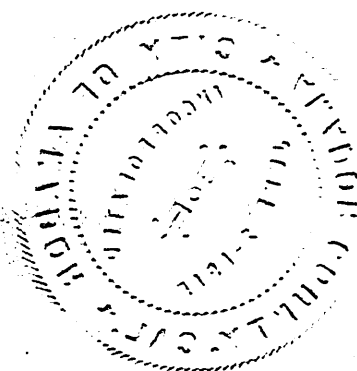
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DATE 08-10-2001 BY 60322 UCBAW

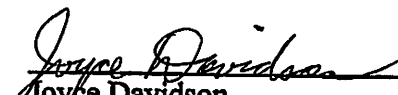
1. The first of the two objects of the "National Association of Manufacturers" is to "promote the interests of the manufacturing industry in the United States." The second is to "secure the adoption of such legislation as will promote the interests of the manufacturing industry in the United States."

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

The above is a summary of the information received from the various sources mentioned above. It is not intended to be a complete and exhaustive statement of the facts, but rather a summary of the information received from the various sources mentioned above.

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Joyce Davidson
City Clerk

City Attorney