



City of Morgan Hill

Legislation Text

File #: 16-661, Version: 1

CITY COUNCIL STAFF REPORT

MEETING DATE: OCTOBER 19, 2016

PREPARED BY: Ken De Luna, Building Official/Community Development
APPROVED BY: City Manager

AN ORDINANCE OF THE CITY OF MORGAN HILL AMENDING TITLE 15 (BUILDING AND CONSTRUCTION) TO ADOPT BY REFERENCE, THE 2016 CALIFORNIA STATE BUILDING STANDARDS CODE KNOWN AND DESIGNATED AS CALIFORNIA CODE OF REGULATIONS, TITLE 24 AND THE 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE; AND TO AMEND, DELETE AND ADD CERTAIN OTHER BUILDING AND CONSTRUCTION STANDARDS

RECOMMENDATION(S)

1. Open/close the Public Hearing;
2. Waive the first and second reading of the Ordinance; and
3. Introduce the Ordinance.

COUNCIL PRIORITIES, GOALS & STRATEGIES:

Ongoing Priorities

Enhancing Public Safety
Protecting the Environment

2016 Focus Areas

Planning Our Community
Developing Our Community

REPORT NARRATIVE:

Pursuant to the California Health and Safety Code, the California Building Standards Commission ("Commission") is required to adopt certain uniform codes that govern building standards throughout California, including electrical, mechanical, plumbing, residential, fire, and building standards ("California Building Standards Code"). If local agencies do not act to modify the code, the versions adopted by the Commission shall govern. Local agencies may modify the uniform codes adopted by the Commission upon making findings related to local geographic, topographic, and climatic conditions.

In order to continue established Morgan Hill local modifications made to the previous edition of the California Building Standards Code and to adopt certain additional modifications, it is necessary to

revise certain provisions of the City's Municipal Code. Most provisions are title conformance and include Appendix Chapters, B, I, J and Division II, "Scope and Administration" of the California Building Code. Other modifications are necessary to adopt standards specific for geographic, topographic, and climatic conditions of Morgan Hill.

The ordinance also adopts the 2009 International Property Maintenance Code, which is not adopted by the Commission. The standards in this model code provide regulations for existing buildings. A copy of the California Building Standards Code shall be kept on file and available for public review with the City Building Official.

COMMUNITY ENGAGEMENT: **Inform**

The Building Division will provide building code update outreach to the local development community, contractors, and homeowners.

ALTERNATIVE ACTIONS:

None

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

On November 20, 2013, Council adopted Ordinance 2095 adopting the 2013 California State Building Standards Code.

FISCAL AND RESOURCE IMPACT:

No budget adjustment is required.

CEQA (California Environmental Quality Act):

Not a Project

LINKS/ATTACHMENTS:

Title 15, Buildings and Construction Ordinance