



Agenda Item D.3
DISCUSSION/ACTION ITEM
Meeting Date: October 15, 2019

TO: Mayor and Councilmembers

FROM: Peter Imhof, Director, Planning and Environmental Review

CONTACT: Stephen R. Stuart CBO, Building Official

SUBJECT: Adoption of the 2019 California Building Standards Code by Reference

RECOMMENDATION:

- A. Introduce and conduct first reading (by title only) and waive further reading of Ordinance 19-__ entitled, "An Ordinance of the City Council of the City of Goleta, California, Amending the following Chapters to Title 15 "Building and Construction" of the Goleta Municipal Code: Chapter 15.01 "Building Code", Chapter 15.03 "Electrical Code", Chapter 15.04 "Plumbing Code", Chapter 15.05 "Mechanical Code", Chapter 15.08 "Administrative Code", Chapter 15.11 "Residential Code", Chapter 15.12 "Green Building Code", Chapter 15.15 "Energy Code", Chapter 15.16 "Historical Code", Chapter 15.17 "Existing Building Code, and Adding Chapter 15.19 "The International Property Maintenance Code" Adopting By Reference The Above-Listed Codes In The California State Building Standards Codes And Adopt Local Amendments To Those Codes" and
- B. Set a public hearing on November 5, 2019 in order to conduct the second reading by title only of the Ordinance.

BACKGROUND:

Typically, every three years, the California Building Standards Commission reviews and revises California Building Standards Codes (CBSC) that consist of the following twelve parts: Administrative, Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical, Fire, Existing Buildings, Green Building and Referenced Standards. Cities and counties are mandated to adopt new State standards. If codes are not adopted locally, then cities and counties are required to follow State Codes only. The State also allows cities to add local modifications to the codes to reflect local geographic, topographic and climatic conditions.

Goleta adopted its current codes, incorporating the 2016 CBSC, in November 2016. The changes in the 2019 CBSC become effective in California cities on January 1, 2020, and the City's code needs to be amended to reflect the changes.

As the City is adopting the CBSC by reference, the provisions of California Government Code § 50022.3 are applicable. In accordance with this Section, the public hearing

does not occur with the first reading of the ordinance, but at the time of the second reading. Notice of the public hearing will be given twice prior to November 5, 2019, the anticipated date of the second reading.

Further, this Ordinance is proposed pursuant to and in accordance with California Health and Safety Codes sections 17922 and 17958 and California Government Code sections 50022.1 et seq.

DISCUSSION:

Every three years, the California Building Codes are updated by the Building Standards Commission. Local jurisdictions can make amendments for geographical, topographical, and climatic conditions.

Specific revisions to Title 15 of the Goleta Municipal Code that staff recommends are identified in the following table:

CURRENTLY ADOPTED CODES	UPDATED CODES RECOMMENDED FOR ADOPTION
California Building Code 2016	California Building Code 2019
California Electrical Code 2016	California Electrical Code 2019
California Plumbing Code 2016	California Plumbing Code 2019
California Mechanical Code 2016	California Mechanical Code 2019
California Administrative Code 2016	California Administrative Code 2019
California Residential Code 2016	California Residential Code 2019
California Green Code 2016	California Green Code 2019
California Energy Code 2016	California Energy Code 2019
California Historical Building Code 2016	California Historical Building Code 2019
Existing Building Code 2016	Existing Building Code 2019
Referenced Standards Code 2016	Referenced Standards Code 2019
	International Property Maintenance Code 2018

Local amendments included with this ordinance are mostly administrative, except for added roof covering fire protection requirements and adoption of the International Property Maintenance Code as discussed below. The 2019 California Green Building Code incorporates many of the local amendments that were in the 2016 City Code. Those local amendments are no longer necessary.

Staff is recommending two amendments to the City's Building Code. First, the adoption of the 2018 International Property Maintenance Code (IPMC) is recommended to supplement the 1997 Uniform Housing Code and the 1997 Uniform Building Code for Dangerous Buildings. Both codes have been superseded by the 2018 International Property Maintenance Code and neither are being updated any longer by the International Code Council (ICC). The provisions of the 2018 IPMC reflect current standards, provide more clarity regarding housing standards, and are more relevant to today's building and code compliance matters. For these reasons, staff believes the adoption and use of the IPMC is warranted.

Second, staff is recommending the Class 'A' fire-rated roofing material standard be adopted for all the areas in the City located north of Highway 101. Goleta currently requires Class 'B' roofs as a minimum standard throughout the entire city. Class 'B' roofs tend to be made of combustible materials that are treated with fire retardant chemicals while Class 'A' roofing materials are typically non-combustible. The area located north of the 101 freeway is the most likely to be at risk from wildfires given the proximity to the hillside areas. The use of Class 'A' roofing will provide a higher standard of fire protection for new and existing buildings when a new roof is installed. The increased costs associated with a Class 'A' roofing material when compared to Class 'B' roofing materials are estimated to be \$300-\$400 for a typical 2,000-square foot house.

While the 2019 CBSC includes the Fire Code, Santa Barbara County takes responsibility for adoption of any local amendments to the Fire Code. At this time, Santa Barbara County has not acted on the 2019 CSBS. After the County moves forward with its adoption of the 2019 codes, City staff will review the County's final action regarding the Fire Code and may return to the Council with any amendments resulting from the County's action.

FISCAL IMPACTS:

Building and Safety services are accounted for under Fund 4200 of the Two-Year Budget Plan. Plans examination and building permit inspection services are provided to applicants on a fee basis. Such services, plus the analysis and preparation of code updates, are provided under contract to the City by Willdan Engineering, Inc. (Agreement No. 2019-055). There is no fiscal impact associated with adoption of the 2019 CBSC.

ALTERNATIVES:

Alternatives available to the City Council include:

1. Continue this item for additional information or discussion; or
2. Decide to not require Class 'A' roofing materials for structures on the north side of 101 freeway. This would keep the status quo of requiring a minimum Class 'B' roofing throughout the city. While Class 'B' roofing materials provide adequate fire resistance roofing, Class 'B' does not provide enhanced fire-resistant roofing materials in the area most at risk from wildfires; or
3. Decide to require Class 'A' roofing materials citywide for all structures. This would require enhanced fire-resistant roofing materials throughout the city as all areas could be affected by blowing embers from a wildfire depending on the direction and wind strength.


Reviewed By:


Kristine Schmidt
Assistant City Manager

Legal Review By:


Michael Jenkins
City Attorney

Approved By:


Michelle Greene
City Manager

ATTACHMENTS:

1. An Ordinance of the City Council of the City of Goleta, California, Amending the following Chapters to Title 15 "Building and Construction" of the Goleta Municipal Code: Chapter 15.01 "Building Code", Chapter 15.03 "Electrical Code", Chapter 15.04 "Plumbing Code", Chapter 15.05 "Mechanical Code", Chapter 15.08 "Administrative Code", Chapter 15.11 "Residential Code", Chapter 15.12 "Green Building Code", Chapter 15.15 "Energy Code", Chapter 15.16 "Historical Code", Chapter 15.17 "Existing Building Code, and Adding Chapter 15.19 "The International Property Maintenance Code" Adopting By Reference The Above-Listed Codes In The California State Building Standards Codes And Adopt Local Amendments To Those Codes
2. 2019 California Building Standards Codes PowerPoint

ATTACHMENT 1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, AMENDING THE FOLLOWING CHAPTERS TO TITLE 15 "BUILDING AND CONSTRUCTION" OF THE GOLETA MUNICIPAL CODE: CHAPTER 15.01 "BUILDING CODE", CHAPTER 15.03 "ELECTRICAL CODE", CHAPTER 15.04 "PLUMBING CODE", CHAPTER 15.05 "MECHANICAL CODE", CHAPTER 15.08 "ADMINISTRATIVE CODE", CHAPTER 15.11 "RESIDENTIAL CODE", CHAPTER 15.12 "GREEN BUILDING CODE", CHAPTER 15.15 "ENERGY CODE", CHAPTER 15.16 "HISTORICAL CODE", CHAPTER 15.17 "EXISTING BUILDING CODE, AND ADDING CHAPTER 15.19 "THE INTERNATIONAL PROPERTY MAINTENANCE CODE" ADOPTING BY REFERENCE THE ABOVE-LISTED CODES IN THE CALIFORNIA STATE BUILDING STANDARDS CODES AND ADOPT LOCAL AMENDMENTS TO THOSE CODES

ORDINANCE NO. 19- __

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, AMENDING THE FOLLOWING CHAPTERS TO TITLE 15 "BUILDING AND CONSTRUCTION" OF THE GOLETA MUNICIPAL CODE: CHAPTER 15.01 "BUILDING CODE", CHAPTER 15.03 "ELECTRICAL CODE", CHAPTER 15.04 "PLUMBING CODE", CHAPTER 15.05 "MECHANICAL CODE", CHAPTER 15.08 "ADMINISTRATIVE CODE", CHAPTER 15.11 "RESIDENTIAL CODE", CHAPTER 15.12 "GREEN BUILDING CODE", CHAPTER 15.15 "ENERGY CODE", CHAPTER 15.16 "HISTORICAL CODE", CHAPTER 15.17 "EXISTING BUILDING CODE, AND ADDING CHAPTER 15.19 "THE INTERNATIONAL PROPERTY MAINTENANCE CODE" ADOPTING BY REFERENCE THE ABOVE-LISTED CODES IN THE CALIFORNIA STATE BUILDING STANDARDS CODES AND ADOPT LOCAL AMENDMENTS TO THOSE CODES

WHEREAS Section 17922 of the California Health and Safety Code requires that local agencies adopt Title 24 of the California Code of Regulations, which include building standards contained in the California Building Code, California Residential Code, California Plumbing Code, California Mechanical Code, California Electrical Code, and other codes, as such codes are approved by the State Building Standards Commission (collectively, the "California Building Standards Code"); and

WHEREAS Title 15 of the Goleta Municipal Code adopts by reference the 2016 edition of the California Buildings Standards Code; and

WHEREAS the California Building Standards Code has been updated to the 2019 edition; and

WHEREAS the City desires to adopt by reference the 2019 edition of the California Building Standards Code; and

WHEREAS Section 17958.5 of the California Health and Safety Code allows local agencies to enact modifications to those building standards provided that such modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS Section 17958.7 of the California Health and Safety Code further provides that a local agency which enacts modifications to those building standards must adopt findings which tie those modifications to such local climatic, geological or topographical conditions;

WHEREAS the Goleta City Council has considered the amendments to the building standards contained in the California Building Standards Code and deem them necessary in Goleta due to local climatic, geological, or topographical conditions; and

WHEREAS in accordance with Governmental Code Section 50022.3, a noticed public hearing to be held at the second reading on _____, 2019 before the City Council and all interested parties were heard.

THE CITY COUNCIL OF THE CITY OF GOLETA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings. Pursuant to Sections 17958.5 and 17958.7 of the State of California Health and Safety Code, the City Council of the City of Goleta makes the following findings:

- a) Changes, modifications, and amendments to the 2019 Edition of the California Building Standards Codes are needed and are reasonably necessary because of certain local climatic, geologic, and topographic features and conditions as described in this Section, and that those features and conditions, under certain circumstances, affect delivery of emergency services.
- b) The proposed amendments to the California Building Standards Codes are enacted to mitigate the impact of those local features and conditions by preventing the chance of accident or injury by requiring standards more stringent than required by the current codes.
- c) The City of Goleta is prone to extreme weather conditions, from hot, dry winds from the east (Santa Ana and sundowner winds), to strong westerly (coastal) winds, which greatly enhance the ability for fire to spread as reflected in devastating recent fires. In addition, the topographical layout and features of the county make the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance;
- d) Geologic and topographic conditions in the City of Goleta may result in extended response times for firefighting resources, which may contribute to greater life and property loss in large un-sprinklered buildings within the urban limit line and in all structures outside of the urban limit line; and
- e) Climatic conditions and flammable vegetation contribute to the extreme high fire hazard severity in the City; and
- f) Historically, the City of Goleta is included in an area designated as a Special Wind Region. The basic wind speed in this region for the purpose of establishing wind loads must be considered to be 95 miles per hour (3 second gust); and

- g) The California Geological Survey (California Geological Survey 2003; Cao et al. 2003) has estimated the probabilistic peak ground acceleration (i.e., peak ground shaking) hazard for all areas within the state. This estimate is reported as the peak acceleration (measured in units of the acceleration of gravity, or g) that would have a 10 percent probability of being exceeded in a given region of California in 50 years (i.e., a 0.2 percent probability in 1 year). This measure can be used to assess the relative seismic ground shaking hazard for a given region. The California Geological Survey probabilistic seismic hazard map (2003) indicates Goleta lies in a midrange risk category for ground motion associated with an earthquake. According to the map, a ground acceleration of 0.3 to 0.5 percent g is not expected to be exceeded in the next 50 years. Faults near or within Goleta include the More Ranch Fault, the Glen Annie Fault, and the Carneros Fault. None of these faults are classified as active by the State Division of Mines and Geology or subject to an Alquist-Priolo Special Studies Zone. However, according to the Santa Barbara County Seismic Safety and Safety Element (SSSE), the More Ranch Fault is considered active based on the existence of a geologically recent fault scarp (County of Santa Barbara 1991).

SECTION 2. Amendments to Title 15 of the Goleta Municipal Code.

- A. Chapter 15.01 entitled, "Building Code," is hereby amended in its entirety to read as follows:

1. 15.01.010 Adoption of Building Code

- A. The California Building Code, 2019 Edition, including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Building Code of the City.
- B. One copy of the California Building Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Building Code is to prescribe regulations for the erection, construction, enlargement, alteration, repair, improvement, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of all buildings and structures.

2. 15.01.020 Amendments.

- (a) Section 105.2 Building (1) is amended to read as follows:

One story detached accessory structures used as tool and storage sheds, play houses, and similar uses, provided the following:

- (i) Floor area, or roof area of an open structure, is not greater than 120 square feet;
- (ii) Structure does not exceed 12 feet in height at highest point of the structure;
- (iii) No installation of plumbing, electrical, or mechanical fixtures or equipment.

(b) Section 117 is hereby added to read as follows:

Section 117 Notice of Noncompliance

Whenever the Building Official determines that work has been done without the required permits or has not been completed in accordance with the requirements of the Building Code, Housing Laws, or other codes adopted herein, the Building Official may cause a notice of noncompliance be recorded with the county recorder and shall notify the owner of the property of such action. The notice of noncompliance shall describe the property, shall set forth the non-complying conditions, and shall state that the owner of such property has been duly notified. The Building Official shall record a notice of release of the notice of noncompliance with the county recorder when it has been determined by the building official that the non-complying conditions have been corrected."

(c) Section 701A.1.1 is hereby added to read as follows:

Section 701A1.1 High Fire Hazard Areas.

Section 701A.1.1 Designated high fire hazard areas.

The provisions of this article shall apply within the boundaries of the Los Padres National Forest and within the boundaries of the high fire hazard area as defined herein and shown on a map entitled "High Fire Hazard Area Map of the County of Santa Barbara," on file in the office of the chief of the County Fire Department and adopted hereby as a part of this Code."

(d) Section 702A is hereby amended to add the following:

Section 702A Definitions.

"HIGH FIRE HAZARD AREA" is an area of the County of Santa Barbara designated by the chief of the county fire department as having a high propensity for wild fire due to the existence of excessive wild brush fuel, lack of adequate water for fire suppression, or lack of adequate access to fire-fighting equipment."

(e) Section 1505.1.3 is amended to read as follows:

Section 1505.1.3 *Roof Coverings within the City of Goleta*. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair, or replacement of the roof of any existing structure, shall be a fire-retardant roof covering that is at least Class A north of the Highway 101, and Class B in all remaining areas of the City of Goleta.

(f) Section 1803.1.2 is hereby added to read as follows:

“Section 1803.1.2 Geologic Hazards.

(i) When the general condition of the soil or underlying rock of a building site is such that it may present a potential for failure, or a hazard to the health, safety and welfare of the public, the Building Official may require any additional information as necessary to ascertain the safety and stability of the site and building or structures constructed or to be constructed on said site.

(ii) When determined by the Building Official that the soil or underlying rock on a given site has potential for failure, slippage, subsidence, or other movement, the Building Official may require that the plans for a proposed building or structure on such site be prepared by a licensed engineer and approved by a licensed engineering geologist and the Building Official.”

(g) Section 1803.5.1.1 is hereby added to read as follows:

Section 1803.5.1.1 Designated soil contamination areas.

New buildings constructed within soil contaminated areas, as determined by the Building Official and the Santa Barbara County Director of Environmental Health, shall meet the requirements of the County of Santa Barbara hazardous material recovery and soil remediation program.

B. Chapter 15.03 entitled, “Electrical Code,” is hereby replaced in its entirety to read as follows:

1. Section 15.03.010 Adoption of Electrical Code.

(A) The California Electrical Code, 2019 Edition including the Appendices thereto, except as may be amended by this Chapter, are hereby adopted as the Electrical Code of the City.

(B) One copy of the California Electrical Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

C. Chapter 15.04 entitled, "Plumbing Code," is hereby replaced in its entirety to read as follows:

1. Section 15.04.010 Adoption of Plumbing Code.

A. The California Plumbing Code, 2019 Edition, including Appendices, except as may be amended by this Chapter, are hereby adopted as the Plumbing Code of the City.

B. One copy of the California Plumbing Code shall be at all time maintained in of the office of the Building Official for use and examination by the public.

C. The purpose of this Plumbing Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, or repair of plumbing and drainage systems, and the inspection thereof.

D. Chapter 15.05 entitled, "Mechanical Code," is hereby replaced in its entirety to read as follows:

1. Section 15.05.010 Adoption of Mechanical Code.

A. The California Mechanical Code, 2019 Edition, including Appendices, except as may be amended by this Chapter, is hereby adopted by reference as the Mechanical Code of the City.

B. One copy of the California Mechanical Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

C. The purpose of this Mechanical Code is to prescribe regulations for the protection of the public health and safety and to establish minimum regulations for the installation, alteration, design, construction, quality of materials, location, operation, and maintenance of heating, ventilating, comfort cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances, and the inspection thereof.

2. Section 15.05.020 Amendments

Section 701.11 (9) is hereby added to read as follows:

Section 701.11 (9) Combustion Air Ducts

Combustion air obtained from the attic space shall be provided with a galvanized sleeve of not less than (26) gage steel or other approved material extending from the appliance enclosure to at least six (6) inches above the top of the ceiling joists and insulation.

E. Chapter 15.08 entitled, "Administrative Code," is hereby replaced in its entirety to read as follows:

1. Section 15.08.010 Adoption of Administrative Code.

- A. The California Administrative Code, 2019 Edition, except as may be amended by this Chapter, are hereby adopted by reference as the Administrative Code of the City.
- B. One copy of the California Administrative Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The Administrative Code serves as the administrative, organizational and enforcement rules and regulations for use and examination by the public.

F. Chapter 15.11 entitled, "Residential Code," is hereby replaced in its entirety to read as follows:

1. Section 15.11.010 Adoption of Residential Code.

- A. The California Residential Code, 2019 Edition, including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Residential Code of the City.
- B. One copy of the California Residential Code shall be at all times maintained in the office of the Building Official for use and examination by the public.
- C. The purpose of this Residential Code is to prescribe regulations to preserve existing buildings while achieving the appropriate levels of safety.

2. Section 15.11.020 Amendments

A. Section 105.2 Building (1) is amended to read as follows:

One-story detached accessory structures, provided the following:

- (a) The floor area or roof area of an open structure does not exceed 120 square feet

- (b) The structure does not exceed 12 feet in height at the highest point of the structure.
- (c) There shall be no installation of plumbing, electrical, or mechanical fixtures or equipment.

B. Section R902.1.3 is amended to read as follows:

R902.1.3 Roof coverings within the City of Goleta The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair, or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A, east of Highway 101, and Class B in all remaining areas of the City of Goleta.

G. Section 15.12.010 entitled, "Green Building Code," is hereby amended in its entirety to read as follows:

- 1. Section 15.12.010 Adoption of Green Building Code.
 - A. The California Green Building Standards Code, 2019 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Green Building Code of the City.
 - B. One copy of the California Green Building Standards Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

H. Chapter 15.15 entitled, "Energy Code," is hereby replaced in its entirety to read as follows:

- 1. Section 15.15.010 Adoption of Energy Code.
 - A. The California Energy Code, 2019 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Energy Code of the City.
 - B. One copy of the California Energy Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

I. Chapter 15.16 entitled, "Historical Code," is hereby replaced in its entirety to read as follows:

1. Section 15.16.010 Adoption of Historical Code.
 - A. The California Historical Code, 2019 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Historical Code of the City.
 - B. One copy of the California Historical Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

J. Chapter 15.17 entitled "Existing Building Code" is hereby replaced in its entirety to read as follows:

1. Section 15.17.010 Adoption of Existing Building Code.
 - A. The California Existing Building Code, 2019 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Existing Building Code of the City.
 - B. One copy of the California Existing Building Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

K. Chapter 15.18 entitled, "Referenced Standards Code," is hereby replaced in its entirety to read as follows:

1. Section 15.18.010 Adoption of Referenced Standards Code.
 - A. The California Referenced Standards Code, 2019 Edition including the Appendices, except as may be amended by this Chapter, are hereby adopted by reference as the Referenced Standards Code of the City.
 - B. One copy of the California Referenced Standards Code shall be at all times maintained in the office of the Building Official for use and examination by the public.

2. Section 15.18.020 Amendments

(a) Section 102.3 (A) is amended to read as follows:

102.3 APPLICATION OF OTHER CODES

Repairs, additions, or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the California Building Code, California Existing Building

Code, California Energy Code, California Fire Code, California Plumbing Code, California Mechanical Code, California Residential Code, and NEPA 70. Nothing in this code shall be construed to cancel, modify, or set aside any provision of the City of Goleta Municipal Code.

(b) Section 112.4 (A) is amended to read as follows:

112.4 FAILURE TO COMPLY

Any person who shall continue any work after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 or more than \$500.00.

(c) Section 201.3 (A) is amended to read as follows:

Where terms are not defined in this Code, and are defined in the California Building Code, California Existing Building Code, California Fire Code, California Plumbing Code, California Mechanical Code, California Residential Code, or NFPA70. Such terms shall have the meaning ascribed to them as stated in this code.

(d) Section 302.4 (A) is amended to read as follows:

302.4 WEEDS

Premises and exterior property shall be maintained free from weeds or plan growth in excess of 18 inches. Noxious weeds shall be defined as all grasses, annual plans and vegetation, other than trees or shrubs provided that this term shall not include cultivated flowers and gardens.

(e) Section 302.8 (A) is amended to read as follows:

302.8 MOTOR VEHICLES

Except as provided for in other regulations, inoperative, unregistered, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved paint booth.

EXCEPTION: A vehicle of any type is permitted to undergo major overhauls, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

(f) Section 303 is hereby deleted.

(g) Section 304.14 (A) is amended to read as follows:

304.14 INSECT SCREENS

Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

EXCEPTION: Screens shall not be required where other approved means, such as air curtains or insect repellent fans are employed.

(h) Section 602.4 (A) is amended to read as follows:

OCCUPIABLE WORK SPACES

Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 65 degrees (18 degrees Celsius) during the period that the spaces are occupied.

EXCEPTIONS:

1. Processing, storage, and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

L. Chapter 15.19 entitled, "International Property Maintenance Code," is hereby added to Title 15 to read as follows:

1. Sections: 15.19.010 Adoptions of International Property Maintenance Code

15.19.010 Adoption of the 2018 edition of the Property Maintenance Code

- A. Including appendices, except as may be amended by this chapter, are hereby adopted by reference as the International Property Maintenance Code of the City of Goleta
- B. One copy of the International Property Maintenance Code shall be at all times maintained in the office of the Building Official for examinations by the public.

SECTION 3. The City Clerk shall certify the adoption of this Ordinance and, within 15 days after its adoption, shall cause the same to be posted as required by law.

SECTION 4. The City Clerk shall file a certified copy of this Ordinance with the California Building Standards Commission.

SECTION 5. The effective date of this Ordinance is January 1, 2020.

INTRODUCED ON the _ day of _____, 2019.

PASSED, APPROVED, AND ADOPTED this __ day of _____, 2019.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH S. LOPEZ
CITY CLERK

MICHAEL JENKINS
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH S. LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Ordinance No. 19-__ was duly adopted by the City Council of the City of Goleta at a meeting held on the ____ day of _____, 2019, by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

DEBORAH S. LOPEZ
CITY CLERK

Attachment 2

2019 California Building Standards Codes PowerPoint

2019 CALIFORNIA BUILDING STANDARDS CODES

CITY COUNCIL HEARING, OCTOBER 15, 2019

BUILDING CODES

- Triennial Update
- Two Local Amendments:
 - Inclusion of the International Property Maintenance Code
 - Class 'A' Roofing required on all structures located north of US 101 freeway given proximity of wildfire interface area

RECOMMENDATION

- Introduce and conduct first reading (by title only) and waive further reading of Ordinance 19-__ entitled, “An Ordinance of the City Council of the City of Goleta, California, Amending the following Chapters to Title 15 “Building and Construction” of the Goleta Municipal Code: Chapter 15.01 “Building Code”, Chapter 15.03 “Electrical Code”, Chapter 15.04 “Plumbing Code”, Chapter 15.05 “Mechanical Code”, Chapter 15.08 “Administrative Code”, Chapter 15.11 “Residential Code”, Chapter 15.12 “Green Building Code”, Chapter 15.15 “Energy Code”, Chapter 15.16 “Historical Code”, Chapter 15.17 “Existing Building Code, and Adding Chapter 15.19 “The International Property Maintenance Code” Adopting By Reference The Above-Listed Codes In The California State Building Standards Codes And Adopt Local Amendments To Those Codes”; and
- Set a public hearing on November 5, 2019 in order to conduct the second reading by title only of the Ordinance.