



City Council Meeting Agenda Report

Item # _____

Meeting Date: November 14, 2022

Subject: Adoption of an Ordinance for the Adoption of the 2022 California Building Standards Codes with local amendments and Adoption of the 2022 California Fire Code and 2021 International Fire Code with local amendments, and Amendments to Recycling and Diversion of Construction and Demolition Debris Ordinance.

Recommended Action

Conduct a Public Hearing and repeal Ordinance number 1432 & 1448 and replacing it with the proposed ordinance to introduce and adopt the 2022 Editions of the California Fire & Building Codes. Update Daly City Title 15 Building and Construction Municipal Code.

Background

The California Building Standards Commission provides updates to the State building codes (California Code of Regulations, CCR Title 24) every three years. The 2022 codes become applicable to all building permit application made on or after January 1, 2023. When adopting Title 24 for local enforcement, local jurisdiction may amend the standards if such amendments are necessary to address a local geologic, topographic or climatic condition. Administrative changes do not require justification.

In conjunction with this building code adoption, updates were made to Recycling and Diversion of Construction and Demolition Debris (Title 15 Chapter 15.64) to allow for the use of defaulted funds to help support enforcement of the program.

The attached Resolution (Attachment B) describes the modification to the CBSC that are proposed in the ordinance and sets forth reasons why local modifications are reasonably necessary because of local climatic, geological, or topographical conditions. The Resolution is to be adopted concurrently with the ordinance.

Municipal Code redundancies and outdated sections have been removed.

Reach Code

To continue the City's commitment to greenhouse gas reduction, modifications have been included in the CalGreen Building Code. Modifications include enhanced building electrification & electric vehicle charging infrastructure. Building electrification to include alterations that replace or add over 50 percent of the existing foundation for purposes other than a repair, and where over 50 percent of the existing framing above the sill plate is removed. Added exemption to include Hotels and Motels with 80 or more guestrooms to allow for fuel-gas commercial drying equipment. We have removed all-electric building exemption for affordable housing projects.

Discussion

City staff, in conjunction with North County Fire Department, have reviewed the 2022 California Building Standards Code and recommends the adoption of the ordinance in Attachment A. The specific provisions adopted and modified by the ordinance are listed below & under the title Finding

of Fact and summarized in the Finding of Facts Matrix (Attachment B).

Adoption of General Regulations

- **General Regulations**, Adopted in Chapter 15.00 of Title 15 of the Daly City Municipal Code. *See Exhibit A*

Title 24, CCR State Codes Adoption Summary

- **2022 California Building Code (CBC)**, Adopted including appendices G, I, & J, excluding chapters 27, 28, 29, 31A, 31B, 31C, 31D, 31E, & 31F with local amendments in Chapter 15.08 of Title 15 of the Daly City Municipal Code. For justification of amendments please refer to CBC Justification Matrix. *See Exhibit B*
- **2022 California Residential Code (CRC)**, Adopted including appendices AH, AJ, & AK with local amendments in Chapter 15.10 of Title 15 of the Daly City Municipal Code. For justification of amendments please refer to CRC Justification Matrix. *See Exhibit C*
- **2021 International Property Maintenance Code (IPMC)**, Adopted with local amendments in Chapter 15.14 of the Daly City Municipal Code. For Justification of amendments please refer to IPMC Justification Matrix. *See Exhibit D*
- **2022 California Mechanical Code (CMC)**, Adopted with local amendments in Chapter 15.16 of Title 15 of the Daly City Municipal Code. For justification of amendments please refer to CMC Justification Matrix. *See Exhibit E*
- **2022 California Plumbing Code (CPC)**, Adopted including appendices with local amendments in Chapter 15.20 of Title 15 of the Daly City Municipal Code. For justification of amendments please refer to CPC Justification Matrix. *See Exhibit F*
- **2022 California Green Building Code (CALGreen)**, Adopted including appendices with local amendments in Chapter 15.22 of Title 15 of the Daly City Municipal Code. For justification of amendments please refer to CALGreen Justification Matrix. *See Exhibit G*
- **2022 California Electrical Code (CEC)**, Adopted with local amendments in Chapter 15.24 of Title 15 of the Daly City Municipal Code. For justification of amendments please refer to CEC Justification Matrix. *See Exhibit H*
- **2022 California Energy Code**, Adopted in Chapter 15.60 of Title 15 of the Daly City Municipal Code. *See Exhibit I*
- **2022 California Fire Code (CFC)**, Adopted with local amendments in Chapter 15.32 of Title 15 of the Daly City Municipal Code. For justification of amendments please refer to CFC Justification Matrix. *See Exhibit L*
- **2022 California Existing Building Code (CEBC)**, Adopted sections per Matrix Adoption Table found from the beginning of each chapter with notations under HCD 1 and HCD 2 with local amendments in Chapter 15.65 of Title 15 of the Daly City Municipal Code. For justification of amendments please refer to CEBC Code Justification Matrix. *See Exhibit J*
- **2022 California Reference Standards Code (CRSC)**, Adopted by reference in Chapter 15.12 of Title 15 of the Daly City Municipal Code. *See Exhibit K*

Finding of Facts

Justification Summary

Geologic: Daly City is located in the Seismic Design Category D, E, or F, which is based on its risk category and the severity of the design earthquake ground motion. Building and structures defined in such categories can experience major seismic damage. In addition, the San Andreas Fault extends through the City, which is generally considered a major active fault. Severe Earthquakes can cause severe stress on the Fire department's ability to provide emergency response. i.e. water mains may rupture, and traffic congestion will cause increased delays. The city has regions of buildings and structures which are surrounded by dense shrub-type vegetation (gorse), grasses and tress and/or sloped terrains. Thus, modifications herein are intended to limit any potential property damage and help improve response time for emergency responders.

Climatic: Daly City receives an annual average rainfall of approximately 12.1 inches between October and April. During the summer months from June through September, the city experiences a great deal of fog and wind. Winds generally prevail from the west at velocities approximately 15 to 20 mph. Temperatures range from approximately 32 to 90 degrees F. Due to these climatic conditions, driving is extremely hazardous and visibility is very poor. High level of moisture in the area also greatly contributes to the rapid deterioration of building materials. Winds can have a significant impact on structure fires of buildings in close proximity to one another, common to the City. Thus, modifications are needed to improve the standards of building materials and enhance visibility of building identification.

Climatic (Greenhouse Gas & Clean Air): Climatic condition described in Justification item B along with the burning of fossil fuels such as natural gas to heat and cook in our homes has contributed to an increase of indoor air pollution and lead to climate change. Thus, modifications herein are intended to reduce indoor air pollution and reduce the effect of climate change.

Topographic: Many streets in Daly City are built on hillsides and very narrow and winding streets, which increases critical response time for fire suppression vehicles. In addition, many buildings are built on zero property lines, which creates difficulty in controlling fire spread and exposure. Delays in response may also be attributed to traffic patterns where major throughfares are often congested with traffic. Thus, modifications are needed to enhance fire resistance of building materials.

Administrative: The amendment is administrative only and does not modify a Building Standard.

GENERAL REGULATIONS (CHAPTER 15.00)

Finding of Facts (15.00.010)

Establishes administrative Authority. This is administrative only and does not require a finding of facts.

Finding of Facts (15.00.020)

Establishes administrative authority to establish a fee schedule. This is administrative only and does not require a finding of facts.

Finding of Facts (15.00.030)

Establishes time limitation of building permit applications. This is administrative only and does not

require a finding of facts.

Finding of Facts (15.00.040)

Establishes time limitation of permit applications and sets extension guidelines. Section has been updated to align with building code language. This is administrative only and does not require a finding of facts.

Finding of Facts (15.00.050)

Establishes procedure of appeals. This is administrative only and does not require a finding of facts.

Finding of Facts (15.00.060)

Section has been updated to align with code language and remains mostly unchanged. Justification-Climatic.

Finding of Facts (15.00.070)

Section remains unchanged and provides administrative authority to ask for assistance and cooperation from other jurisdictions. This is administrative only and does not require a finding of facts.

Finding of Facts (15.00.080)

Section remains unchanged and provides administrative authority to allow for emergency access. This is administrative only and does not require a finding of facts.

Finding of Facts (15.00.100)

Section remains unchanged and provides minimum qualifications for building permits. This is administrative only and does not require a finding of facts.

Finding of Facts (15.00.120)

Section remains unchanged and sets construction workmanship limits. This is administrative only and does not require a finding of facts.

Finding of Facts (15.00.130)

Section remains unchanged and sets aircraft noise soundproofing requirements for any buildings within the affected area (FAA approved). Compliance required for homes built after January 1st, 1993 and alterations that exceed twenty-five percent or more of the value of the home. This is administrative only and does not require a finding of facts.

Finding of Facts (15.00.140)

Section remains unchanged and set requirements for stormwater best management practices to protect our environment. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.00.150)

Section remains unchanged and limits past obligations. This is administrative only and does not require a finding of facts.

Finding of Facts (15.00.160)

Section remains unchanged and sets when spark arrestors are required. Modification needed to reduce the risk of fire. Justification-Geographic.

Finding of Facts (15.00.170)

Section remains unchanged and sets a technology. This is administrative only and does not require a finding of facts.

Finding of Facts (15.00.190)

Section remains unchanged and sets guideline for fees associated with Factory Built Housing. This is administrative only and does not require a finding of facts.

CALIFORNIA BUILDING CODE (CHAPTER 15.08)

Finding of Facts (15.08.010)

Every three years the International Code Council publishes a new edition of the International Building Code. The City of Daly City is presently using the 2019 California Building Code. Title 24 of the California Code of Regulations contains all of the Building Standards of the State of California and is divided into twelve parts. Part 2, California Building Code, references the International Building Code. To maintain consistent current practices in the field of building safety, technology, changes in materials, processes, and construction, we recommend adopting the 2022 edition of the California Building Code and appendices as indicated.

Finding of Facts (15.08.020)

Section remains unchanged from past adopted code by eliminating annual permits. This is administrative only and does not require a finding of facts.

Finding of Facts (15.08.030)

See Finding of Facts 15.00.030

Finding of Facts (15.08.040)

See Finding of Facts 15.00.040

Finding of Facts (15.08.050)

Section remains unchanged from past adopted code by requiring minimum document size of submitted documents. This is administrative only and does not require a finding of facts.

Finding of Facts (15.08.060)

Section has been modified by adding definitions for efficiency kitchen, deck (attached), and a sleeping room. Modification provides interpretation and clarification to minimum code requirements. Definition of efficiency kitchen added to set limitations of kitchen sink and cooking appliance. Definition for sleeping room provided to ensure code compliance of rooms labeled by names other than bedroom. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.08.070)

See Finding of Facts 15.00.020

Finding of Facts (15.08.080)

See Finding of Facts 15.00.050

Finding of Facts (15.08.090)

See Finding of Facts 15.00.020

Finding of Facts (15.08.100)

Section modification has been updated to align with current code language but remains largely unchanged from prior code adoptions. Section modification needed to provide additional fire resistance at separation between attached garage and R-3 occupancy. Justification-Geographic.

Finding of Facts (15.08.120)

See Finding of Facts 15.00.140

Finding of Facts (15.08.140)

Section modification has been updated to align with current code language but remains largely unchanged from prior code adoptions. Section modification needed to provide enhanced longevity of building envelope materials of Residential Exterior Walls built at less than 18” from property lines. Justification-Climatic.

Finding of Facts (15.08.150)

Section remains unchanged. See Finding of Facts 15.00.140

Finding of Facts (15.08.180)

Section remains unchanged from past code adoption. Justification-Climatic & Geographic.

Finding of Facts (15.08.190)

Section has been updated to align with current code language, and provide guidelines for minimum requirement for emergency escape and rescue openings that do not open to a public way. Changes have been made to ensure modification is more stringent than the code minimum. Justification-Geographic and Climatic.

Finding of Facts (15.08.210)

Section modification has been updated to align with current code language but remains largely unchanged from prior code adoptions. Section modification needed to provide enhanced fire classification of roof covering materials. Justification-Climatic & Geographic.

Finding of Facts (15.08.220)

Section modification has been updated to align with current code language but remains largely unchanged from prior code adoptions. Justification-Geographic.

Finding of Facts (15.08.250)

Section modification has been updated to align with current code language but remains largely unchanged from prior code adoptions. Justification-Geographic.

Finding of Facts (15.08.260)

Section remains unchanged from past code adoption. This modification is administrative only and does not require a finding of facts.

CALIFORNIA RESIDENTIAL CODE (CHAPTER 15.10)

Finding of Facts (15.10.010)

Every three years the International Code Council publishes a new edition of the International Residential Code. The City of Daly City is presently using the 2019 California Building Code. Title 24 of the California Code of Regulations contains all of the Building Standards of the State of

California and is divided into twelve parts. Part 2.5, California Residential Code, references the International Building Code. To maintain consistent current practices in the field of building safety, technology, changes in materials, processes, and construction, we recommend adopting the 2022 edition of the California Building Code and appendices as indicated.

Finding of Facts (15.10.020)

Section modification has been updated to align with current code language but remains largely unchanged from prior code adoptions. Section modification needed limit the exposure to fuel load of building structures. Justification: Climatic & Geographic.

Finding of Facts (15.10.030)

See Finding of Facts 15.00.030

Finding of Facts (15.10.040)

See Finding of Facts 15.00.040

Finding of Facts (15.10.050)

See Finding of Facts 15.08.050

Finding of Facts (15.10.070)

See Finding of Facts 15.00.020

Finding of Facts (15.10.080)

See Finding of Facts 15.00.050

Finding of Facts (15.10.090)

See Finding of Facts 15.00.020

Finding of Facts (15.10.120)

See Finding of Facts 15.08.060

Finding of Facts (15.10.130)

See Finding of Facts 15.08.100.

Finding of Facts (15.10.140)

Section has been modified to provide fire resistance requirements for decks built within the fire separation distance. Modification needed to reduce fuel load of building structures. Justification: Geographic and Climatic.

Finding of Facts (15.10.160)

See Finding of Facts 15.08.180.

Finding of Facts (15.10.170)

See Finding of Facts 15.08.190.

Finding of Facts (15.10.190)

See Finding of Facts 15.08.060.

Finding of Facts (15.10.200)

Section modification has been updated to align with current code language but remains largely unchanged from prior code adoptions. Section modification needed limit the exposure to fuel load of building structures. Justification: Climatic & Geographic.

Finding of Facts (15.10.220)

See Finding of Facts 15.08.200.

Finding of Facts (15.10.230)

See Finding of Facts 15.08.140

Finding of Facts (15.10.240)

See Finding of Facts 15.08.210

Finding of Facts (15.10.250)

Section modification has been updated to align with current code language but remains largely unchanged from prior code adoptions. Section modification needed to improve the structural performance of existing building home stock. Justification: Geographic.

INTERNATIONAL PROPERTY MAINTENANCE CODE (CHAPTER 15.14)

Finding of Facts (15.14.010)

Every three years the International Code Council publishes a new edition of the International Property Maintenance Code. The City of Daly City is presently using the 2018 International Property Maintenance Code. To maintain consistent current practices in the field of building safety, technology, changes in materials, processes, and construction, we recommend adopting the 2021 edition of the International Property Maintenance Code and appendices as indicated.

Finding of Facts (15.14.020)

Section remains unchanged from previously adopted code. Modification established the administrative authority to enforce this code. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.14.030)

Section remains unchanged from previously adopted code. Modification is to define applicable codes that support IPMC. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.14.040)

Section remains unchanged from previously adopted code. Modification is to define code official term. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.14.050)

Section remains unchanged from previously adopted code. Section modification needed to establish failure to obey order. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.14.060)

Section remains unchanged from previously adopted code. Section modification needed to establish violation penalties. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.14.070)

Section remains unchanged from previously adopted code. Modification is needed to establish cost recovery as a result of emergency abatement. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.14.080)

See Finding of Facts 15.00.050.

Finding of Facts (15.14.090)

See Finding of Facts 15.00.050.

CALIFORNIA MECHANICAL CODE (CHAPTER 15.16)

Finding of Facts (15.16.010)

Every three years the International Association of Plumbing and Mechanical Officials publishes a new edition of the Uniform Mechanical Code. The City of Daly City is presently using the 2019 California Mechanical Code. Title 24 of the California Code of Regulations contains all of the Building Standards of the State of California and is divided into twelve parts. Part 4, California Mechanical Code, references the Uniform Mechanical Code. To maintain consistent current practices in the field of building safety, technology, changes in materials, processes, and construction, we recommend adopting the 2022 edition of the California Mechanical Code and appendices as indicated.

Finding of Facts (15.16.020)

See Finding of Facts 15.08.050

Finding of Facts (15.16.030)

See Finding of Facts 15.00.020

Finding of Facts (15.16.040)

See Finding of Facts 15.00.030

Finding of Facts (15.16.050)

See Finding of Facts 15.00.030

Finding of Facts (15.16.060)

See Finding of Facts 15.00.050

Finding of Facts (15.16.070)

See Finding of Facts 15.00.020

Finding of Facts (15.16.080)

See Finding of Facts 15.00.020

Finding of Facts (15.16.090)

See Finding of Facts 15.00.020

Finding of Facts (15.16.100)

See Finding of Facts 15.00.020

Finding of Facts (15.16.110)

See Finding of Facts 15.00.050

CALIFORNIA PLUMBING CODE (CHAPTER 15.20)

Finding of Facts (15.20.010)

Every three years the International Plumbing and Mechanical Officials publish a new edition of the Uniform Plumbing Code. The City of Daly City is presently using the 2019 California Plumbing Code. Title 24 of the California Code of Regulations contains all of the Building Standards of the State of California and is divided into twelve parts. Part 5, California Mechanical Code, references the Uniform Plumbing Code. To maintain consistent current practices in the field of building safety, technology, changes in materials, processes, and construction, we recommend adopting the 2022 edition of the California Plumbing Code and appendices as indicated.

Finding of Facts (15.20.020)

See Finding of Facts 15.08.050

Finding of Facts (15.20.030)

See Finding of Facts 15.00.020

Finding of Facts (15.20.040)

See Finding of Facts 15.00.030

Finding of Facts (15.20.050)

See Finding of Facts 15.00.030

Finding of Facts (15.20.060)

See Finding of Facts 15.00.030

Finding of Facts (15.20.070)

See Finding of Facts 15.00.020

Finding of Facts (15.20.080)

See Finding of Facts 15.00.020

Finding of Facts (15.20.090)

See Finding of Facts 15.00.020

Finding of Facts (15.20.100)

See Finding of Facts 15.00.020

Finding of Facts (15.20.110)

See Finding of Facts 15.00.050

Finding of Facts (15.20.120)

Municipal code section has been removed to allow for materials permitted by the California Plumbing Code.

Finding of Facts (15.20.130)

Section remains unchanged from previously adopted code. A high incidence of electrolysis has been found where plumbing installation are altered, repaired wherein dissimilar metals are joined particularly in water systems. Justification-Geographic

Finding of Facts (15.20.150)

Section remains unchanged from previously adopted code. The City Council Finds and determines that a significant history of fires are caused by improperly installed water heaters. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.20.160)

Section remains unchanged from previously adopted code. Section modification needed to prevent public water contamination. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.20.190)

Section remains unchanged from previously adopted code. Section modification needed to assure a healthy, safe potable water system and proper operation of approved appliances or fixtures with Plastic Parts included with approved listings of such appliances. The modification is administrative only and does not require a finding of facts.

Finding of Facts (15.20.200)

See Finding of Facts 15.08.180

Finding of Facts (15.20.210)

Section remains unchanged from previously adopted code. The City Council finds and determines due to geographic location of Daly City in the Bay Area and the need for additional housing that the minimum size lots have been created upon with multi-story construction is allowed. Alterations frequently occur later resulting in added fixtures units, which results in the need for replacement of small diameter sewer laterals. To prevent unnecessary damage both to street paving and expense to property owners a minimum size sewer lateral is required. Justification-Topographic

Finding of Facts (15.20.230)

Section remains unchanged from previously adopted code. Section modification needed to establish administrative authority. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.20.240)

Section remains unchanged from previously adopted code. Section modification needed to ensure meters are obscured from the public view. This modification is administrative only and does not require a finding of facts.

CALIFORNIA GREEN BUILDING CODE (CHAPTER 15.22)

Finding of Facts (15.22.010)

Every three years the California Building Standards Commission publish a new edition of the Uniform Plumbing Code. The City of Daly City is presently using the 2019 California Green Building Standards Code. Title 24 of the California Code of Regulations contains all of the Building Standards of the State of California and is divided into twelve parts. Part 11, California Mechanical Code, references the Uniform Plumbing Code. To maintain consistent current practices in the field

of building safety, technology, changes in materials, processes, and construction, we recommend adopting the 2022 edition of the California Green Building Standards Code and appendices as indicated.

Finding of Facts (15.22.020)

Section moved from Energy Code and remains largely unchanged from previously adopted code. Section provides defined terms related to minimum code requirements. Justification-Climatic.

Finding of Facts (15.22.030)

Section moved from Energy Code. Building electrification now includes alterations where over fifty percent of the existing framing above the sill plate is removed or replaced for purposes than repair. In addition, exemption for affordable housing has been removed. Justification-Climatic.

Finding of Facts (15.22.040)

Section moved from Energy Code. Building electrification now includes alterations where over fifty percent of the existing framing above the sill plate is removed or replaced for purposes than repair. In addition, exemption for Hotels and Motels with eighty or more guestrooms for on-site commercial clothes drying equipment has been added. Justification-Climatic.

Finding of Facts (15.22.050)

Section deletion remains unchanged from previously adopted code. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.22.060)

Section deletion remains unchanged from previously adopted code. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.22.070)

Section remains unchanged from previously adopted code. Justification-Climatic.

Finding of Facts (15.22.080)

Section remains unchanged from previously adopted code. Justification-Climatic.

CALIFORNIA ELECTRICAL CODE (CHAPTER 15.22)

Finding of Facts (15.24.010)

Every three years the National Fire Protection Association publishes a new edition of the National Electrical Code. The City of Daly City is presently using the 2019 California Electrical Code. Title 24 of the California Code of Regulations contains all of the Building Standards of the State of California and is divided into twelve parts. Part 3, California Electrical Code, references the National Electrical Code. To maintain consistent current practices in the field of building safety, technology, changes in materials, processes, and construction, we recommend adopting the 2022 edition of the California Electrical Code and appendices as indicated

Finding of Facts (15.24.020)

See Finding of Facts 15.00.020

Finding of Facts (15.24.030)

See Finding of Facts 15.00.020

Finding of Facts (15.24.040)

See Finding of Facts 15.00.030

Finding of Facts (15.24.050)

See Finding of Facts 15.00.030

Finding of Facts (15.24.060)

See Finding of Facts 15.00.050

Finding of Facts (15.24.090)

Section remains unchanged from previously adopted code. Modification needed to reduce first responder response time. Justification-Geographic.

Finding of Facts (15.24.130)

Section remains unchanged from previously adopted code. Modification needed to reduce first responder response time. Justification-Geographic.

Finding of Facts (15.24.130)

Section remains unchanged from previously adopted code. Modification needed to reduce first responder response time. Justification-Geographic.

CALIFORNIA FIRE CODE (CHAPTER 15.32)

The Council of the City of Daly City finds the following:

A. Pursuant to Section 17958.5 and 18941.5 of the California Health and Safety Code, the report contained herein is submitted as the "Findings of Fact" with regard to the adoption of the Daly City Municipal Code, Chapter 15.32 which would adopt the California Fire Code 2022 Edition and amendments. Under this adopting ordinance, specific amendments have been established which are more restrictive in nature than those adopted by the State of California and State Fire Marshal.

B. These local amendments to the California Fire Code, 2022 Edition, have been evaluated and recognized by the City of Daly City as tools for addressing the fire problem, concerns and future direction by which the city will establish and maintain an environment which will afford a high level of fire and life safety to all those who work and live within the city's boundaries.

C. Those local amendments are based upon the following climatic, geographical, and topographical conditions:

1. Climatic: Daly City receives an annual average rainfall of approximately 12.1 inches between October and April. During the summer months from June through September, the city experiences a great deal of fog and wind. Winds generally prevail from the west at velocities ranging from approximately 15 to 20 mph. Temperatures range from approximately 32 to 90 degrees F.

In summary, due to these climatic conditions, driving is extremely hazardous and visibility is very poor. Therefore, arriving on scene at an emergency may require long response times. Strong gusty winds can force fires back into the building and can create a blowtorch effect, in addition to

preventing "natural" ventilation and cross ventilation efforts. These conditions make fires burning in the densely built structures of Daly City extremely dangerous and difficult to control.

2. Geographical: Daly City resides on the San Andreas Fault and is subject to seismic activity. An earthquake can happen at any time and cause severe stress on the department's ability to provide emergency response, i.e. water mains may rupture, and traffic congestion will cause increased delay. Parts of the city are built upon portions which contain dense shrub-type vegetation (gorse), grasses and trees or are on sloped terrain. The city responds to wild land fires on San Bruno Mt. on an annual basis. The city is surrounded by San Francisco on the north, Brisbane and Colma on the east and southeast, and South San Francisco on the south. To the west and southwest are the Pacific Ocean and the City of Pacifica.

3. Topographical: Daly City is essentially built on steep slopes and hillsides. Many streets are narrow and winding with congested vehicle parking. New construction is inevitably built on steep slopes, where access is difficult. Narrow roads make response times longer and makes it difficult to place fire apparatus and equipment close to a fire scene. Additionally, many areas have structures built on zero lot lines, adding to the difficulty in preventing a structure fire from spreading to adjoining buildings. Delays in response may also be attributed to traffic patterns where major thoroughfares are often congested with traffic.

In order to mitigate the inevitable delays in arriving at a fire caused by the difficult topography upon which Daly City was developed, built-in automatic fire-extinguishing systems, standpipe systems or fire alarm systems are required over and above code requirements. The requirement and installation of such fire protection structures and systems will improve the speed at which building occupants are notified to evacuate in the event of a fire and reduce the fire spread until firefighters arrive. Additional standpipe outlets will allow firefighters access to a water supply once inside a structure.

Finding of Facts (15.32.010) - Adoption

Every three years the International Code Council publishes a new edition of the International Fire Code. The City of Daly City is presently using the 2019 California Fire Code. Title 24 of the California Code of Regulations contains all of the Building Standards of the State of California and is divided into ten parts. Part 9, California Fire Code, references the International Fire Code. To maintain consistent current practices in the field of fire safety and building technology, changes in materials, processes, and construction, we recommend adopting the 2022 edition of the California Fire Code and appendices as amended.

Finding of Facts (15.32.020)

Establishment of local fire prevention division, no deviation from adopted fire code.

Finding of Facts (15.32.030)

Provides a committee to review when new materials, processes or occupancies not otherwise covered under the code would require permits. This is administrative only and does not require a finding of facts.

Finding of facts (15.32.040)

These changes are directly related to administrative and permit processes only, and are unchanged from prior ordinance amendments to the fire code, except as to the section number.

Finding of facts (15.32.050)

These changes are directly related to administrative and permit processes only, and are unchanged from prior ordinance amendments to the fire code, except for the section number.

Finding of Facts (15.32.060)

This provision outlines the appeals process for persons who are aggrieved by a decision of the fire chief or fire marshal. This is administrative only and does not require a finding of facts.

Finding of Facts (15.32.070)

Section 505.1 is amended to include additional address locations and the identification of hazards under the NFPA 704 system. This section will assist in faster response for emergency response personnel due to climatic conditions (fog) which inhibit visibility.

Finding of Facts (15.32.080)

These changes relate to required locations for fire hydrants for newly constructed buildings, and are unchanged from prior ordinance amendments to the fire code except for language to conform to code. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for locations of fire hydrants within the City of Daly City than those standards set in the International Fire Code.

Finding of Facts (15.32.090)

This section remains unchanged, except as to section number, from the prior code adopted by the City. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for marking of building utilities in the City of Daly City than those standards as set forth in the International Fire Code. In particular,

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple building collapses and fires through our community. With limited fire apparatus available after an earthquake, we must rely on prompt identification of utility shut-off locations to assist in firefighting operations, occupant evacuation, and firefighter safety.

Finding of Facts (15.32.100)

This section remains unchanged, from the prior code adopted by the City, except as to the addition of the stipulation that building alterations, renovations, additions or repairs will be calculated based upon a five (5) year period. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for automatic fire extinguishing systems in the City of Daly City than those standards as set forth in the California Fire Code, 2022 Edition. In particular,

Topography: The remaining area of Daly City to be built on is largely limited to steep slopes and hillsides. Many streets are narrow and winding with congested parking. This makes it difficult to place fire apparatus and equipment close to a fire scene. Slopes also make it difficult to place ladders for rescue and to advance those hose lines. Response time is increased due to steep grades, narrow streets, and congested traffic.

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple fires through our community. With limited fire apparatus available after an earthquake, we must rely on built-in protection to contain a large number of incipient fires.

Access: The majority of buildings are built with zero lot lines and no direct access to rear yards.

Initial fire attack is from the front of the building only. The time it may take for firefighters to reach the seat of a fire is greatly increased. The opportunity for occupants to safely exit the building is reduced. The time delay decreases the survival chances of occupants in the building and increases property damage. Fire spread between buildings is more probable. An automatic fire sprinkler system will either extinguish the fire or control it until firefighters can arrive and extinguish it. Automatic fire sprinkler systems are proven to be the most effective method of saving lives and property.

Finding of Facts (15.32.110)

This section remains unchanged from the prior code adopted by the City, except as to the section number. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for fire alarm systems in the City of Daly City than those standards as set forth in the International Fire Code. In particular,

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple building collapses and fires through our community. With limited fire apparatus available after an earthquake, we must rely on built-in protection systems to assist in firefighting operations, occupant evacuation, and firefighter safety.

Finding of Facts (15.32.120)

This section remains unchanged, except as to section number updating. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for fire alarm systems in the City of Daly City than those standards as set forth in the International Fire Code. In particular,

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple building collapses and fires through our community. With limited fire apparatus available after an earthquake, we must rely on built-in protection systems to assist in firefighting operations, occupant evacuation, and firefighter safety.

Climatic: Due to weather conditions creating dense fog, additional fire alarm devices will assist firefighters in locating an effected building with greater ease, thus reducing potential delays.

Finding of Facts (15.32.130)

This section remains unchanged from the prior code adopted by the City. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for fire alarm systems in the City of Daly City than those standards as set forth in the International Fire Code. In particular,

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple building collapses and fires through our community. With limited fire apparatus available after an earthquake, we must rely on built-in protection systems to assist in firefighting operations, occupant evacuation, and firefighter safety.

Finding of Facts (15.32.140)

This section remains unchanged, except as to section number, from the prior code adopted by the City. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for fire alarm systems in the City of Daly City than those standards as set forth in the International Fire Code. In particular,

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple building collapses and fires through our community. With limited fire apparatus available after an earthquake, we must rely on built-in protection systems to assist in firefighting operations, occupant evacuation, and firefighter safety.

Findings of Facts (15.32.150)

These changes are directly related to administrative and permit processes only, and are unchanged from prior ordinance amendments to the fire code, except for the section number.

Finding of Facts (15.32.160)

This section remains unchanged, except as to section number, from the prior code adopted by the City. The above stated climatic, geographical, and topographical conditions warrant more stringent requirements for fire alarm systems in the City of Daly City than those standards as set forth in the International Fire Code. In particular,

Geology: Daly City sits over 2-3 miles of the San Andreas Fault. This fault can create major ground shaking resulting in multiple building collapses and fires through our community. With limited fire apparatus available after an earthquake, we must rely on built-in protection systems to assist in firefighting operations, occupant evacuation, and firefighter safety.

Finding of Facts (15.32.170 and 15.32.180)

These sections remain unchanged from City Council action addressing the use, storage and handling of explosives and fireworks in the City of Daly City. The more particular ordinance, found within Chapter 8.24 of the Municipal Code, take precedent and these amendments are made to make the California Fire Code, 2022 Edition, and the 2021 International Fire Code consistent with the Municipal Code.

Finding of Facts (15.32.190)

Government Code Section 50022.4 provides that when a code is adopted by reference, penalty clauses are not deemed adopted by reference but may be enacted only if set forth in full in the adopting ordinance. Such is the action taken with these two sections, and such is the intent of the City Council.

CALIFORNIA ENERGY CODE (CHAPTER 15.60)

Finding of Facts (15.60.010)

Every three years the International Code Council publishes a new edition of the California Energy Code. The City of Daly City is presently using the 2019 California Energy Code. Title 24 of the California Code of Regulations contains all of the Building Standards of the State of California and is divided into twelve parts. Part 6, California Energy Code. To maintain consistent current practices in the field of building safety, technology, changes in materials, processes, and construction, we recommend adopting the 2022 edition of the California Energy Code and appendices as indicated.

CALIFORNIA EXISTING BUILDING CODE (CHAPTER 15.65)

Finding of Facts (15.65.010)

Every three years the International Code Council publishes a new edition of the International Existing

Building Code. The City of Daly City is presently using the 2019 California Existing Building Code. Title 24 of the California Code of Regulations contains all of the Building Standards of the State of California and is divided into twelve parts. Part 10, California Existing Building Code, references the International Existing Building Code. To maintain consistent current practices in the field of building safety, technology, changes in materials, processes, and construction, we recommend adopting the 2022 edition of the California Existing Building Code and appendices as indicated.

Finding of Facts (15.65.020)

See Finding of Facts 15.00.020

Finding of Facts (15.65.030)

See Finding of Facts 15.00.040

Finding of Facts (15.65.040)

See Finding of Facts 15.00.040

Finding of Facts (15.65.050)

See Finding of Facts 15.00.050

Finding of Facts (15.65.060)

Section remains unchanged from previously adopted code. Modification needed to establish administrative authority. This modification is administrative only and does not require a finding of facts.

Finding of Facts (15.65.070)

See Finding of Facts 15.08.050

Finding of Facts (15.65.080)

Section remains unchanged from previously adopted code. This modification is administrative only and does not require a finding of facts.

Environmental Determination

Pursuant to the California Environmental Quality Act known as “CEQA”, this action is exempt under California Code of Regulations, Title 14, Section 15378, that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that:

- A. It is not a Project as provided by the Act, in that it does not have a potential for resulting in a detrimental physical change in the environment, directly ultimately as provided in Title 14, Section 15378(a);
- B. In that it is further exempt under the definition of Project in Section 15378(b)(3) in that it concerns general policy and procedure making;
- C. In that it can be seen with certainty that there is not possibility that the activity may have a significant effect upon the environment pursuant to Title 14, Section 15061(b)(3); and
- D. In that the action taken is an action by a regulatory agency that will both enhance and protect the environment and thereafter categorically exempt pursuant to Title 14, Section 15308.

Financial Impacts and Budget Actions

There is no immediate financial impact or budget action necessary as a result of the recommended action.

Alternatives

The council has the following alternatives to consider:

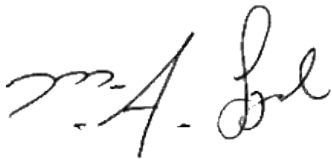
1. Introduce the Ordinance to repeal and amend Daly City Municipal Code Title 15 – Building and Construction Chapters 15.00, 15.08, 15.10, 15.14, 15.16, 15.20, 15.22, 15.24, 15.60, 15.65, 15.32, add 15.10, and amend 15.64 sections 15.64.020 & 15.64.140, to adopt the 2022 California Building Codes and the 2021 International Property Maintenance Code with local amendments; adopt a resolution setting forth the pertinent findings and substantial evidence required by the California Health and Safety Code to support local amendments and schedule the second reading and adoption at the next regularly scheduled City Council meeting; OR
2. Provide alternative direction to staff.

Attachments:

Attachment A – Ordinance – Building and Fire Code Updates Exhibits A-M

Attachment B – Finding of Facts Matrix

Respectfully submitted,



Mario Sigala, PE, CBO
Chief Building Supervisor/Building Official



Tatum Mothershead
Director of Economic and Community
Development



Craig Wittner
North County Fire Authority
Assistant Fire Marshal