



Item Number 15A

STAFF REPORT

Date: December 6, 2022

To: Honorable Mayor/Chair and City Council/Agency Members

From: Alfonso Noyola, City Manager/Executive Director
Juan Arauz, AICP, Community Development Director

Subject: **Adoption of Proposed Ordinance No. 729 Amending Chapters 15.04, 15.08, 15.12, 15.16, 15.29, 15.32 and 15.34 of Title 15 of the Cudahy Municipal Code and Adopt Titles 26, 27, 28, 29, 30, 31, and 33 of the 2022 Los Angeles County Amendments to the 2022 Edition of the California Building Codes Including the Building, Residential, Plumbing, Mechanical, Electrical, Green Building Standards and Existing Building Codes.**

RECOMMENDATION

Staff recommends that the City Council of the City of Cudahy (the "City"):

1. Open the public hearing to receive comments on the proposed Ordinance No. 729, and then close the public hearing after receiving public comments; and
2. Consider Approving by first reading, attached Ordinance No. 729, amending Chapters 15.04 through 15.34 of the Cudahy Municipal Code to Adopt Titles 26, 27, 28, 29, 30, 31, and 33 of the 2022 Los Angeles County Amendments to the 2022 Edition of the California Building Codes.

BACKGROUND/PROJECT DESCRIPTION

1. On January 21, 2020, City Council adopted Urgency Ordinance No. 705, adopting Los Angeles County Building Codes.
2. On July 1, 2022, the California Building Code was published, and becomes effective on January 1, 2023, within the Los Angeles County jurisdiction.
3. On November 15, 2022, the Los Angeles County adopted more restrictive standards and modifications to the 2022 California Building Codes, as memorialized in the 2022 Los Angeles County Building Codes (Building Code, Residential Code, Electrical Code,

Mechanical Code, Plumbing Code, Green Building Standards Code, and Existing Building Code).

4. On November 25, 2022, the public notice for the proposed Ordinance was published in the Long Beach Press-Telegram for a period of at least ten days prior to the public hearing.

ANALYSIS

The City adopts and updates the applicable building codes every three years as required by State, Federal, and County agencies. Section 17958 of the California Health and Safety Code requires that the latest California Building Standards Codes apply to local construction 180 days after the date of publication of such codes. The 2019 edition of the California Building, Residential, Plumbing, Mechanical, Electrical, Green Building Standards and Existing Building Code, as adopted and published by the California Building Standards Commission, were mandated to go in effect, along with any adopted local amendments, on January 1, 2023

Section 17958.7 of the California Health and Safety Code requires that local amendments to the California Building Standards Codes be enacted only when an express finding is made that such modifications or changes are reasonably necessary because of local climatic, geological or topographical conditions.

This ordinance adopts the Los Angeles County Building Laws and Titles 26, 27, 28, 29, 30, 31 and 33 which amend the State Building Laws and Fire Code based on local climatic, geological or topographical conditions. The City of Cudahy previously adopted the 2016 County Laws by reference. The County Board of Supervisors adopted Titles 26, 27, 28, 29, 30, 31 and 33 at its November 26, 2022 meeting and made the necessary local climatic, geological and topographical findings.

It is necessary for the City to adopt the above stated Codes as the California Building Codes become effective on January 1, 2023, and it is imperative that the more restrictive local amendments become effective in order to protect the public health, safety, and welfare through their up to date consideration of building safety needs for the community.

Attachment "A" of this report includes all proposed amendments to the Cudahy Municipal Code, while Attachment "B" contains Los Angeles County amendments to the California Residential, Plumbing, Mechanical, Electrical, Green Building Standards and Existing Building Codes. Existing requirements of the Municipal Code are continued except where specifically amended or deleted. The following is a summary of the codes proposed for adoption.

A. Los Angeles County Title 26 Building Code California Building Code, 2022 Edition.

The Los Angeles County Title 26 Building Code 2022 Edition of the California Building Code is based on the International Building Code, 2021 Edition, as published by the International Code Council.

B. Los Angeles County Title 27 Electrical Code California Electrical Code, 2022 Edition.

The Los Angeles County Title 27 2022 Edition of the California Electrical Code is based on the National Electrical Code, 2021 Edition, as published by the National Fire Protection Association.

C. Los Angeles County Title 28 Building Code California Plumbing Code, 2022 Edition.

The Los Angeles County Title 28 2022 Edition of the California Plumbing Code is based on the Uniform Plumbing Code, 2021 Edition, as published by the International Association of Plumbing and Mechanical Officials.

D. Los Angeles County Title 29 Mechanical Code California Mechanical Code, 2022 Edition.

The Los Angeles County Title 29 2022 Edition of the California Mechanical Code is based on the Uniform Mechanical Code, 2021 Edition, as published by the International Association of Plumbing and Mechanical Officials.

E. Los Angeles County Title 30 California Residential Code California Residential Code, 2022 Edition.

The Los Angeles County Title 30 Residential Code 2019 Edition of the California Residential Code is based on the International Residential Code, 2022 Edition, as published by the International Code Council.

F. Los Angeles County Title 31 California Green Building Standards Code, 2022 Edition.

The Los Angeles County Title 31 2022 Edition of the California Green Building Standards Code is based on State of California Green Building Standards Code, 2022 Editions, as established and published by order of the California Legislature.

G. Los Angeles County Title 33 Existing Building Code of the Los Angeles County Code, 2019 Edition.

The Los Angeles County Title 33 Existing Building Code 2022 Edition of the California Existing Building Code is based on the International Existing Building Code, 2021 Edition, as published by the International Code Council.

STRATEGIC PLAN CORRELATION

The Project supports the following strategies identified in the City's Strategic Plan as adopted by the City Council.

Goal F

- Explore opportunities for efficiency through insourcing and outsourcing.
- Foster relationship building among residents.

CONCLUSION

Pursuant to sections 17922, 17958, 17958.5, and 17957.7 of the Health and Safety Code, the City may adopt the provisions of the California Buildings Standards Code and District Fire Code, with certain amendments to the provisions of the codes which are reasonably necessary to protect the health, wealth, and safety of citizens of Cudahy because of local climatic, geological and topographical conditions. Under Health and Safety Code section 13869.7(c), local amendments containing more restrictive building standards are not effective within the jurisdictional boundaries of the City unless ratified by the City Council.

Accordingly, the proposed amendment adopts the Los Angeles County Titles 26, 27, 28, 29, 30, 31, and 33.

FINANCIAL IMPACT

The City Clerk is required to have a complete set of codes available for public review. The cost of a set of codes is approximately \$1,900.00 from the General Fund.

ATTACHMENTS

- A. City Council Ordinance No. 729
- B. November 15, 2022, Los Angeles County Building Codes
- C. Proof of Publication