



**AGENDA SUBMITTAL TO SOLANO COUNTY BOARD OF SUPERVISORS**

<b>ITEM TITLE</b> Adopt an ordinance amending Chapter 6.3 of the Solano County Code adopting the 2010 State of California Building Codes and local amendments		<b>BOARD MEETING DATE</b> November 23, 2010	<b>AGENDA NUMBER</b> <b>12</b>
<b>Dept:</b>	Resource Management	<b>Supervisorial District Number</b>  <b>All</b>	
<b>Contact:</b>	David Cliché, Building Official		
<b>Extension:</b>	4705		
	<b>Public Notice Required?</b>	Yes _____	No <u>  X  </u>
	<b>Public Hearing Required?</b>	Yes _____	No <u>  X  </u>

**DEPARTMENTAL RECOMMENDATION:**

The Department of Resource Management recommends that the Board of Supervisors adopt an ordinance amending Chapter 6.3 of the Solano County Code adopting the 2010 State of California Building Codes and local amendments.

**SUMMARY:**

The proposed ordinance amending Chapter 6.3 of the Solano County Code adopting the 2010 State of California Building Codes and local amendments was introduced at the Solano County Board of Supervisors regular meeting on November 9, 2010. Chapter 6.3 of the Solano County Code is being amended to adopt by reference the 2010 California Building Standards Code, Title 24, of the California Code of Regulations, incorporating parts 1, 2, 2.5, 3, 4, 5, 6, 9 and 11, including appendices and non-building and administrative regulations, and known collectively as the California Administrative Code, the California Building Code, the California Residential Code, the California Electrical Code, the California Mechanical Code, the California Plumbing Code, the California Energy Code, the California Fire Code and the California Green Building Standards Code (CalGreen); and the State Housing Law Regulations, Title 25, of the California Code of Regulations, and the uniform Code for the Abatement of Dangerous Buildings.

If adopted, the ordinance will become effective 30 days later on December 24, 2011 with an operative date of January 1, 2011.

The local amendments to the standard codes adopted by Solano County in previous code adoptions remain relatively unchanged. The only changes are: 1) adoption by the State of the California Residential Code and the Green Building Standards Code; 2) correction of State Code references currently found in the Solano County Code; and 3) clarification of language in those sections as referenced in the State Codes.

**FINANCING:**

The cost of preparing the public notice and the agenda item, as well as implementation costs,

are part of the ongoing operational cost of the Department of Resource Management – Building and Safety Division.

**DISCUSSION:**

The State of California, California Building Standards Commission, using a three-year repeating cycle, reviews and revises the body of codes referred to as the California Building, Plumbing, Mechanical, Fire, and Electrical Code to reflect the latest construction regulations. The current code update proposes to include the adoption of the first in the nation mandatory Green Building Code and a California Residential Code. These are mandated under state law as minimum standards. The Board is asked through the adoption of the ordinance to adopt the 2010 Building Standards Code, which includes the adoption and use of the 2009 International Codes. There are no changes to the building permit related fee tables included in the State code updates; consequently, there will be no changes to how fees are calculated or fee revenues at this time.

A local jurisdiction may make changes or modifications to the State codes if it makes specific legal findings to support the local changes. At this time, Solano County is adopting those Codes mandated by the State of California for adoption in the local jurisdictions. The only local amendments staff is recommending are the correction of State Code references currently found in the Solano County Code adopted previously by the Board and to further clarify language in those sections as stated in the State Codes.

**ALTERNATIVES:**

The Board of Supervisors could choose to not adopt the California Building Codes as requested. This option is not recommended by staff as the California Codes, as written, are automatically adopted as published by default and will go into effect on January 1, 2010 as per Health and Safety Code Section 17958 regardless of whether or not the county adopts a local ordinance. While the county could not adopt lesser standards in the future, not having a local ordinance would make it difficult to customize any future changes to best meet county needs.

**OTHER AGENCY INVOLVEMENT:**

County Counsel assisted in the preparation of the proposed ordinance. The local Fire Districts have been contacted and were provided a copy of the Board Report and ordinance adopting the State Codes. The County Administrator and County Counsel reviewed this agenda item and concur with the recommendations.

**CAO RECOMMENDATION:**

**APPROVE DEPARTMENT  
RECOMMENDATION**

**DEPARTMENT HEAD SIGNATURE:**



Bill Emlen, Director  
Department of Resource Management