

**RESOLUTION NO. 2022-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMECULA MAKING EXPRESS FINDINGS AND DETERMINATIONS THAT MODIFICATIONS TO THE 2022 CALIFORNIA BUILDING CODE; CALIFORNIA MECHANICAL CODE; CALIFORNIA PLUMBING CODE; CALIFORNIA ELECTRICAL CODE; AND CALIFORNIA RESIDENTIAL CODE, AS ADOPTED BY THE CITY OF TEMECULA, ARE REASONABLY NECESSARY BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL AND/OR TOPOGRAPHICAL CONDITIONS**

THE CITY COUNCIL OF THE CITY OF TEMECULA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals.

- A. Certain building standards and other related model codes are adopted by the State of California in the California Building Standards Code and become applicable in the City unless amended by the City pursuant to Health and Safety Code Section 17958.
- B. Health and Safety Code Section 17958.7 authorizes the City Council to make reasonably necessary changes or modifications to the Codes comprising the 2022 California Building Standards Code, based on certain local conditions.
- C. The Building Official of the City of Temecula has determined that the modifications to the 2022 California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and California Residential Code, referenced herein, are reasonably necessary due to local conditions.
- D. Health and Safety Code Sections 17958.7 and 18941.5 require the City Council to make express findings of the necessity for modifications to the building standards contained in the Codes comprising the California Building Standards Code, as referenced herein.

Section 2. Resolution.

- A. The City Council of the City of Temecula hereby expressly finds that the amendments and modifications to the Temecula Municipal Code and the California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and California Residential Code, 2022 edition, contained in Ordinance No. 2022-13, are reasonably necessary due to specific local climatic, geological and/or topographical conditions as follows:

1. Climatic Conditions:

Generally Riverside County and the City of Temecula have an arid climate. Annual rainfall varies from 3 inches in Blythe to over 33 inches in Pine Cove. Hot, dry Santa Ana winds are common to areas within Riverside County. These winds constitute a contributing factor, which causes small fires originating in high-density development presently being constructed in the County of Riverside and the City of Temecula, which spread quickly and create the need for an increased level of building and fire protection. This added protection, including, but not limited to on-site protection, will supplement normal Fire Department response available in new development, and provide immediate fire protection for life and safety of multiple-occupancy occupants during fire occurrence

2. Topographical Conditions:

Traffic and circulation congested in urban areas often place Fire Department response time to emergencies at risk. This condition makes the need for enhanced on-site protection for property occupants necessary.

3. Geological Conditions:

The City of Temecula is located in an area near high seismic activity. Because of the degree of the City's urbanization and close proximity to major fault lines, the risk of structural damage and loss of life due to ground shaking is considerable. During a major earthquake, emergency resources would be extremely taxed, and the ability to respond to such emergencies would be complicated. Local standards in excess of statewide minimums will assist in reducing risks associated with earthquakes and the consequent disruption of traffic flow.

Section 3. Specific Amendments and References to Findings.

- A. Based upon the local climatic, geological, and topographical conditions described above, the City Council finds that the modifications to the 2022 California Building Code, 2022 California Residential Code, 2022 California Electrical Code, 2022 California Mechanical Code and 2022 California Plumbing Code, all as contained in Ordinance No. 2022-13, is reasonably necessary in order to protect and preserve the public health, safety, and welfare.

California Health and Safety Code Section 17958.7 requires that the modification or change be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table sets forth sections of the 2022 California Building Code, 2022 California Residential Code, 2022 California Electrical Code, 2022 California Mechanical Code and 2022 California Plumbing Code constituting building standards that have been modified pursuant to Ordinance No. 2022-13, and the associated local climatic, geological and/or topographical conditions described above in Section 2 supporting modification.

CBC, CRC, CEC, CMC and CPC Section added or amended:

Specific Finding -- climatic (C) , topographical (T) and/or geological (G)

conditions (Section 2):

<b>CALIFORNIA BUILDING CODE 2022 CODE SECTION</b>	<b>TITLE/SUBJECT</b>	<b>FINDINGS: C, T, G</b>
105.2	Work exempt from permit	Administrative
105.3	Application for permit	Administrative
105.5	Expiration	Administrative
110.3.8	Fire- and smoke-resistant penetrations	C & T
111.1	Change of occupancy	Administrative
114.4.1	Civil penalty	Administrative
502.1	Address Identification	Administrative
901.2.1	As-Built/Revised Documents	C, T & G
903.2	Where required (automatic sprinkler systems)	C, T & G
903.3.5.3	Hydraulically calculated systems	C & T
903.4.3	Floor Control Valves	C
904.2.2.1	Extinguishing system monitoring requirements	C
907.1.6	Fire Alarm Control Panel (FACP)	C
907.1.7	Notification appliance	C
907.1.8	Duct detectors	C
1505.1	General	C & T
1907A.2	Additional Requirements	C, T & G
Appendices	A, B, D, E, G, H, I, J, K, L, M, N, O and P	Administrative

<b>CALIFORNIA RESIDENTIAL CODE 2022 CODE SECTION</b>	<b>TITLE/SUBJECT</b>	<b>FINDINGS: C, T, G</b>
Appendices	All appendices except AX are deleted	Administrative
Appendix AX, Section 115922(a)	Swimming Pool Safety Act	Administrative

<b>CALIFORNIA ELECTRICAL CODE 2022 CODE SECTION</b>	<b>TITLE/SUBJECT</b>	<b>FINDINGS: C, T, G</b>
90.4	Enforcement	Administration
90.8	Wiring Planning	C & G
110.5	Conductors	C, T & G
Table 300.5	Location of Wiring Method or Circuit	C, T & G
334.10	Use Permitted	Administration
690.4(A)	Photovoltaic Systems	C, T & G

<b>CALIFORNIA MECHANICAL CODE 2022 CODE SECTION</b>	<b>TITLE/SUBJECT</b>	<b>FINDINGS: C, T, G</b>
104.5	Fees	Administration
106.3	Penalties	Administration
504.1	General	C & T

<b>CALIFORNIA PLUMBING CODE 2022 CODE SECTION</b>	<b>TITLE/SUBJECT</b>	<b>FINDINGS: C, T, G</b>
106.3	Penalties	Administration
211.0	Indirect Waste Pipe	C & G
719.5	Access	C, T & G
1213.3.1	Testing	C, T & G
1211.8.1	Installation	T & G
Chapter 13	Adopted in its entirety	Administration
Appendices	A, B, D, H, IAPMO 31-2014 of Appendix I and J	Administration

Section 4. The City Clerk shall certify the adoption of this Resolution and cause a certified copy of the same and Ordinance No. 2022-13 to be forwarded to the California Building Standards Commission.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Temecula this 25<sup>th</sup> day of October, 2022.

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Matt Rahn, Mayor

ATTEST:

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Randi Johl, City Clerk

[SEAL]

STATE OF CALIFORNIA     )  
COUNTY OF RIVERSIDE   ) ss  
CITY OF TEMECULA        )

I, Randi Johl, City Clerk of the City of Temecula, do hereby certify that the foregoing Resolution No. 2022-     was duly and regularly adopted by the City Council of the City of Temecula at a meeting thereof held on the 25<sup>th</sup> day of October, 2022, by the following vote:

AYES:                    COUNCIL MEMBERS:

NOES:                    COUNCIL MEMBERS:

ABSTAIN:                COUNCIL MEMBERS:

ABSENT:                 COUNCIL MEMBERS:

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Randi Johl, City Clerk