

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Luke Watson, Director, Community Development

DATE: October 22, 2019

SUBJECT: Adopt the 2019 California Building Codes

PREPARED BY: Brian Clements, Building Official

RECOMMENDATION: That the City Council introduce and read by title only an ordinance entitled:

ORDINANCE NO. 19-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA ADOPTING BY REFERENCE THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE; CALIFORNIA MECHANICAL CODE; CALIFORNIA PLUMBING CODE; CALIFORNIA ELECTRICAL CODE; CALIFORNIA ADMINISTRATIVE CODE; CALIFORNIA ENERGY CODE; CALIFORNIA GREEN BUILDING STANDARDS CODE; CALIFORNIA HISTORICAL BUILDING CODE; CALIFORNIA EXISTING BUILDING CODE; CALIFORNIA RESIDENTIAL CODE; AND CALIFORNIA REFERENCED STANDARDS CODE; TOGETHER WITH CERTAIN AMENDMENTS AND DELETIONS, AND AMENDING TITLE 15 OF THE TEMECULA MUNICIPAL CODE

BACKGROUND: The adoption of the most current California Building and Fire Codes is important for the public health, safety, and welfare of the community. The Fire and Building Codes enforced by local jurisdictions in the State of California are reviewed, amended, and adopted by the Building Standards Commission on a three (3) year code adoption cycle. The ordinance adopting the 2019 California Fire Code is being adopted separately. Upon the adoption and publication of the State Codes, each local jurisdiction has a period of 180 days to further modify building standards in these codes with more stringent local amendments based upon local geological, topographical, or climatic conditions, before the State Code building standards provisions become applicable. The ordinances propose very few local amendments. Many of the provisions in the ordinances are substantially the same as previous editions of the current Municipal Code.

The local amendments include, but are not limited to:

- 2019 CBC 110.3.7. Required fire seals/fire barriers in fire assemblies, at fire-resistant penetrations, shall be installed and certified by a third party State of California Licensed Fireproofing Company.
- 2019 CBC 111.1. To ensure appropriate continued use of an occupied space the Building Official will issue a new Certificate of Occupancy upon any change of tenant at the fee rates established by resolution of the City Council.
- 2019 CEC 90.4. For commercial projects an electrical contractor shall be responsible for obtaining permits for electrical work performed.
- 2019 CEC Table 300.5. Location of wiring "under a building" is hereby amended as follows: Six inches beneath the concrete slab.
- 2019 CEC 334.10. No type NM (Insulated conductors enclosed within an overall corrosion resistant, nonmetallic jacket), NMC (Insulated conductors enclosed within an overall, corrosion resistant, nonmetallic jacket), or NMS (Insulated power or control conductors with signaling data, and communications conductors within an overall nonmetallic jacket), or non-metallic sheathed cable (Romex) usage in commercial applications regardless of mixed-use occupancy.

FISCAL IMPACT: None

ATTACHMENT: Ordinance