



City of Grass Valley City Council and Redevelopment Agency Agenda Action Sheet

Council Meeting Date: November 9, 2010 **Date Prepared:** November 2, 2010

Prepared by: Joe C. Heckel, Community Development Director
Tony Clarabut, Fire Chief

Title: Introduction of Ordinance to Adopt 2010 California Building Standard Codes and amend City of Grass Valley Municipal Code, Title 15, Chapters 15.02 to 15.48

Agenda: Public Hearing

Recommended Motion: Conduct public hearing and waive the reading of the ordinance in its entirety and read by title only (requires unanimous voice vote) and introduce the ordinance to amend Municipal Code 15.02 to 15.48 and adopt the 2010 California Building Standards Codes

Background: The intent of this public hearing is to consider the adoption of the 2010 California Building Standards Code and our local amendments to these building and fire codes for the City of Grass Valley. The State of California typically updates the Building Standard Code every 3 years as the building industry adjusts to new materials, construction methods and development approaches. In July of 2010, the California Building Standards Commission endorsed and adopted the 2010 California Building Standards Code, Title 24. The approval of the 2010 version of the Building Code prompts all municipalities in the State of California to repeal the older 2007 California Building Standards Code and adopt the 2010 version by January 1, 2011. The codes being recommended for adoption include the 2010 Building Standards Code Title 24 Parts 1 through 12; 2009 Uniform Swimming Pool, Spa, and Hot Tub Code; 2009 International Property Maintenance Code and local amendments. A new requirement for this adoption cycle is the adoption of the Residential Code, whose most significant new code requirement is the installation of a residential automatic fire sprinkler system for all new single family dwellings and duplexes. If the 2010 version of the California Building Standards Code is not approved by a municipality, it becomes automatically adopted for the community without the benefit of local amendments.

As with most communities, the City of Grass Valley approves each updated version of the California Building Code with certain amendments. In preparing for the adoption of the 2010 California Building Standards Code, staff from the City Community Development and the Fire Departments held a series of meetings to discuss any code revisions particular to Grass Valley. City and Fire Department staff still supports our local modifications as they were adopted in past code updates specific to administrative policy such as incorporating the use of the City Fee Schedule and requiring completion of a construction project in two years. Some of the revisions proposed in the Fire Code include adoption of the same appeal process as used in the Building Code, and indirectly linking the requirement for the installation of fire alarms and automatic fire sprinkler systems to the building's fire flow requirement. Staff has met with representatives of the Nevada County Contractors Association and discussed the local amendments. One of the City goals has been to ensure, to the greatest extent possible, that the Building/Fire Code amendments are consistent with those historically adopted by Nevada County.



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Funds Available: N/A

Account #: N/A

Route to be Reviewed by:

_____ City Administrator

Action:

_____ Approved

_____ Approved with Modifications

_____ Denied

_____ Other

Attachments:

- 1) Proposed ordinance amending Title 15, Building Codes and Construction

cc: Members, Planning Commission
Barbara Bashall, Executive Director, Nevada County Contractors Association (NCCA)
Mary Ann Mueller, Chamber of Commerce
Nevada County Realtor's Association
Howard Levine, Grass Valley Downtown Association