

ORDINANCE 821

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRASS VALLEY CALIFORNIA REPEALING CHAPTERS 15.02 TO 15.06 OF TITLE 15 – BUILDINGS AND CONSTRUCTION OF THE CITY OF GRASS VALLEY CALIFORNIA MUNICIPAL CODE, AND ADOPTING CHAPTERS 15.02 TO 15.06 “BUILDINGS AND CONSTRUCTION” WHICH ADOPTS BY REFERENCE THE CALIFORNIA CODE OF REGULATIONS TITLE 24, 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE INCLUDING THE FOLLOWING PARTS:

- **PART 1 - California Administrative Code**
- **PART 2 - California Building Code including listed Appendix Chapters**
- **Part 2.5 – California Residential Code and listed Appendix Chapters**
- **PART 3 - California Electrical Code**
- **PART 4 - California Mechanical Code including listed Appendix Chapters**
- **PART 5 - California Plumbing Code including the listed Appendix Chapters**
- **PART 6 - California Energy Code**
- **PART 8 - California Historical Code**
- **PART 9 - California Fire Code including the listed Appendix Chapters**
- **PART 10 - California Existing Building Code**
- **PART 11 – California Green Building Standards Code**
- **PART 12 - California Referenced Standards Code**
- **International Property Maintenance Code, 2021 Edition**
- **International Swimming Pool and Spa Code, 2021 Edition**

AND AMENDING THOSE PORTIONS OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24 AS IDENTIFIED HEREIN.

The City Council of the City of Grass Valley does ordain as follows:

SECTION 1: Repeal - Chapters 15.02 thru 15.06 of Title 15 of the City of Grass Valley Municipal Code are hereby repealed in their entirety.

SECTION 2: Purpose and Authority - The purpose of this Ordinance is to adopt by reference the 2022 edition of the California Building Standards Code, Title 24 – Parts 1; 2; 2.5; 3; 4; 5; 6; 8; 9; 10; 11 and 12 of the California Code of Regulations, the 2021 International Property Maintenance Code, and the 2021 International Swimming Pool and Spa Code subject to the definitions, clarifications, and the amendments set forth in this Ordinance. The purpose of this Ordinance is also to provide minimum requirements and standards for the protection of the public safety, health, property, and welfare of the City of Grass Valley. This Ordinance is adopted under the authority of Government Code Subsection 50022.2 and Health and Safety Code Section 18941.5.

SECTION 3: Findings of Fact and Need for Modifications to California Building Standards Code - Pursuant to California Health and Safety Code sections 18941.5 and 17958, the City Council of the City of Grass Valley hereby finds that the amendments adopted herein are reasonably necessary because the city has unique local climatic and topographic conditions. These local conditions have an adverse effect on the prevention of (1) major loss fires and (2) the potential for life and property loss, making the changes or modifications in the California Building Standards Code necessary in order to provide a reasonable degree of property security, and fire and life safety in the City. Below are adverse local climatic, geological and topographic conditions that necessitate the modifications to the California Building Standards Code.

A. Climatic Findings of Fact.

1. The City of Grass Valley weather is mild during the summer when daytime temperatures tend to range in the 70-90-degree Fahrenheit range, and cold during the winter, which daytime temperatures tend to be