



Staff Report

TO: City Council

FROM: Sara Retmier, Chief Building Official
Christina Taylor, Deputy City Manager

DATE November 15, 2022

SUBJECT: Public Hearing to Consider an Ordinance Amending Chapter 15 of the Beaumont Municipal Code

Description Adoption of the 2022 California Building Standards Code (California Code of Regulations – Title 24)

Background and Analysis:

Every three (3) years, the State of California (“State”) adopts the latest edition of the California Building Standards Code (California Code of Regulations Title 24) (“Codes”) to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems. The 2022 edition of the Codes was adopted by the California Building Standards Commission and published on July 1, 2022. Sections 17958, and 18941.5 of the California Health and Safety Code (“HSC”), require that the latest edition of the Codes apply to local construction 180 days after publication. Therefore, State law requires that the Codes become effective at the local level on January 1, 2023.

Prior to the adoption and enforcement of the Codes at the local level, State law does permit local jurisdictions to amend the Codes in certain circumstances. Pursuant to Sections 17958.5 and 17958.7 of the HSC, such local amendments can only be enacted when an express finding and determination is made that such local amendments are reasonably necessary because of local climatic, geological, or topographical conditions that affect the jurisdiction. California Building Standards Law permits local amendments that are reasonably necessary provided it is a more restrictive building standard. State Housing Law permits local amendments that are necessary provided it is equivalent or a more restrictive building standard. Local amendments that are necessary for administrative clarification and do not modify Building Standards as defined in Section 18909(c) of the HSC can be enacted without the required express findings.

The Codes that are to be adopted by the State and amended by the City of Beaumont include the following Parts:

- 2022 California Building Code (Part 2); including Chapter 1, Division II, Scope and Administration and Appendix J – Grading
- 2022 California Historical Building Code (Part 8)
- 2022 California Electrical Code (Part 3)
- 2022 California Existing Building Code (Part 10)
- 2022 California Residential Code (Part 2.5); including Chapter 1, Division II, Scope and Administration, and Appendix AX – Swimming Pool Safety Act
- 2022 California Plumbing Code (Part 5)
- 2022 California Mechanical Code (Part 4)
- 2022 California Energy Code (Part 6)
- 2022 California Green Building Standards (Part 11)

Staff is recommending local administrative amendments to establish provisions for the effective enforcement of the Building and Construction code of the City; and are a continuation of previously adopted amendments from prior code adoption cycles. Furthermore, many of these proposed amendments are consistent with those adopted by other local jurisdictions. The proposed amendments are for administrative and procedural clarification and do not modify a building standard; therefore, are enacted without the required express findings.

Fiscal Impact:

Cost of preparing this staff report, ordinance and legal review is estimated to be \$3,000.

Recommended Action:

Hold a Public Hearing, and

Waive the full reading and approve the first reading by title only “An Ordinance of The City Council of The City of Beaumont, California, Approving the Adoption of the 2022 Edition of the California Building Standards Code, (California Code of Regulations, Title 24), Parts 2, 2.5, 3, 4, 5, 6, 8, 10 and 11 with Amendments and Amending Portions of Chapter 15 ‘Buildings and Construction’ of the Beaumont Municipal Code.”

Attachments:

- A. Ordinance