



Staff Report

File #: 22-0845

REQUEST FOR CITY COUNCIL ACTION

DATE: 11/16/2022

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

Ordinance amending various chapters within [Title 15 of the Corona Municipal Code](#) and adopting by reference the 2022 California Building Standards Code (California Code of Regulations, Title 24).

EXECUTIVE SUMMARY:

This staff report asks Council to consider the approval of Ordinance No. 3357, which amends various chapters within Title 15 of the Corona Municipal Code by adopting reference to the 2022 California Building Standards Code (California Code of Regulations, Title 24). The California Building Standards Commission recently adopted new model codes with amendments, and the 2022 California Building Standards Code will become effective throughout the State on January 1, 2023. Title 15 of the Corona Municipal Code covers the City's local ordinances related to building construction and provides reference to the California Building Standards Code.

RECOMMENDED ACTION:

That the City Council:

- a. Approve Ordinance No. 3357 for consideration of amending various chapters within [Title 15 of the Corona Municipal Code](#) and adopting by reference the 2022 California Building Standards Code (California Code of Regulations, Title 24).
- b. Introduce by title only and waive full reading for consideration of Ordinance No. 3357, first reading of an ordinance amending Chapters [15.02](#), [15.04](#), [15.05](#), [15.07](#), [15.08](#), [15.09](#), [15.10](#), [15.11](#), [15.12](#), [15.20](#), [15.28](#), and updating Chapters [15.52](#), [15.56](#), and [15.60](#) of [Title 15 of the Corona Municipal Code](#), adopting by reference the 2022 Edition of the California Building Standards Code (California Code of Regulations, Title 24); including the 2022 California Building Code; the 2022 California Green Building Standards Code; the 2022 California Residential Code; the 2022 California Mechanical Code; the 2022 California Energy Code; the 2022 California Historical Building Code; the 2022 California Existing Building Code; the 2022

California Fire Code with Errata; the 2022 California Plumbing Code; and the 2022 California Electrical Code; together with certain additions, insertions, deletions and changes thereto; and updating related ordinances for uniformity with current codes.

BACKGROUND & HISTORY:

The California Building Standards Code, Title 24, is the established minimum regulation for the design and construction of buildings and structures in California. The California Building Standards Code is published in its entirety every three years by order of the California Legislature. The California Building Standards Commission recently adopted new model codes with amendments, and the 2022 California Building Standards Code will become effective throughout the State on January 1, 2023.

State law mandates that local governments enforce the regulations of the California Building Standards Code and amend local ordinances for conformity. The City of Corona adopts by reference the Building Standards Code within Title 15 of the Corona Municipal Code (CMC), covering the Building Code, Residential Code, Fire Code, Plumbing Code, Mechanical Code, Electrical Code, Historical Building Code, Existing Building Code, Energy Code, and Green Building Standards Code. The ordinance also contains certain local amendments that are considered reasonably necessary because of local climatic, geological, or topographical conditions.

Along with the adoption of the latest building codes, existing Chapters 15.52, 15.56, and 15.60 of Title 15 of the CMC are being updated to reflect the latest building codes, methods of construction, and the City's organizational structure.

ANALYSIS:

The California Building Standards Code (CBSC) is based on the latest model codes published by the International Code Council (ICC), National Fire Protection Association (NFPA), and the International Association of Plumbing and Mechanical Officials (IAPMO). These nationally recognized model codes go through a lengthy code development process, and when new versions are published, the California Building Standards Commission uses these updated codes to amend the CBSC.

The 2022 CBSC contains changes such as errata to correct errors or typos, revised wording clarification, and more significant changes to reflect increases in building system performance, California's renewable energy goals, and the latest building technology and innovation. The most noteworthy of these changes in the new CBSC include:

- Solar panels are now required for newly constructed multi-family buildings that are over three stories in height, and most types of commercial buildings.
- Privacy screening is now required for public restrooms.
- A new code section and requirements were added to regulate intermodal shipping containers repurposed for use as buildings and structures.

- Storage racks greater than 8 feet in height now require inspection by a 3rd party specialist.

The amendments to Title 15 of the CMC are based on the 2022 CBSC update, and include updates to existing ordinances for uniformity with the new codes, modern construction methods, and the City's organizational structure.

After 14 days from this first reading, the ordinance will be brought back to the City Council for public comment, final consideration, and adoption by the Council.

FINANCIAL IMPACT:

The adoption of this ordinance will have no fiscal impact on the budget.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the commonsense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. There is no possibility that this action will have a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: CHRIS MILOSEVIC, BUILDING OFFICIAL

REVIEWED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Ordinance No. 3357 Clean version
2. Exhibit 2 - Ordinance No. 3357 Redline version