

REPORT TO CITY COUNCIL

DATE: DECEMBER 8, 2010

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: AMIR HAMIDZADEH, BUILDING OFFICIAL

SUBJECT: CONDUCT A PUBLIC HEARING TO CONSIDER THE ADOPTION OF ORDINANCE NO. 10-381; AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS, CALIFORNIA ADOPTING, BY REFERENCE, THE FOLLOWING MODEL CODES INTO AGOURA HILLS MUNICIPAL CODE: 2010 CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, GREEN BUILDING, PROPERTY AND MAINTENANCE, AND OTHER RELATED MODEL CODES, AND THEIR APPENDICES, AND REPEALING AND REPLACING CHAPTER 1 OF ARTICLE III, AND CHAPTERS 1, 2, 3, AND 4 OF ARTICLE VIII OF THE AGOURA HILLS MUNICIPAL CODE

At the November 10, 2010 regular City Council meeting, the City Council introduced, read by title only; waived further reading, and set the public hearing for the consideration and adoption of Ordinance No. 10-381 for December 8, 2010.

Every three years, the model construction and fire codes are republished to incorporate all code changes. The State of California adopts and amends the most recent edition of the codes, which are subsequently published by the California Building Standards Commission (CBSC). The Commission completed the adoption process for the current triennial edition of the California Building Standards Code in Spring of 2010. As a result, the new codes (2010 California Building, Residential, Mechanical, Plumbing, Electrical, Green Building, and Fire Codes) will become effective statewide on January 1, 2011.

The California Health and Safety Code authorizes the City to amend provisions of the California Building Standards Code and amend necessary provisions based on local climatic, geological, or topographical conditions. This proposal provides the opportunity to include amendments to codes that address unusual local conditions in the City of Agoura Hills. The proposed ordinance contains the findings required to justify the proposed code modifications. Without this action, the Building & Safety Department and the Fire Department will have no authority to enforce the City's existing local amendments and can only enforce what was approved by the CBSC.

This ordinance will repeal and replace Chapters 1 through 4, of Article VIII, and Chapter 1, of Article III, adopting the appropriate 2010 California Codes. New to the previous code adoptions,

are the new Residential and Green Building Codes. The Residential Code is specifically made for the one and two family dwellings and townhomes and is geared to assist applicants and designers to construct such buildings by following this prescriptive code, which provides many tables and illustrations for clarity. The Green Building Code is another new code which is presented to move forward with our State and City goal of becoming environmentally sensitive. This code has mandatory measures for all new structures, as well as volunteer tiers, in the event the applicant wants to provide a better environmentally friendly project.

Additionally, past code adoptions by the City of Agoura Hills have included administrative and technical amendments to the construction and fire codes to address special situations or conditions unique to our City. Since there have been no changes in special "climatic, geologic, or topographic" conditions in Agoura Hills, staff recommends that previous amendments be carried over to the new codes. This recommendation is also supported by the County of Los Angeles Fire Department.

Examples of amendments to the existing Municipal Code include fire-resistive roof coverings, exterior construction, and fire sprinkler system requirements, due to the Very High Fire Severity Zone (VHFSV) designation; structural requirements for construction, due to the soils condition and seismic activities within or nearby our community; and clarification of the time limit and expiration of a permit application, which was approved by City Council in 2009, and was created to assist the applicant during these hard economic times.

The proposed ordinance has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff respectfully recommends the City Council conduct a public hearing to consider the adoption of Ordinance No. 10-381.

Attachment: Ordinance No. 10-381