



## **BOARD OF SUPERVISORS**

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Board of Supervisors Chambers  
400 County Center, Redwood City

### **ITEM # 14**

**Consideration of a recommendation to: adopt an ordinance repealing the 2019 California Building Standards Code and the current San Mateo County Building Code (County Ordinance No. 4824), adopting the latest (2022) editions of the California Building Standards Code (Title 24) with local amendments, the 2018 International Property Maintenance Code, and an updated version of the San Mateo County Building Regulations (Division VII of the San Mateo County Ordinance Code); and, to waive the reading of the ordinance in its entirety.**



## Background

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- The California Building Code (Title 24) is updated every three years.
- The 2022 Update takes effect on January 1, 2023.
- Local jurisdiction can adopt standards that are more specific and/or rigorous, which need to be accompanied by the adoption of specific findings
- The procedures for administering these codes are contained in the County's Building Regulations.
- Staff is recommending the adoption of:
  - the 2022 Building Code with local amendments
  - the International Property Maintenance Code
  - amendments to the County's Building Regulations



## Background continued

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The development of the recommended ordinance has been a collaborative effort between the Planning and Building Department and the Office of Sustainability. Accordingly, this presentation consists of two parts:

- Planning and Building's proposed amendments to the County's Building Regulations and the 2022 California Building Code; and
- The Office of Sustainability's presentation of proposed amendments to the 2022 California Building Code that establish more stringent standards to increase energy efficiency, reduce greenhouse gas emissions, and protect environmental resources.



## Proposed Administrative Amendments to Building Regulations

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Proposed revisions to the County' Building Regulations that are consistent with the provisions of the 2022 Building Code include:

- Changes to Section 9007 regarding work that is exempt from permit requirements
- Changes to Section 9160 that incorporate Appendix A of the existing Building Code
- Changes to Section 9284 that exempt excavations for building foundations from Grading Permit Requirements.



## **Proposed Substantive Amendments to Building Code Requirements**

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Proposed revisions to the Building Regulations that establish construction standards that are more stringent than those contained in the 2022 Building Code include:

- Changes to Section 9102 that revise the definition of “Substantial Alteration”
- Changes to Sections 9105 and 9113 regarding the requirement to install fire sprinklers in existing structures that are being renovated
- Changes To Section 9107 that prescribe the installation of a permanent enclosure around swimming pools, hot tubs, and spas.



## Proposed Substantive Amendments to Building Code Requirements

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Proposed revisions to the Building Regulations that establish construction standards that are more stringent than those contained in the 2022 Building Code also include:

- Changes to Section 9211 “Covered Project” definition that adds Waste Management Plan requirements to alterations to kitchens and/or an existing building where the square footage of the work exceeds 500 square feet
- Changes to Section 9212 that require all demolitions of single-family buildings to undergo a free deconstruction survey/consultation and allow 10 days to salvage before demolition.



## Staff Recommendation

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Adopt an ordinance:

- Repealing the 2019 California Building Standards Code and the current San Mateo County Reach Code (County Ordinance No. 4824);
- Adopting the latest (2022) editions of the California Building Standards Code (Title 24) with local amendments;
- Adopting the 2018 International Property Maintenance Code, and an updated version of the San Mateo County Building Regulations (Division VII of the San Mateo County Ordinance Code); and,

Waive the reading of the ordinance in its entirety.