



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: October 22, 2013
Board Meeting Date: December 12, 2013
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Jim Eggemeyer, Community Development Director

Subject: EXECUTIVE SUMMARY: Adoption of the 2013 California Building Standards Code and Amending the San Mateo County Ordinance Code, Division VII (Building Regulations)

RECOMMENDATION:

Adoption of an ordinance adopting the latest editions of the 2013 California Building Standards Code and amending the San Mateo County Ordinance Code, Division VII, Building Regulations; making the required findings in Attachment A, previously introduced on November 19, 2013 and waiver of reading the ordinance in its entirety.

BACKGROUND:

The Planning and Building Department proposes the adoption of the 2013 California Building Standards Code as required by State law, and corresponding amendments to the San Mateo County Ordinance Code, Division VII (Building Regulations), in addition to local amendments to the California Building Standards Code to address specific concerns within unincorporated San Mateo County.

State Code Requirements: The California Building Standards Commission has adopted/amended the International Building Code, International Residential Code and International Fire Code Standards (IBC, IRC and IFC-2012) into the 2013 California Building and Fire Codes, and are published and adopted by the State of California on 3-year cycles. The most recent adoption was the 2013 Edition of the California Building Standards Code(s), which is based on the new model codes of the International Building Code, International Residential Code and the International Fire Code, developed and published by the International Code Council (ICC).

DISCUSSION:

Local jurisdictions are required to enforce building code regulations as adopted by the State. Counties or cities may choose to modify specific code sections, and are required to make specific findings based on topographical, geological, or climatic conditions, which exist within the jurisdiction, that necessitate the local amendments.

The Planning and Building Department is recommending the re-adoption of the San Mateo County Ordinance Code, Division VII (Building Regulations), in addition to local amendments to the California Building Standards Code, to address specific concerns within unincorporated San Mateo County. There are four major local amendments and the staff report includes the necessary information and discussion for the Board of Supervisors to make the required findings. These major amendments require facts and findings, and those findings are contained in the staff report for the following: (1) Class B or Better Roofing, Section 9113; (2) Fire Sprinkler Requirements, Section 9114; (3) Chapter 7A, Section 9117; and (4) Existing Prohibition on Plastic Pipe, Section 9184.

In addition to the four proposed major local amendments, seven minor administrative amendments are recommended, which do not require specific findings be made for local approval. These proposed amendments include: (1) amending Term of Permits; (2) adopting the 2013 California Building Standards Code (Building Code Section 9100); (3) re-adopting Section 9118, California Residential Code; (4) re-adopting Section 9119, California Green Building Standards Code; (5) re-adopting Section 9150, California Electrical Code; (6) re-adopting and amending Section 9180, California Plumbing Code, and (7) re-adopting Section 9200, California Mechanical Code, and wording that officially adopts the California Building Standards Code, Mechanical Code, Electrical Code and Plumbing Code, with local amendments.

County Counsel has reviewed and approved the Ordinance as to form.

The adoption of the 2013 California Building Standards Code(s) and amendment of the San Mateo County Ordinance Code, Division VII (Building Regulations) contributes to the 2025 Shared Vision outcome of a Livable Community by promoting buildings that are permitted and inspected under the most current code, thus protecting life and property.

FISCAL IMPACT:

None