

ORDINANCE NO. 2022-09:
ADOPTION OF THE 2022 CALIFORNIA CODES &
LOCAL AMENDMENTS

City Council
November 15,
2022



MONROVIA
CALIFORNIA



BUILDING DIVISION OVERVIEW (OPERATIONS)

The Building Division Operation is organized into three functions:

Counter Services

- Processing and Issuing all types of permits (building, mechanical, plumbing, electrical)
- Processing plan check submittals
- Calculating Project Valuation and Fees
- Processing Subdivision Maps
- Processing and Issuing Grading Permits
- Route, Circulate, and Track Plans
- Etc....



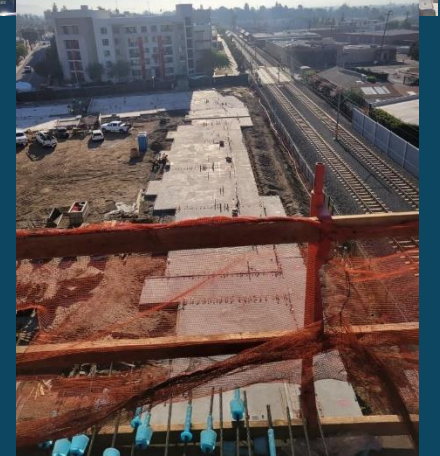


BUILDING DIVISION OVERVIEW (OPERATIONS)

The Building Division Operation is organized into three functions:

Inspection Services

- Scheduling of Inspections
- Perform Field Inspections
- Performing Special Housing Inspections
- Issue Stop Work Notices
- Issue Red or Yellow Tags
- Sending Utility Releases
- Assist Fire with Disasters related to Structures
- Assist Code Enforcement with Building Matters
- Etc..



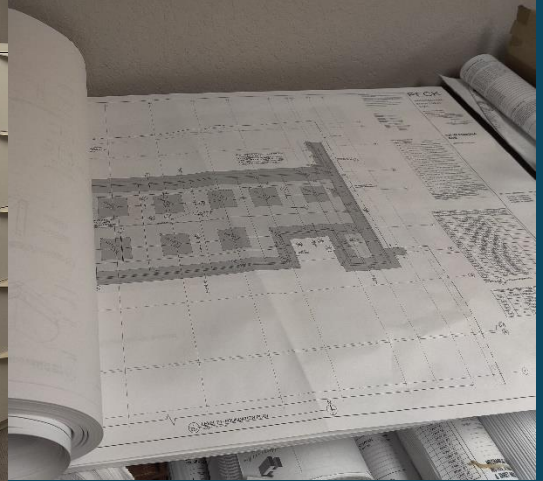


BUILDING DIVISION OVERVIEW (OPERATIONS)

The Building Division Operation is organized into three functions:

Plan Check Services

- Review plans and calculations for Code Compliance
- Review of tests, reports, and specifications
- Provide Technical Code Assistance
- Keep Building Code up to date
- Manage City's Plan Review Consultants
- Etc....





BUSY?

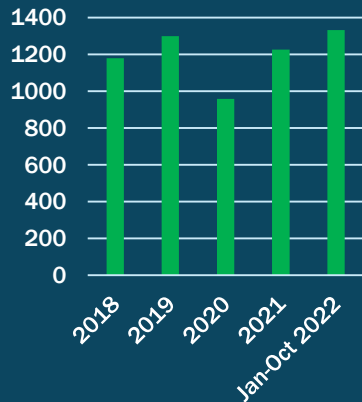




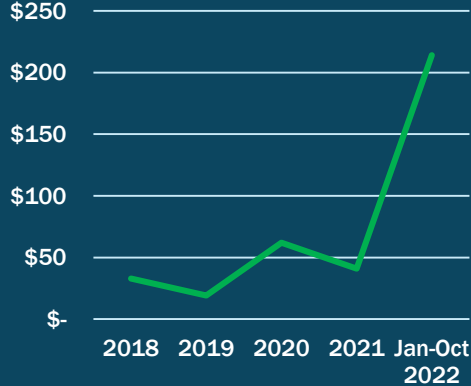
BUILDING DIVISION OVERVIEW (METRICS)

Building Division Metrics	2018	2019	2020	2021	Jan-Oct 2022
Number of Permits Issued	1179	1299	958	1225	1332
Permit Valuation	\$ 33,263,879	\$ 19,543,381	\$ 62,466,904	\$ 41,339,596	\$ 214,410,445
Number of Plan Checks Submitted (1st Chk)	302	284	255	379	551
Number of Inspections	3019	3576	2518	3794	5845

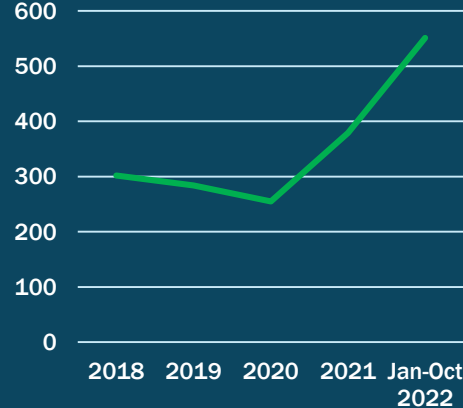
Number of Permits Issued



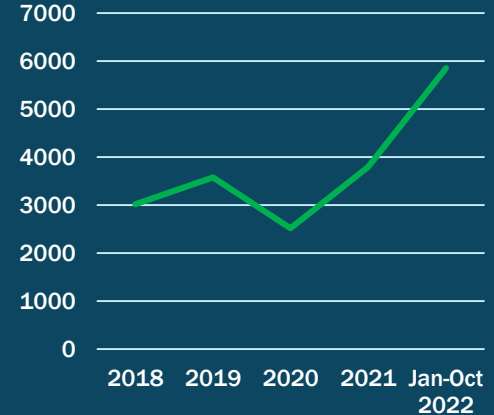
Permit Valuation (in Millions)



Number of Plan Checks Submitted (1st Check)



Number of Inspections





NEW BUILDING CODES





BRIEF HISTORY OF BUILDING CODES

History Lesson: Did you know?

The earliest known building code can be found in the Code of Hammurabi, the sixth king of Babylon who ruled from 1792 BC to 1750 BC:

"If a builder builds a house for someone, and does not construct it properly, and the house which he built falls in and kills its owner, then that builder shall be put to death."

- Hammurabi Code of Laws Number 229



BRIEF HISTORY OF BUILDING CODES

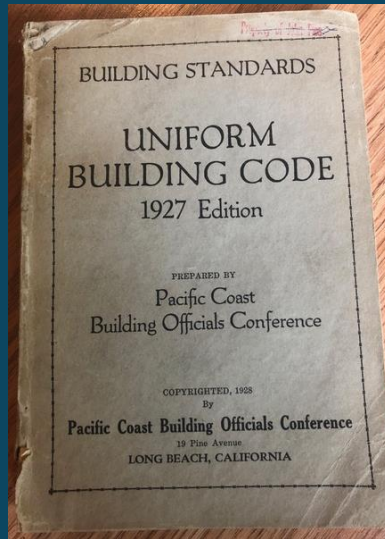
Fast forward to American law regarding the built environment, a relatively rapid evolution has occurred since the mid-1800s, largely as a result of disasters:

- **1871:** Great Chicago Fire
- **1872:** Great Boston Fire
- **1906:** The Great San Francisco Earthquake
- **1933:** Long Beach Earthquake
- **1961:** Los Angeles Wildfires
- **1971:** San Fernando Earthquake
- **1980:** MGM Grand Hotel Fire
- **1994:** Northridge Earthquake



BRIEF HISTORY OF BUILDING CODES

1927 Code Book (~250 Pages)



In 1927, ICBO published the first Uniform Building Code (UBC). The UBC was adopted by many local governments. It established uniformity of building codes in California.



2022 California Codes (“Building Code”) (~6,000 Pages)

- California Building Code (Vol. 1&2)
- California Residential Code
- California Existing Building Code
- California Historical Building Code
- California Fire Code
- California Energy Code
- California Mechanical Code
- California Electrical Code
- California Plumbing Code
- CALGreen
- Local Amendments

California Codes get updated on a 3-year cycle.





BRIEF HISTORY OF BUILDING CODES

NEW CODES ARE REQUIRED TO BE ADOPTED

- Sections 13145.3, 17922, 17958 and 18941.5 of the **California Health and Safety Code** requires that the latest California Building Standard Codes apply to local construction 180 days after they become effective at the State level (July 1). The California Building Standards Commission has adopted the **2022 Edition** of the California Code of Regulations. State Law requires that these Codes become effective at the local level on **January 1, 2023**.
- Sections 17958.5 and 17958.7 of the **California Health and Safety Code** permits local jurisdictions to amend the Codes. **Local amendments** can be enacted through express findings and determination. Such amendments are reasonably necessary because of how local climatic, geological, or topographical conditions can affect the jurisdiction.



SUMMARY OF KEY 2022 CODE CHANGES

LOCAL AMENDMENTS

- The proposed amendments consist of structural, fire and life safety, green building and sustainability, and administrative provisions.
- A majority of the proposed amendments are a continuation of previously adopted amendments from prior code adoption cycles.
- Many of these proposed amendments are consistent with those adopted by other local jurisdictions in the Southern California area as part of the Los Angeles Regional Uniform Code Program.
- It is the intent and purpose of the proposed amendments to **(1)** minimize, prevent and protect the community from natural hazards (e.g., earthquakes, floods, fires, etc.) and **(2)** improve the health and welfare of the community through green and sustainable construction practices.
- Much emphasis and work has been put in due to California's constant seismic activity.



SUMMARY OF KEY 2022 CODE CHANGES

- The most significant change to the 2022 California Energy Code is that all **newly constructed** single family and multifamily buildings are required to be **Electric Ready**.
 - Homes equipped with a gas or propane appliance (space heater, cooktop, clothes dryer), a dedicated space on the main electrical service panel shall be reserved for the future installation of electric appliances.
- All **newly constructed** single family homes shall be ready for the future installation of battery storage systems, also called energy storage systems (ESS).
 - ESS-ready interconnection equipment to be installed, along with a main panelboard having a minimum busbar rating of 225 Amps, and reserving space within 3 feet of the main panel for a future transfer switch.



RECOMMENDATION

Staff recommends City Council approve
Ordinance No. 2022-09



THANK YOU