



City Council Agenda Item

City Council Meeting Date: November 15, 2022

TO: Dean Albro, City Manager

FROM: Eric Hagen, Building Official
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Dena Paschke, Battalion Chief/Fire Marshal
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SUBJECT: Public Hearing and Adoption of Ordinance No. 1700(22) Amending Title 15 of the Lompoc Municipal Code That Adopts and Amends the Latest Editions of the California Building Standards Code and Adopt Findings of Fact to Support Imposition of Requirements Other Than Those of the California Building Standards Code

Recommendation:

Staff recommends the City Council:

- 1) Hold the Public Hearing; and
- 2) Adopt Ordinance No. 1700(22) repealing Lompoc Municipal Code (LMC) Chapters 15.04, 15.08, 15.12, 15.20, 15.24, 15.28, 15.40, 15.44, 15.46, 15.64, 15.68, and replacing with new Chapters 15.03, 15.04 and 15.40 adopting the 2022 California Building Standards Code (Attachment 1).

Background:

Ordinance No. 1700(22) was introduced by first reading on October 18, 2022, and at that time the City Council directed staff to set the required public hearing for its adoption on November 15, 2022.

The City is required to comply with the Building and Fire Codes adopted by the State of California, which are updated every three years. The 2022 California Building Standards Codes (CBSC) editions adopted by the State will become effective January 1, 2023. Those codes can be modified locally to reflect unique situations or special needs. The City must adopt the local modifications as part of the LMC in order to coordinate the LMC building and fire codes with the State's codes. The recommended action will continue the incorporation of all special construction requirements that are unique to Lompoc with the

most recent California Building Standards Code established by the State of California. The evolution of the model codes, on which the California codes are based, will recognize the latest advances in building safety, environmental concerns, resource management, and fire suppression safety.

Ordinance No. 1700(22) will repeal existing chapters of the Municipal Code and replace them with new chapters that retain previously established amendments and clarify some existing amendments or code sections to improve enforceability.

Discussion:

The Ordinance amends the LMC so the model codes adopted and published by the State are thereby referenced and incorporated into the LMC. The purpose of the California Building Code (CBC) and the California Fire Code (CFC) is to establish minimum requirements necessary to protect the health, safety, and general welfare of the public by regulating and governing conditions hazardous to life or property in the occupancy of buildings and premises in the City and the safeguarding of life and property from fire and explosion, hazards arising from the storage, handling and use of hazardous substances, materials and devices, and providing for the issuance of permits and collection of fees.

Staff has reviewed the mandatory codes along with amendments previously adopted and determined that additional amendments are required due to new regulations, primarily associated with advances in technology and risks associated with the cannabis processing industry. The CBC and CFC have new regulations due to changing technology and risk assessment that require coordination between the two codes and with the new code language and other LMC regulations. A majority of the amendments are related to the burgeoning cannabis industry that the City is supporting in the community. (See Attachment 2 for illustrated text amendments.)

To promote public awareness to help individuals, families, and businesses understand what it takes to create safe and sustainable structures, the Building and Safety Division and the Fire Marshal propose the month of May be declared “Building and Safety Month,” which would also support the International Code Conference’s national campaign.

Public Hearing and Notice:

Pursuant to Government Code section 6066, the public hearing for adoption of the proposed ordinance must be published once a week, for two successive weeks. Two publications in a newspaper published once a week or oftener, with at least five days in between the respective publication dates not counting such publication dates, are sufficient. The period of notice commences upon the first day of publication and terminates at the end of the fourteenth day, including therein the first day.

Fiscal Impact:

The recommended actions will result in no direct financial impact to the City's General Fund. The costs to administer the CBC and CFC are captured through the City's Master Fee Schedule, Permits, and Plan Review fees.

Conclusion:

The adoption of the Lompoc Buildings and Construction Code is consistent with the Building & Safety Division's and Fire Department's Missions. **[NOTE: If Ordinance No. 1700(22) is not adopted, then by State law the CBC and CFC and other associated codes, as adopted by the State, are applicable in Lompoc without the changes specific to the needs of Lompoc.]**

Respectfully submitted,

Eric Hagen, Building Official

Dena Paschke, Battalion Chief/Fire Marshal

APPROVED FOR SUBMITTAL TO THE CITY MANAGER:

Christie Alarcon, Community Development Director

Scott Nunez, Acting Fire Chief/Battalion Chief

APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:

Dean Albro, City Manager

Attachments: 1) Ordinance 1700(22)
2) Illustrated Text Changes for Proposed Amendments