

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP TO REPEAL AND REPLACE TITLE 15 (“BUILDING AND CONSTRUCTION”) TO INCORPORATE THE 2022 CALIFORNIA BUILDING STANDARDS INTO THE LATHROP MUNICIPAL CODE

CITY COUNCIL REGULAR MEETING

NOVEMBER 14, 2022 | ITEM NO. 5.4



BACKGROUND:



- The California Building Standards Code (CBSC) is maintained by the California Building Standards Commission (www.bsc.ca.gov) and contains the codes and laws that regulate the construction of all buildings and structures in the State of California.
- In compliance with State law, the California Building Standards Code is revised and updated every three (3) years. The newest edition of the California Building Standards Code is the 2022 edition.
- The State of California allows local municipalities to modify the state adopted building standards to make them more restrictive (not less). **The city is not modifying any code sections to be more restrictive**

ABOUT THE 2022 CALIFORNIA BUILDING STANDARDS CODES



- The adoption of the ordinance is not a project under the requirements of the California Environmental Quality Act, together with related State CEQA Guidelines (collectively, “CEQA”) because it has no potential for resulting in a physical change to the environment.
- The proposed ordinance will repeal the old 2019 California building code and replace with the new code.
- Approval of the ordinance will ensure consistency of the City of Lathrop's building, electrical, mechanical, plumbing, historical building and existing building codes with state standards and ensure that city codes provide protection of the health, welfare, and safety of residents.

COMMON QUESTIONS:



When is the new 2022 California Building Standards Code effective?

- All permits issued after January 1, 2023, must comply with the new 2022 California Building Standards Codes. All projects submitted for plan check to the Building Department after January 1, 2023, must comply with the new 2022 California Building Standards Code

If my project was permitted under the 2019 California Building Standards Code and I need to revise my approved plans, which edition of the codes will be applicable?

- It depends on the type of revisions being made. A simple minor clarification will not necessitate the need to revise the plans to comply with the new 2022 California Building Standards Code. A major change and/or addition to a project will need to comply with the new 2022 California Building Standards Code. Each specific case will need to be reviewed by the Building Department to determine which edition of the California Building Standards Code the revisions must comply with.

How will permits that have been issued prior to January 1, 2023 that reference existing approved plans – Single Family Dwelling phasing projects, condominium projects, etc. – be affected by the new 2022 Building Standards Code?

- The new 2022 California Building Standards Code will not affect a permit that was issued prior to January 1, 2023, as long as the permit does not expire.

SIGNIFICANT CHANGES



- Staff has coordinated with local builders and developers regarding the implementation of the 2022 California building code changes.
- The most significant changes in the new building codes are related to junior ADU's for existing single family dwellings (i.e., HVAC, misc. Electrical).
- The most significant changes in the new building codes are electrical in nature for new single family dwellings (i.e., GFCI and surge protection).

RECOMMENDATION:



Council to Consider the Following:

- Hold a public hearing; and
- Introduction and First Reading of an Ordinance amending Lathrop Municipal Code Title 15 (building and construction) to incorporate 2022 California building standards code