



MEMORANDUM

TO: City Council

FROM: Brian Pedrotti, Community Development Director

BY: Mark Meyers, Building Official

SUBJECT: Consider Adoption of an Ordinance Regarding 2022 Building Codes and Other Codes as Listed Below; and Finding of Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines §15061(b)(3)

SUMMARY: Adopt by Reference the 2022 California Fire Code, 1997 Uniform Administrative Code, 2022 California Building Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 1997 Uniform Code for the Abatement of Dangerous Buildings, 2022 California Residential Code, 2022 California Energy Code, 2022 California Green Building Standards Code, and the 2021 International Property Maintenance Code; Adopting the 2021 Uniform Swimming Pool, Spa and Hot Tub Code; Adding Chapter 15.06 Regarding Swimming Pools and Adopting the 2021 Uniform Swimming Pool, Spa and Hot Tub Code; Adding Chapter 15.07 Regarding Small Residential Rooftop Solar Energy Systems; Adding Chapter 15.11 Regarding Electric Vehicle Charging Stations; Amending and Renumbering Arroyo Grande Municipal Code Chapter 15.08 as Chapter 15.12, and Amending and Renumbering Arroyo Grande Municipal Code Chapter 15.10 as Chapter 15.13; Finding of Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines §15061(B)(3)

DATE: January 24, 2023

SUMMARY OF ACTION:

Adopting the Ordinance will establish the 2022 Building Codes and other codes as City regulations by reference.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

There is no fiscal impact anticipated. There will be minimal impact on staff time from the adoption of this Ordinance.

Item 10.a.

City Council

Consider Adoption of an Ordinance Regarding 2022 Building Codes and Other Codes as Listed Below; and Finding of Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines §15061(b)(3)

January 24, 2023

Page 2

RECOMMENDATION:

Adopt the Ordinance to adopt by reference the 2022 Building Codes and other codes as listed in the Summary above.

BACKGROUND:

The State mandates that the building and construction codes are updated every three years in all cities and counties throughout the State, known as the tri-annual update. The State published the 2022 California Building Standards Code on July 1, 2022, which became effective statewide on January 1, 2023. The City adopts the California Building Standards Code by amending the City's Municipal Code (Chapters 8 and 15) and incorporating the revised Building Code by reference.

On January 10, 2023, the City Council adopted a Resolution and introduced the Ordinance regarding the 2022 California Building Standards Code, including certain changes and modifications deemed reasonably necessary due to local conditions in the City of Arroyo Grande. The staff report describing in more detail the proposed Ordinance and the Resolution adopted on January 10th are provided in Attachment 2. The approved Resolution is also provided as Attachment 3.

ANALYSIS OF ISSUES:

The Ordinance is now ready for adoption. The new 2022 Building and Fire Codes will become effective thirty (30) days after adoption.

ALTERNATIVES:

The following alternatives are provided for the Council's consideration:

1. Adopt the Ordinance as proposed; or
2. Modify the Ordinance and direct staff to return at a future public hearing to re-introduce the modified Ordinance; or
3. Provide other direction to staff.

ADVANTAGES:

Adoption of this Ordinance will keep the City of Arroyo Grande current and compliant with State law in regards to construction and building codes. The new requirements will provide for safer and more energy efficient buildings, and the proposed revisions to the AGMC will lessen burdens on alterations to existing residential structures.

DISADVANTAGES:

Overall, adopting the 2022 California Building Standards Code will implement more stringent requirements for construction, which can increase development costs.

City Council

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January 24, 2023

Page 3

ENVIRONMENTAL REVIEW:

The project is exempt from California Environmental Quality Act (CEQA) per CEQA Guidelines Section, 15061(b)(3). This action involves updates and revisions to existing regulations consistent with State law and will not result in any direct or indirect physical changes to the environment.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachments:

1. Proposed Ordinance
2. Staff Report and Draft Minutes from the January 10, 2023 City Council Meeting
3. Adopted Resolution No. 5256