

ORDINANCE NO. _____ (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING TITLE 8 (BUILDING REGULATIONS) BY ADOPTING CERTAIN CHAPTERS PERTAINING TO THE ADOPTION BY REFERENCE OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE VOLUMES 1 AND 2 AND AMENDING THIS CODE AS IDENTIFIED HEREIN, THROUGH EXPRESS FINDINGS OF LOCAL NECESSITY IN CHAPTER 2 (BUILDING CODE), CHAPTER 2.5 (RESIDENTIAL CODE), CHAPTER 3 (ELECTRICAL CODE), CHAPTER 4 (MECHANICAL CODE), CHAPTER 5 (PLUMBING CODE), CHAPTER 15 (GREEN BUILDING STANDARDS CODE), CHAPTER 17 (CALIFORNIA ENERGY CODE), CHAPTER 18 (CALIFORNIA HISTORICAL BUILDING CODE) CHAPTER 19 (CALIFORNIA REFERENCED STANDARDS CODE) OF THE WATSONVILLE MUNICIPAL CODE

Amends Ordinance Number 1398-19 (CM)

OPERATIVE DATE: JANUARY 1, 2023

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WHEREAS, Chapter 4 of Part 2.5 of Division 13 of the California Health and Safety Code, commencing with Section 18935, establishes a process for the California Building Standards Commission to develop, adopt and implement a statewide California Building Standards Code; and

WHEREAS, Section 17922 of the California Health and Safety Code provides that such standards shall be adopted by reference except for any additions made by the State Department of Community Development and shall impose substantially the same requirements as uniform codes identified in subdivision (a) of Section 17922; and

WHEREAS, subdivision (c) of Section 17922 of the California Health and Safety Code provides that local use zone requirements, local fire zones, building setback, side and rear yard setback requirements and property line requirements are left specifically and entirely to local jurisdictions; and

WHEREAS, Section 17958 of the California Health and Safety Code provides that any city may change provisions adopted pursuant to Section 17922 if such changes impose the same requirements as those imposed pursuant to Section 17922 after making express findings pursuant to Section 17958.5 and 17958.7. However if a city does not make changes, then the California Building Standards Code becomes effective in such city 180 days after publication of the California Building Standards Code by the California Building Standards Commission; and

WHEREAS, Section 17958.5 of the California Health and Safety Code provides that except for certain noise standards set forth in Section 17922.6, a city may change the requirements of the California Building Standards Code including but not limited to Green Building Standards as it determines are reasonably necessary based on local climatic, geological or topographical conditions but only pursuant to Section 17958.7; and

WHEREAS, pursuant to Section 17958.7 of the California Health and Safety Code, a city may make such local changes but only if it makes the express findings regarding local climatic, geological and or topographical conditions with the modification or change expressly marked and identified to which such finding refers and files same with the California Building Standards Commission; and

WHEREAS, administrative amendments and amendments to provisions not regulating buildings used for human habitation do not require findings; and

WHEREAS, this ordinance contains such findings regarding climatic, geological and or topographical conditions; and

WHEREAS, the City Clerk will file this ordinance and findings with the California Building Standard Commission after adoption; and

WHEREAS, this ordinance is exempt from CEQA review pursuant to subdivision (b)(3) of Section 15061 of the CEQA Guidelines (14 CCR 15061), CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

WHEREAS, because it can be seen with certainty that there is no possibility that the adoption of these codes may have a significant effect on the environment, the adoption of the ordinance is exempt from CEQA review.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. ENACTMENT.

Title 8 (Building Regulations) of the Watsonville Municipal Code is hereby amended by adopting Chapter 2 (Building Code) incorporating the 2022 Edition of the California Building Code to read in words and figures as follows:

Chapter 2 BUILDING CODE

Sec. 8-2.01 Adoption of Technical Provisions of the California Building Code.

(a) Except as provided herein the 2022 California Building Code (Part 2 of Title 24 of the California Code of Regulations) is adopted as the Building Code of the City of Watsonville.

Title 8 (Building Regulations) of the Watsonville Municipal Code is hereby amended by adopting Chapter 2.5 (Residential Code) incorporating the 2022 California Residential Code to read in words and figures as follows:

Chapter 2.5 RESIDENTIAL CODE

Sec. 8-2.5.01 Adoption of the California Residential Code.

(a) Except as herein provided, the 2022 California Residential Code (Part 2.5 of Title 24 of the California Code of Regulations) is adopted as the Residential Code of the City of Watsonville.

Title 8 (Building Regulations) of the Watsonville Municipal Code is hereby amended by adopting Chapter 3 (Electrical Code), incorporating the 2022 California Electrical Code to read in words and figures as follows:

Chapter 3 ELECTRICAL CODE

Sec. 8-3.01 Adoption of the California Electrical Code.

Except as provided herein, the 2022 California Electrical Code (Part 3 of Title 24 of the California Code of Regulations) is adopted as the Electrical Code of the City of Watsonville.

Title 8 (Building Regulations) of the Watsonville Municipal Code is hereby amended by adopting Chapter 4 (Mechanical Code), incorporating the 2022 California Mechanical Code to read in words and figures as follows:

Chapter 4 MECHANICAL CODE

Sec. 8-4.01 Adoption of the California Mechanical Code.

Except as provided herein, the 2022 California Mechanical Code (Part 4 of Title 24 of the California Code of Regulations) is adopted as the Mechanical Code of the City of Watsonville.

Title 8 (Building Regulations) of the Watsonville Municipal Code is hereby amended by adopting Chapter 5 (Plumbing Code), incorporating the 2022 California Plumbing Code to read in words and figures as follows:

Chapter 5 PLUMBING CODE

Sec. 8-5.01 Adoption of the California Plumbing Code.

Except as provided herein, the 2022 California Plumbing Code (Part 5 of the Title 24 of the California Code of Regulations) is hereby adopted as the Plumbing Code of the City of Watsonville.

Title 8 (Building Regulations) of the Watsonville Municipal Code is hereby amended by adopting Chapter 7 (Housing Code), incorporating the 2021 International Property Maintenance Code to read in words and figures as follows:

Chapter 7 HOUSING CODE

Except as provided herein, the 2021 International Property Maintenance Code is hereby adopted and replaces the 1997 Uniform Housing Code as the Housing Code for the City of Watsonville.

Title 8 (Building Regulations) of the Watsonville Municipal Code is hereby amended by adopting Chapter 15 (California Green Building Standards Code), incorporating the 2022 California Green Building Standards Code to read in words and figures as follows:

Chapter 15 CALIFORNIA GREEN BUILDING STANDARDS CODE

Sec. 8-15.01 Adoption of the California Green Building Standards Code.

Except as provided herein, the 2022 California Green Building Standards Code (Part 11 of Title 24 of the California Code of Regulations) is adopted as the Green Building Standards Code of the City of Watsonville.

Title 8 (Building Regulations) of the Watsonville Municipal Code is hereby amended by adopting Chapter 17 (California Energy Code), incorporating the 2022 California Energy Code to read in words and figures as follows:

Chapter 17 CALIFORNIA ENERGY CODE

Sec. 8-17.01 Adoption of the California Energy Code.

The 2022 California Energy Code (Part 6, Title 24 of the California Code of Regulations) is adopted as the Energy Code of the City of Watsonville.

Title 8 (Building Regulations) of the Watsonville Municipal Code is hereby amended by adopting Chapter 18 (California Historical Code), incorporating the 2022 California Historical Code to read in words and figures as follows:

Chapter 18 CALIFORNIA HISTORICAL CODE

Sec. 8-18.01 Adoption of the California Historical Code.

The 2022 California Historical Code (Part 8, of Title 24 of the California Code of Regulations) is adopted as the Historical Building Code of the City of Watsonville.

Title 8 (Building Regulations) of the Watsonville Municipal Code is hereby amended by adopting Chapter 19 (California Referenced Standards Code), incorporating the 2022 California Referenced Standards Code to read in words and figures as follows:

Chapter 19 CALIFORNIA REFERENCED STANDARDS CODE

Sec. 8-19.01 Adoption of the California Referenced Standards Code.

The 2022 California Referenced Standards Code (Part 12, of Title 24 of the California Code of Regulations) is adopted as the Referenced Standards Code of the City of Watsonville.

SECTION 2. PUBLICATION.

This ordinance shall be published in the Watsonville Register-Pajaronian and/or Santa Cruz Sentinel in compliance with the provisions of the Charter of the City of Watsonville.

SECTION 3. EFFECTIVE DATE.

This ordinance shall be in force and take effect thirty (30) days after its final adoption.
