



DATE: November 12, 2019

CATEGORY: Consent

DEPT.: Community Development/Fire

TITLE: **Amend Chapters 8, 14, and 24 of the City Code to Adopt the 2019 California and 2018 International Codes, Incorporating by Reference Other Uniform Codes, and Adopt Reach Codes (Second Reading)**

RECOMMENDATION

1. Adopt an Ordinance Amending Chapter 8, Articles I through XIV, of the Mountain View City Code, Relating to the Adoption of the 2019 California Building Codes, Incorporating by Reference Other International and Uniform Codes, and Adoption of the 2018 International Property Maintenance Code and 1997 Uniform Code for the Abatement of Dangerous Buildings (Attachment 1 to the Council report). (First reading: 7-0)
2. Adopt an Ordinance Amending Chapter 14, Articles I and II, of the Mountain View City Code, Relating to the Adoption of the 2018 International Fire Code, Incorporating by Reference the Amendments Adopted by the State of California to Establish the 2019 California Fire Code (Attachment 2 to the Council report). (First reading: 7-0)
3. Adopt an Ordinance Amending Chapter 24, Article I, of the Mountain View City Code, Relating to Hazardous Materials (Attachment 3 to the Council report). (First reading: 7-0)

SUMMARY

On October 22, 2019, the City Council held the first reading of the revisions and amendments to the City Code: Chapter 8, Articles I through XIV; Chapter 14, Articles I and II; and Chapter 24, Article I. These revisions reflect the 2019 Triennial State Model Code adoption cycle and amendments tailored for local conditions. These local amendments included Reach Codes related to the electrification of building appliances and electric vehicle charging to help meet the City's Greenhouse Gas reduction goals.

At the hearing on October 22, 2019, the Council directed staff to make additional revisions in the following categories:

1. Extend all-electric requirements for new construction for single-family dwellings and duplexes. Staff had originally suggested an exemption for cooking appliances, fireplaces, and barbecue pits;
2. Extend all-electric requirements to new construction for commercial for-profit kitchens. The Council wished to add an exemption where the specific type of cooking would require natural gas (such as that provided for in a similar ordinance adopted by Menlo Park). The revision includes language similar to the ordinance adopted by Menlo Park and the ability for the Chief Building Official to make a determination where such an exemption would be allowed;
3. Added language clarifying where exemptions for natural gas use would be allowed in F, H, and L Occupancies (such as laboratories, research, manufacturing, and other facilities); and
4. Bring back a revision to the wood-burning ordinance to prohibit new wood-burning stoves/appliances with a potential exemption for for-profit kitchens where the specific type of cooking would require a wood-burning appliance (such as a pizza oven).

Items 1 through 3 are included in the revised ordinances that are part of the second reading. Staff plans to return in spring 2020 with revisions to the wood-burning ordinance.

FISCAL IMPACT

The proposed revisions to the Building and Energy Codes will require staff resources to review and provide outreach/education to the community and applicants. This was anticipated in the programs and additional staffing approved as part of the Sustainability Action Plan 4 (“Action Plan”), including the addition of a Deputy Building Official. The Action Plan also includes the addition of a Program Manager for Building and Vehicle Electrification, which will support programs aimed at reducing GHG emissions in new and existing buildings and accelerating the electrification of vehicles through research, policy design, and program implementation. The costs for these new staff positions, as outlined in the Action Plan, are covered by funds allocated for sustainability programs through Fiscal Year 2021-22. Funding for code books and

associated staff training is provided for in the Fiscal Year 2019-20 Building Inspection Division and Fire Department budgets.

PUBLIC NOTICING

Agenda posting. The ordinance was published at least two days prior to adoption in accordance with City Charter Section 522.

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- Attachments: 1. Ordinance, Chapter 8
2. Ordinance, Chapter 14
3. Ordinance, Chapter 24