

The background of the slide is a detailed architectural blueprint, rendered in a light gray color. It shows various floor plans, walls, doors, and windows with technical annotations and dimensions. The text is overlaid on this background.

2022 Building Code Adoption

NOVEMBER 7, 2022

Building Code Adoption Cycle



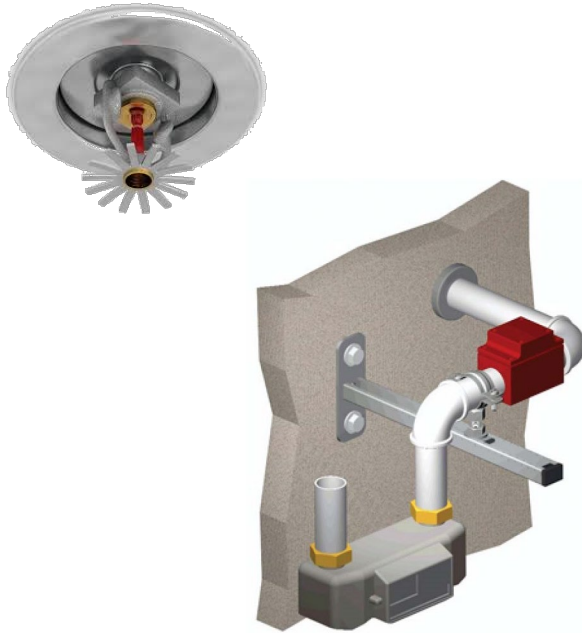
- Every three years, State establishes Building Standards Code for use throughout California
- Building Standards Code (“Codes”) are laws governing construction of buildings and structures
- 2022 Codes go into effect January 1, 2023
- Cities and counties may adopt local amendments to strengthen Codes based on local climatic, geological, and topographical conditions
- Codified in San Leandro Municipal Code as Chapter 7-5

Proposed Ordinance



- Updates Municipal Code Chapter 7-5 to adopt:
 - 2022 editions of Building Standards Code:
 - California Building Code - CCR Title 24 Part 2
 - California Residential Code - CCR Title 24 Part 3
 - California Electrical Code - CCR Title 24 Part 4
 - California Mechanical Code - CCR Title 24 Part 5
 - California Plumbing Code - CCR Title 24 Part 6
 - California Energy Code - CCR Title 24 Part 7
 - California Fire Code - CCR Title 24 Part 9
 - California Existing Building Code - CCR Title 24 Part 10
 - California Green Building Standards Code - CCR Title 24 Part 11
 - 2018 International Property Maintenance Code

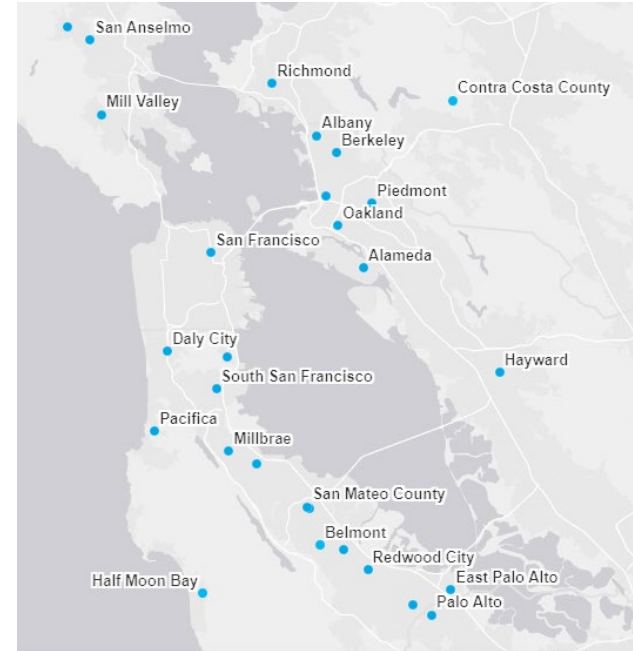
Local Amendments – Building and Safety



- Local amendments used to strengthen statewide Codes
- Ordinance maintains local amendments for structural design requirements, seismic resistance, and foundations – similar throughout Bay Area
- New local amendments include:
 - Lowering square footage trigger for fire sprinkler requirements, particularly in Assembly occupancies (Group A)
 - Lowering project valuation trigger for earthquake gas shut-off valves from \$10,000 to \$5,000




Local Amendments – Reach Codes

- “Reach Codes” established throughout state
- Key implementation strategy of 2021 Climate Action Plan
- Local amendments require new buildings to be all-electric
- Limited exceptions proposed due to technical infeasibility and/or cost-effectiveness for:
 - Pipeline development projects (before Jan. 1, 2023);
 - Attached Accessory Dwelling Units (ADUs);
 - Industrial Buildings;
 - Commercial Kitchens (cooking); and
 - Hotels and Motels with 80+ rooms (clothes drying)
- Reach Codes will be revisited every three years with Code adoption cycle



Local Amendments – Reach Codes

- EBCE Model Code Electric Vehicle (EV) Infrastructure requirements included:

	Single-Family	Affordable Multi-Family	Multi-Family	Office	Other Non-Res
 <p>EV Installed</p>	--	Level 2 – 15%	Level 2 – 40%	Level 2 – 20%	Level 2– 10%
 <p>EV Ready</p>	Level 1 – 1 Level 2 – 1	Level 2 – 25% Level 1 – 60%	Level 1 – 60%	--	
 <p>EV Capable</p>	--	--	--	Level 2 – 30%	Level 2 – 10%

Recommendation

- First reading of Ordinance was approved by consent on October 17, 2022
- Staff recommends the City Council:
 1. Hold a public hearing, approve second reading, and adopt Ordinance amending Municipal Code Chapter 7-5 to adopt:
 - 2022 editions of California Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Fire Code, Existing Building Code, and Green Building Standards Code by reference
 - 2018 International Property Maintenance Code by reference
 - Local amendments to advance health, welfare, and safety of the community
 2. Adopt Resolution finding and determining local amendments are reasonably necessary due to local climatic, geologic, or topographical conditions
- Effective date: January 1, 2023