



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: October 11, 2022

SUBJECT: CONSIDERATION OF AN ORDINANCE TO ADOPT BY
REFERENCE THE 2022 EDITION OF THE
CALIFORNIA BUILDING STANDARDS CODE, AND TO
REPEAL PREVIOUS ORDINANCES IN CONFLICT
THEREWITH

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issues:

Should the City Council adopt an Ordinance amending Title 14 of the La Mesa Municipal Code to adopt the 2022 edition of the California Building Standards Code, Title 24 of the California Code of Regulations, incorporating the 2021 International Building Code, the 2021 International Residential Code, the 2021 Uniform Plumbing Code, the 2021 Uniform Mechanical Code, and the 2020 National Electrical Code, as required by law, and repeal previous ordinances in conflict therewith?

Recommendation:

1. Introduce for First Reading an Ordinance (Attachment A) to amend La Mesa Municipal Code Title 14 to adopt the 2022 edition of the California Building Standards Code, Title 24 of the California Code of Regulations, incorporating the 2021 International Building Code, the 2021 International Residential Code, the 2021 Uniform Plumbing Code, the 2021 Uniform Mechanical Code, and the 2020 National Electrical Code, as required by law, and repeal previous ordinances in conflict therewith.
2. Schedule the Second Reading of the Ordinance and the required public hearing for November 22, 2022.

Fiscal Impact:

There are no direct fiscal impacts related to adoption of the 2022 California Building Code.

City's Strategic Goals:

- Continue to improve high quality municipal services
- Ensure safe and affordable homes for La Mesa's current and future residents

DISCUSSION:

The various model technical codes are updated every three years. The latest editions of the codes were issued in 2021, with the exception of the National Electrical Code, which was published in 2020. State law requires that the City of La Mesa adopt the same editions of the model technical codes as the State adopts. The California Building Standards Commission recently published and adopted the 2022 edition of the California Building Standards Code, Title 24 of the California Code of Regulations, incorporating the 2021 International Building Code, the 2021 International Residential Code, the 2021 Uniform Plumbing Code, the 2021 Uniform Mechanical Code, and the 2020 National Electrical Code.

The State Health and Safety Code limits the ability of local jurisdictions to amend the State Building Standards Code. Accordingly, local technical amendments of the codes are limited to those required to address local climatic, geological or topographical conditions. This 2022 code adoption maintains existing La Mesa amendments related weathering.

In prior code adoption cycles, La Mesa amendments included amendments to Appendix J, Grading, of the California Building Code. The La Mesa amendments exempted grading that resulted in a cut two feet or less, a fill of one foot or less, or 50 cubic yards or less of excavation. Exemptions allowed by other jurisdictions nearby range from one to eight feet of cut or fill and up to 200 yards of excavation (most jurisdictions exempt up to 50 cubic yards). To facilitate development of small projects such as single-family homes, accessory dwelling units, and small commercial structures, the proposed amendments for the 2022 code adoption increase the exemption for cut and fill slopes to three feet each and increases the excavation exemption to up to 100 cubic yards. This change will relieve the burden on small projects while continuing to protect public safety by requiring grading permits for larger projects.

The proposed draft ordinance is attached as **Attachment A**. **Attachment B** is a

summary of code changes relevant to local building construction.

CONCLUSION:

Staff recommends that the City Council:

1. Introduce for First Reading an Ordinance (Attachment A) to amend La Mesa Municipal Code Title 14 to adopt the 2022 edition of the California Building Standards Code, Title 24 of the California Code of Regulations, incorporating the 2021 International Building Code, the 2021 International Residential Code, the 2021 Uniform Plumbing Code, the 2021 Uniform Mechanical Code, and the 2020 National Electrical Code, as required by law, and repeal previous ordinances in conflict therewith.
2. Schedule the Second Reading of the Ordinance and the required public hearing for November 22, 2022.

Reviewed by:



Greg Humora
City Manager

Respectfully submitted by:



Kerry Kusiak
Director of Community Development

Attachments:

- A. Draft Ordinance to amend Title 14 to adopt the 2022 California Building Standards Code
- B. Review of changes in the 2022 California Building Standards Code