



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council

Item No. _____

FROM: City Administrator

SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA ADOPTING BY REFERENCE: TITLE 26, LOS ANGELES COUNTY BUILDING CODE (2016 EDITION); TITLE 27, LOS ANGELES COUNTY ELECTRICAL CODE (2016 EDITION); TITLE 28, LOS ANGELES COUNTY PLUMBING CODE (2016 EDITION); TITLE 29, LOS ANGELES COUNTY MECHANICAL CODE (2016 EDITION); TITLE 30, LOS ANGELES COUNTY RESIDENTIAL CODE (2016 EDITION); TITLE 31, LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE (2016 EDITION) BY AMENDING SECTION 15.04.010 OF CHAPTER 15.04 ("BUILDING LAWS") OF THE COMMERCE MUNICIPAL CODE - FIRST READING

MEETING DATE: December 6, 2016

RECOMMENDATION:

Move to read the Ordinance by title only and approve for first reading.

BACKGROUND:

For several years the City of Commerce has adopted and enforced the same version of the California Building Codes that were adopted, amended, and enforced by the County of Los Angeles. Staff is recommending adoption of the County Building Code by reference (except for fees) as it contains the most appropriate codes and standards for the protection of health, safety and welfare in the City.

The State of California mandates that local jurisdictions adopt and commence enforcement of the updated State Building Codes. They are updated to provide for the safety and welfare of all Californians through the application of the latest technology and advances in materials and methods of construction. While the codes are standardized, flexibility is built in to allow the codes to be adapted to local building conditions. Local jurisdictions may make modifications to building codes to take into account changes with greater emphasis on local conditions (i.e. topography, climate, and building structures common to the area).

ANALYSIS:

The California Health and Safety Code requires that the County adopt ordinances that impose the same building standards as contained in the State Code of California Building Standards Code. The City of Commerce previously adopted the Los Angeles County Codes by reference in their entirety (excepting fees). The current City codes are the 2013 edition.

The primary source for the County amendments to the Building Codes has been the Los Angeles County Basin Chapter of the International Code Council. The Chapter took the lead in reviewing the Building Code to determine which amendments were essential for the region based on its specific needs. Updated Building Codes, ensure conformity and consistency among all local jurisdictions that will help designers, developers, and the public at large.

At the public counter in Building and Safety, notice was given as to the effective date for the new codes. Inspection and plan check staff also received training related to the updated codes and are available to answer questions from the public regarding application of the new standards.

ALTERNATIVES:

1. Approve staff recommendation
2. Disapprove staff recommendation
3. Provide further direction to staff

FISCAL IMPACT:

None

RELATIONSHIP TO STRATEGIC GOALS:

The issue before the Council is applicable to the following Council's strategic goal: *"Improve and maintain infrastructure and beautify our community"* as identified in the City's Strategic Plan.

Recommended by: Maryam Babaki, Director of Public Works & Development Services

Reviewed by: Vilko Domic, Finance Director

Approved as to form: Eduardo Olivo, City Attorney

Respectfully submitted: Jorge Rifá, City Administrator

ATTACHMENT:

- 1) Ordinance