



2016 CALIFORNIA BUILDING STANDARDS CODE ADOPTION

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2016 California Building and Fire Codes

- Effective and applicable to any building or structure for which an application for a building permit is made on or after January 1, 2017



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The California Building Standards Law - Health & Safety Code Section 18941.5(b) permits the City to adopt local amendments

- The local amendments may be more restrictive than the state adopted standards



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- Local amendments must be supported by findings of the City Council that the amendments are reasonable and necessary due to local climatic, topographic, or geological conditions



The City's Building and Safety Division and Fire Department are recommending local amendments which are more stringent than state standards

The local amendments are both reasonable and necessary to protect the health, welfare and safety of the citizens of and visitors to the City of Cathedral City



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The following findings support the adoption of more stringent fire protection measures than those provided under the California Building Standards Code



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- The City of Cathedral City has an arid climate with annual rainfall of approximately 3 inches
- Temperatures exceed 100° F for four + months annually
- The area is subject to hot, dry winds most months of the year

These conditions can hasten the spread and heighten the intensity of fires



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- The City of Cathedral City is located on or near several significant seismic zones that have the potential to cause moderate to large earthquakes

Requiring the installation of on-site fire protection systems and clay or concrete roofing materials can partially mitigate the spread of fire following a seismic event



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- The City's elevation difference of 270 feet to 1,360 feet above sea level creates 6% or greater slopes on habitable land

The change in elevation can perpetuate the rate of fire spread



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- Persistent drought in the Colorado River Basin has resulted in California water restrictions

On-site fire protection systems will provide an increased level of fire protection and reduce the dependency on large volumes of water for fire suppression



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The local climatic, geological and topographic conditions create a heightened fire danger that requires the adoption of stringent fire protection measures



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The 2016 Fire Code addresses the following:

- Safe and Sane Fireworks Continuation
- Cannabis Cultivation and Manufacturing Facility Safety Provisions
- Residential Gated Communities - Enhanced Access for Emergency Responders



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The staff recommendation is for the City Council to provide a first reading of the 2016 California Building Standards Code with local amendments

Subsequently, staff will notice a second reading for the Council to conduct a public hearing with possible action for 2016 Code adoption on October 26, 2016



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