

**ORDINANCE NO. 2022-017**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
SAN BUENAVENTURA ADOPTING BY REFERENCE THE  
2022 EDITION OF THE CALIFORNIA RESIDENTIAL CODE  
AND AMENDING CERTAIN PROVISIONS THEREOF  
THROUGH EXPRESS FINDINGS OF LOCAL NECESSITY**

The City Council of the City of San Buenaventura does ordain as follows:

SECTION 1: FINDINGS. The City Council finds that certain local climatic, geological, or topographical conditions exist as follows:

- A. Climatic. The City has: 1) periods of high temperatures accompanied by low humidity and high winds each year. These conditions could create an environment in which the fire department may have great difficulty in controlling fires occurring in hillside brush areas as well as structures not having built in fire protection; 2) periods of intense rainfall, which create the need for special drainage precautions; 3) moist coastal air and some corrosive native soil.
- B. Geological. The City has: 1) areas with expansive soils and hillsides that are subject to mudflows and unstable conditions. Special foundation considerations and soils analyses requirements must be in place to provide a reasonable degree of structural integrity for buildings constructed in these areas; 2) several earthquake faults that, when active, will impose unique lateral loads on structures in the City. Special lateral structural design criteria are needed to resist these lateral loads imposed by active earthquake faults in the City; 3) Earthquakes will block/damage roads and limit the Fire Department's ability to access and fight fires. Built-in fire protection systems will provide the initial firefighting services until the Department can arrive on site; 4) areas of corrosive water and areas of very hard potable water. Special piping materials and provisions for on-site water treatment must be made.
- C. Topographical. The City has: 1) Existing hillside and flat land developments require special drainage precautions Structures are subject to water damage without special requirements addressing site drainage; 2) many older City streets are very narrow and difficult for the Fire Department to stage equipment, clear wildland and fight fires. Hillside conditions may also inhibit ocean views.
- D. Administrative. Administrative changes are those made to either sections of the State Building Standards Codes that are not specifically adopted by a State agency or that are needed to coordinate the State Codes with the City's local Charter and Municipal Code. Administrative amendments shall not result in waiving or reducing the State Building Standards Codes regulations nor create new building standards.

- E. After due consideration, the City Council finds and determines that these local climatic, geological, and topographical conditions warrant modifications and changes to the 2022 Edition of the California Residential Code that are reasonably necessary to provide sufficient and effective protection of life, health, and property. A summary the applicable findings as they relate to each local amendment is attached hereto as Exhibit "A," incorporated herein by this reference.

SECTION 2: AMENDMENT TO CODE. Chapter 12.110 of Division 12 of the San Buenaventura Municipal Code ("SBMC") is amended in its entirety to read as follows:

**"Chapter 12.110 Residential Building Standards**

**Section 12.110.010. - Adoption of California Residential Code, 2022 Edition.**

Pursuant to California Government Code sections 50022.1 to 50022.8, inclusive, Part 2.5 of Title 24 of the California Code of Regulations, known as the California Residential Code, 2022 Edition ("CRC"), including all standard printed Chapters and Sections (whether adopted by the State matrix or not), is adopted by reference subject to the amendments, additions, and deletions set forth in this Chapter. The CRC will apply to residential occupancies identified by this code. One true copy of the CRC is on file in the Office of the Building Official and is available for public inspection as required by law.

**Section 12.110.020. - Amendments.**

- A. The City Council finds that certain local climatic, geological, and/or topographical conditions exist as follows:
1. *Climatic.* The City experiences periods of high temperatures accompanied by low humidity and high winds each year. These conditions could create an environment in which the fire department may have great difficulty in controlling fires occurring in hillside brush areas as well as structures not having built-in fire protection. The City also experiences periods of intense rainfall, which create the need for special drainage precautions.
  2. *Geological.* The City is located in an area with expansive soils and includes hillsides that are subject to mudflows and unstable conditions. Special foundation considerations and soils analyses requirements must be in place to provide a reasonable degree of structural integrity for buildings constructed in these areas. Several earthquake faults run through the City that, when active, will impose unique lateral loads on structures in the City. Special lateral structural design criteria are needed to resist these lateral loads imposed by active earthquake faults in the City.

3. *Topographical.* The City has hillside and flat land developments that require special drainage precautions, as well as a system of roadways and highways that generate traffic noise. Structures would be subject to water damage without special requirements addressing site drainage.
  4. *Administrative.* Administrative changes are those made to either sections of the State Building Standards Codes that are not specifically adopted by a State agency or that are needed to coordinate the State Codes with the City's local Charter and Municipal Code. Administrative amendments shall not result in waiving or reducing the State Building Standards Codes regulations nor create new building standards.
- B. The CRC is therefore modified, amended, added to, and changed based on the foregoing findings as further set forth below:
1. Chapter 1, Division II is replaced in its entirety with the following:
 

*Division II Administration.*

*R100. Administration.* Refer to Chapter 1, Division II, of the 2022 California Building Code, as adopted by the City of San Buenaventura, for all administrative requirements and regulations.
  2. Section R301.1 is amended by adding the following to the end of the section:
 

*Relocation of Existing Buildings.* Relocated residential buildings shall comply with the relocation requirements found in the 2022 California Existing Building Code, Chapter 14.
  3. Section R301.1.3.3.4 is added to read as follows:
 

*Section R301.1.3.3.4 Seismic design provisions for buildings constructed on or into slopes steeper than one unit vertical and three units horizontal (33.3 percent slope).* The design and construction of new buildings and additions to existing buildings when constructed on or into slopes steeper than one unit vertical and three units horizontal (33.3 percent slope) shall comply with Section 1613 of the California Building Code.
  4. Section R301.2.2.11 is added to read as follows:
 

*Section R301.2.2.11 Anchorage of Mechanical, Electrical, or Plumbing Components and Equipment.* Mechanical, electrical, or plumbing components and equipment shall be anchored to the structure. Anchorage of the components and equipment shall be designed to resist loads in accordance with the California Building Code and ASCE 7, except where the component is positively attached

to the structure and flexible connections are provided between the component and associated ductwork, piping, and conduit; and either

1. The component weighs 400 lb (1,780 N) or less and has a center of mass located 4 ft (1.22 m) or less above the supporting structure; or
2. The component weighs 20 lb (89N) or less or, in the case of a distributed system, 5 lb/ft (73 N/m) or less.

5. Section R322.4 is added to read as follows:

*Section R322.4 Grading and fill in flood hazard areas.* Grading and filling in flood hazard areas must comply with the City Floodplain Management Ordinance. Where the City Floodplain Management Ordinance and this code conflict relative to grading and filling, the City Floodplain Management Ordinance takes precedence.

6. Section R337.9.6 is added to read as follows::

*Section R337.9.6 Restrictions in the Hillside Areas for deck and balcony construction.* The boundaries of the Hillside Area are identified to include properties north of Cedar St., north of Poli St. and north of Foothill Rd. Any deck or balcony complying with the requirements of the California Building and Residential Code may be erected, constructed, moved within, or moved into the Hillside Areas provided the following additional requirements are complied with:

1. Deck and balcony support beams must be a minimum of nominal 4 inches (101.6 mm) wide and 6 inches (152.4 mm) deep (4x6).
2. Posts supporting elements noted in (1) must be a minimum of 4 inches (101.6 mm) x 4 inches (101.6 mm) (4x4).
3. Structural support beams and posts supporting interior floor loads must be a minimum of 6 inches (152.4 mm) x 6 inches (152.4 mm) (6x6).
4. Deck and balcony flooring must be a minimum of 2 inch (50.8 mm) thick material with spacing no greater than ¼-inch (6.35 mm).

Exceptions:

- a. When elevation of flooring is less than thirty (30) inches above grade, the flooring must be a minimum of 5/8-inch (15.88 mm) flooring without spacing or have a ½-inch (12.7 mm) thick solid skirt enclosure.
- b. Detached decks 200 sq. ft. or less, less than 30 inches (762 mm) above grade.
- c. State Fire Marshall approved deck flooring.

7. Section R401.1 is amended to add the following paragraph at the beginning of the section:

All grading in the City must comply with the current City Grading Ordinance. Where the City Grading Ordinance and this code conflict with respect to grading regulations, the City Grading Ordinance will take precedence. Building and foundation permits shall not be issued prior to the City Engineer's final approval of the associated grading work supporting, or otherwise affected by, the building or foundation.

8. The last sentence of Section R401.1 is amended to read as follows:

Wood foundations and crushed stone footings in Seismic Design Category DO, O1, or D2 shall not be permitted.

9. Section R401.3 is amended to add the following paragraph at the beginning of the section:

All site drainage components and systems shall also comply with any State issued stormwater discharge permit requirements. Where State stormwater discharge permits conflict with this code, the City Engineer and Chief Building Official will determine the most appropriate regulations from both documents that assure clean water discharges into State waterways and promote the safety and general welfare of the community.

10. Section R401.4.1 is replaced in its entirety with Section 1803.2 and Section 1803.3 of the California Building Code.

11. Section R401.5 is added to read as follows:

*Section R401.5 Grading.* Also refer to the City of San Buenaventura Grading Ordinance for requirements governing excavation, grading, and earthwork construction including fills and embankments.

12. Section R403.1.2 is amended entirely to read as follows::

*Section R403.1.2 Continuous footing in Seismic Design Categories DO, D1, or D2.* Continuous footing in Seismic Design Categories DO, D1, or D2 shall be supported by continuous solid or fully grouted masonry or concrete footings. All required interior braced wall panels in buildings located in Seismic Design Categories D0, D1, or D2 shall be supported on continuous foundations.

13. Section R403.1.5 is amended by adding the following to the end of the section:

For structures located in Seismic Design Categories D0, D01, or D02, stepped footings shall be reinforced with four one-half (4 ½) inch diameter deformed

reinforcing bars. Two (2) bars shall be placed at the top and bottom of the footings as shown in Figure R403.1.5.

14. Figure R403.1.5 is added.

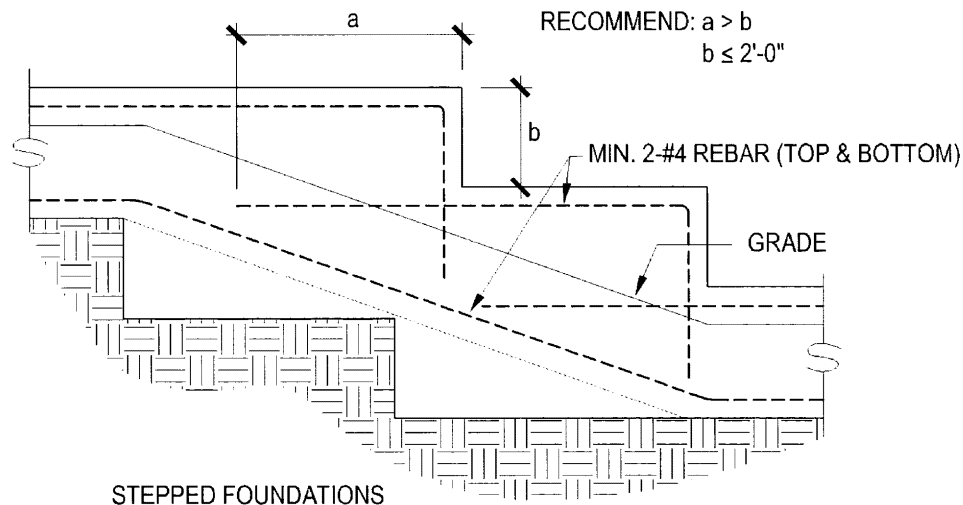


Figure R403.1.5

15. Section R404.2 is amended by adding the following to the end of the first paragraph:

Wood foundation walls shall not be used for structures located in Seismic Design Category D0, D01, or D02.

16. Footnote "j" is added to Table R602.3(1) to read as follows::

j. Use of Staples in braced wall panels shall be prohibited in Seismic Design Category D0, D01, or D02.

17. Footnote "b" of Table R602.3(2) is amended as follows:

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted. Use of staples in roof, floor, subfloor, and braced wall panels shall be prohibited in Seismic Design Category D0, D01, or D02.

18. Exception of Section R602.3.2 is deleted.

19. Table R602.10.4 footnote f is added to read as follows:
- f. Use of staples in brace wall panels shall be prohibited in Seismic Design Category D0, D01, D02.
20. The first sentence of Section R802.8 is amended to read as follows:
- Roof framing members and ceiling joists having a depth- to-thickness ratio exceeding 2 to 1, based on nominal dimensions, shall be provided with lateral support at points of bearing to prevent rotation.
21. Section R805.2 is added to read as follows:
- Section R805.2 Suspended ceilings.* Suspended acoustical ceilings shall be designed in accordance with ASCE-7 and Section 1613.9 of the California Building Code.
22. Section R902.1, not including the exceptions and its subsections, is amended to read as follows:
- Section R902.1 Roof Covering Materials.* Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class B roofing shall be installed. Roofing shall be listed and tested in accordance with UL 790 or ASTM E 108.
23. Section R902.1.2 is re-titled to "Roof Coverings in Other Areas."
24. Section R902.1.3 is amended to read as follows:
- Section R902.1.3 Additions to Existing Buildings.* In any 12-month period, additions of less than 26% of the existing roof area may be of Class B materials that match the existing roof. Additions in high fire hazard areas must meet the current high fire hazard area roofing requirements in addition to this section.
25. Section R902.2 is amended in its entirety to read as follows::
- Section R902.2 Wood Shingles and Shakes.* No wooden shakes or shingles, treated or untreated, shall be used for roof covering unless specifically allowed in Sections R902.1.1, R902.1.2, or R902.1.3 of this code.

26. Section R1001.3.1 is amended to read as follows:

*Section R1001.3.1 Vertical reinforcing.* For chimneys up to 40 inches (1016 mm) wide, four No. 4 continuous vertical bars adequately anchored into the concrete foundation shall be placed between wythes of solid masonry or within the cells of hollow unit masonry and grouted in accordance with Section R606. Grout shall be prevented from bonding with the flue liner so that the flue liner is free to move with thermal expansion. For chimneys more than 40 inches wide, two additional No. 4 vertical bars adequately anchored into the concrete foundation shall be provided for each additional flue incorporated into the chimney or for additional 40 inches (1016 mm) in width or fraction thereof .

27. Chapter 17 of the California Building Code is adopted in its entirety.
28. Chapter 33 of the California Building Code is adopted in its entirety
29. Appendix AZ "Emergency Housing" is adopted in its entirety."

SECTION 3: CALIFORNIA ENVIRONMENTAL QUALITY ACT. The City Council determines that this Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code § 21000 *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations § 15000 *et seq.*, the "State CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefor. This Ordinance, therefore, is an action being taken for enhanced protection of the environment and does not have the potential to cause significant effects on the environment.

SECTION 4: SAVINGS CLAUSE. Repeal of any provision of the SBMC or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, the effective date of this Ordinance. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 5: SEVERABILITY. If any part of this Ordinance is deemed invalid by a court of competent jurisdiction, the City Council intends that said invalidated part is severable and that such decision will not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.



SECTION 6: VALIDITY OF PREVIOUS CODE SECTIONS. If this entire Ordinance is repealed or is deemed invalid by a court of competent jurisdiction, such action will render this Ordinance void and cause such SBMC Ordinance previously in effect prior to amendment by this Ordinance to remain in full force and effect for all purposes.

SECTION 7: EFFECTIVE DATE. This Ordinance will take effect on the 30<sup>th</sup> day following its final passage and adoption or January 1, 2023, whichever is later.

The foregoing Ordinance was adopted by the City Council of San Buenaventura on November 28, 2022 and ordered published by posting the following vote:

Ayes: Councilmembers Sanchez-Palacios, Brown, Johnson, Halter, Deputy Mayor Schroeder, and Mayor Rubalcava

Noes: None

Absent: Councilmember Friedman



Sofia Rubalcava  
Mayor

ATTEST:



Michael B. MacDonald, CMC  
City Clerk



APPROVED AS TO FORM:

Andy Heglund  
City Attorney



Miles Hogan  
Senior Assistant City Attorney

### Exhibit "A"

After due consideration, the City Council finds and determines that these local climatic, geological, and topographical conditions make modifications and changes to the CRC reasonably necessary to provide sufficient and effective protection of life, health, and property. The CRC is therefore modified, amended, added to, and changed based on the following findings and as further set forth below:

CODE SECTION	AMEND	ADD	DELETE	California Residential Code Local Amendment, Title/Description	FINDINGS
R100	X			Coordinates the Residential Code Administrative* regulations and processes with the Building Code	Admin
R301.1		X		Promotes building re-use by prescribing building relocation regulations and processes and coordinates with the 2022 California Existing Building Code	Admin
R301.1.3.3.4		X		Coordinates residential building design on slopes with the 2022 Building Code	Topographical
R301.2.2.11		X		Coordinates anchorage of mech, elec, plumb components and equipment with Building Code	Geological
R322.4		X		Coordinates the City Floodplain Management Ordinance with the State Residential Code	Admin
R337.9.6		X		Requires buildings that interface with wildlands (hillsides) have special fire-resistive construction to protect them from wildland fire exposure	Climatic
R401.1	X			Coordinates the City Grading Ordinance with the State Residential Code; Prohibits wood boards and crushed stone footings to serve as the foundation for a building in an area prone to earthquakes	Admin, Geological
R401.3	X			Coordinates State storm	Geological

				water permit requirements with State Residential Code	
R401.4.1	X			Coordinates soils report requirements with the Building Code	Admin
401.5		X		Coordinates the City Grading Ordinance with the State Residential Code	Admin
R403.1.2	X			Requires reinforced concrete to serve as the footing for a building in an area prone to earthquakes	Geological
R403.1.5	X			Prescribes a process for "stepping" building foundations down a slope in areas prone to earthquakes	Geological
Figure R403.1.5		X		Prescribes a process for "stepping" building foundations down a slope in areas prone to earthquakes	Geological
R404.2	X			Prohibits wood boards to serve as the foundation for a building in an area prone to earthquakes	Geological
R503.2.4 & Figure R503.2.4	X			Limits the maximum floor opening size and provides shear transfer detail to ensure a complete load path is provided and to avoid potential damages caused by seismic forces	Geological
Table R602.3(1)	X			Prohibits the use of staples in braced wall panels (for building in Seismic Design Category D0, D1, and D2 and requires nails or screws to be used in shear walls of buildings in earthquake-prone areas	Geological
Table R602.3(2)	X			Amend footnote "b"	Geological
Exception to R602.3.2			X	Delete exception to R602.3.2	Geological
Table R602.10.4	X			Add footnote "f"	Geological
R802.8	X			Requires framing blocks between larger ceiling and roof	Geological

				framing members in order to keep them from being pushed over	
R805.2		X		Requires suspended ceiling systems to be earthquake resistant	Geological
R902.1	X			Protects roofs from catching fire from wind-blown embers by not allowing class C roofing and limiting class A and B roof covering	Climatic
R902.1.2	X			Protects roofs from catching fire from wind-blown embers by not allowing class C roofing and limiting class A and B roof covering	Climatic
R902.1.3	X			Protects roofs from catching fire from wind-blown embers by not allowing class C roofing and limiting class A and B roof covering	Climatic
R902.2	X			Protects roofs from catching fire from wind-blown embers by not allowing class C roofing and limiting class A and B roof covering	Climatic
R1001.3.1	X			Requires adequate anchorage for chimneys into the concrete foundation	Geological
CBC Chapter 17		X		The residential Code provides no guidance to special inspection this aligns the code	Admin
Appendix AZ	X			Adopts standards for Emergency Housing when a shelter crisis is declared.	Geological
CBC Chapter 33		X		The residential Code provides no safeguards during construction this aligns code	Admin