



# Memorandum

**TO:** Community and Economic Development  
and Public Safety, Finance and Strategic  
Support Committees

**FROM:** Joseph Horwedel  
Darryl Von Raesfeld

**SUBJECT:** Report on the Process and Timeline  
Update for Adoption of the 2007  
California Building Standards, CCR  
Title 24, Parts 2-6, 8-10, and 12

**DATE:** September 6, 2007

Approved

*Kay Wines*

Date

*9/7/07*

## RECOMMENDATION

1. Approve the Process Report and Timeline Update for the Adoption of the 2007 California Building Standards, California Code of Regulations Title 24, Parts 2-6, 8-10 and 12.
2. Add to the October 19, 2007 meeting agenda of the Public Safety, Finance and Strategic Support Committee and October 22, 2007 meeting agenda of the Community and Economic Development Committee the following item:

Memo regarding the 2007 California Building Standards Adopting Ordinance.

## BACKGROUND

The California Building Standards comprised of codes regulating building, fire, electrical, plumbing and mechanical trade areas are revised on a multi-year cycle. California last adopted new codes in 1998 and has fallen behind the balance of the nation. California and Hawaii were the last states to adopt the 2006 International Code Council model codes as the official state building related codes. On January 30, 2007, the state adopted and approved the 2007 edition of the California Building Standard Codes. These codes were published July 1, 2007 and will become effective January 1, 2008. The following is a list of state codes and the City departments responsible for administering these codes:

2007 California Building Standards, CCR Title 24	
Part	Description
2	California Building Code
3	California Electrical Code
4	California Mechanical Code
5	California Plumbing Code
6	California Energy Code
8	California Historical Building Code
9	California Fire Code
10	California Existing Building Code
12	California Referenced Standards Code

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The 2007 California Building Standard Codes shall apply to any building or structure for which application for a building permit is made on or after January 1, 2008.

The City of San Jose was well represented during the state adoption process. The City's Chief Building Official and Fire Marshal were key members of the State Fire Marshal's Core Committee that reviewed all the proposed state amendments to the 2006 International Building and Fire Codes. Additionally, Building and Fire staff members were significant contributors in the State's various working groups that reviewed the 2006 International Codes and recommended state amendments to the Core Committee.

At the national level, the City's Building and Fire staff members actively participated in the 2009 International Building Code and Fire Code hearings held in Orlando, Florida in September 2006 and in Rochester, New York last May 2007. In these hearings, Building and Fire Officials nation-wide voted on proposed changes to the International model codes.

To work towards uniformity in adopting code amendments in the Bay Area, City staff has been working with other local jurisdictions by participating in the Tri-Chapter Uniform Code Committee meetings and by coordinating with the Santa Clara County Fire Marshals.

Staff will continue with this leadership role at the state and regional levels to coordinate amendments with the goal of reducing individual differences between cities in Silicon Valley.

The 2007 edition of the Building Standard Codes share the same format as the current ones, with the following major changes:

- Differences in the terms and definitions used in occupancy classification, types of construction, and fire-resistive construction
- Changes in the method for calculating height and area in the 2007 edition allows larger and taller buildings to be built
- Exiting requirements in the 2007 edition are less restrictive with respect to separation of exits, travel distances to exits and intervening rooms
- Determination of Seismic Loads in the 2007 edition is more specific to the project site.

## **ANALYSIS**

Typically, cities desire to retain limited special regulations that address special circumstances in that community or area. Staff plans to adopt local amendments as have been done in the past. The amendments recommended by staff are not intended to be more restrictive than the prior code adoption.

A schedule of activities and corresponding timelines to meet the overall requirement of City Council adoption prior to January 1, 2008 are listed in Attachment A. In accordance with this

schedule, staff has completed the review of the new codes and identified recommended changes. Proposed amendments have been posted on the City's web site ([www.sanjoseca.gov/building](http://www.sanjoseca.gov/building)) and presented to contractors, designer professionals and developers during the construction and developers roundtable meetings held August 23 and 24, 2007.

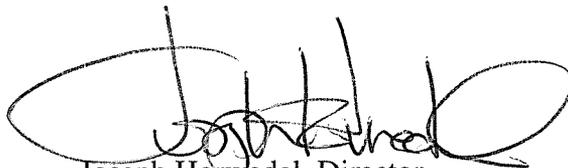
## **OUTREACH**

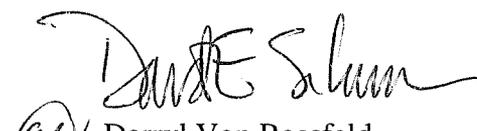
In the Bay Area, the City of San Jose is in the forefront in identifying amendments to the 2007 California Building Standards and informing the public of these proposed amendments. Staff conducted roundtable meetings to present the proposed amendments to stakeholders last month and will conduct another roundtable meeting with the stakeholders in September 14, 2007. Information about the new codes has been published in the "Development News", a monthly electronic newsletter published by the City of San Jose's Planning, Building and Code Enforcement Department. Furthermore, the text of the proposed amendments and adoption schedule is published in the City's web site.

The City of San Jose is presenting two free training sessions to introduce designers, contractors, project managers and project superintendents to the significant changes between the 2001 and the 2007 California Building Codes. The training will cover the significant changes impacting means of egress, accessibility and usability, occupancy classifications, allowable area calculations, types of construction and fire-resistive construction.

Building and Fire staff has coordinated the timelines with the City Attorney's Office for the review of the proposed amendments, drafting of the adopting ordinance and preparation of the Memo to City Council for the reading of the adopting ordinance.

In the October 19, 2007 meeting of the Public Safety, Finance and Strategic Support Committee and October 22, 2007 meeting of the Community and Economic Development Committee staff will present a memo regarding the 2007 California Building Standards Adopting Ordinance.

  
Joseph Horwedel, Director  
Planning, Building and Code Enforcement

  
for Darryl Von Raesfeld  
Fire Chief

Attachment A

**2007 California Code Adoption Schedule**

July 1, 2007	State of California publishes 2007 California Codes
July – August 2007	City of San José reviews new Code and begins identifying amendments specific to San José
August – September 2007	<b>Outreach:</b> Develop and publish proposed amendments as they are identified (post on Building Division's Code Update webpage; publish in the <i>Development News</i> ; discuss in Council committee and customer roundtable meetings)
August 2, 2007	<b>Memo:</b> Memo to Rules Committee adding "Process Report and Timeline Update for 2007 California Building Standard Codes Adoption" to the Community and Economic Development (CED) and Public Safety, Finance and Strategic Support Committee (PSFSS) Workplan Agenda.
August 15, 2007	<b>Agenda:</b> Rules Committee reviews/accepts addition to CED and PSFSS workplans
August 23, 2007	<b>Outreach:</b> Construction Roundtable meeting – inform contractors and design professionals of proposed amendments to the 2007 California Building Standard Codes
August 24, 2007	<b>Outreach:</b> Developer's Roundtable meeting – inform developers of proposed amendments to the 2007 California Building Standard Codes
September 6, 2007	<b>Memo:</b> Memo due to PSFSS Committee requesting approval of Process Report and Timeline for the Adoption of the 2007 California Building Standards, CCR Title 24, Parts 2-6, 8-10, and 12 (Committee meeting 9/21/07)
September 7, 2007	<b>Memo:</b> Memo due to CED Committee requesting approval of Process Report and Timeline for the Adoption of the 2007 California Building Standards, CCR Title 24, Parts 2-6, 8-10, and 12 (Committee meeting 9/24/07)
September 7, 2007	Complete draft of the City of San José Adopting Ordinance
September 10, 2007	City Attorney begins review of the draft of the City of San Jose Adopting Ordinance
September 14, 2007	<b>Roundtable:</b> Roundtable meeting with developers, design professionals and contractors – present and discuss complete text of San Jose proposed amendments to the 2007 California Building Standard Codes
September 21, 2007	<b>Agenda:</b> PSFSS Committee reviews/accepts Process Report and Timeline for the Adoption of the 2007 California Building Standards, CCR Title 24, Parts 2-6, 8-10, and 12
September 24, 2007	<b>Agenda:</b> CED Committee reviews/accepts Process Report and Timeline for the Adoption of the 2007 California Building Standards, CCR Title 24, Parts 2-6, 8-10, and 12
September 29, 2007	<b>FREE Training for the Public:</b> 2007 California Building Code Training (sponsored by the City of San José)
October 1, 2007	<b>Memo:</b> Informational Memo regarding the 2007 California Building Standards Adopting Ordinance due to PSFSS Committee
October 5, 2007	<b>Memo:</b> Informational Memo regarding the 2007 California Building Standards Adopting Ordinance due to CED Committee
October 15, 2007	<b>Memo:</b> Memo due to Council for First Reading of Adopting Ordinance (Council date 11/6/07)
October 19, 2007	<b>Agenda:</b> PSFSS Committee reviews informational Memo regarding the 2007 California Building Standards Adopting Ordinance due to PSFSS Committee
October 22, 2007	<b>Agenda:</b> CED Committee Informational Memo regarding the 2007 California Building Standards Adopting Ordinance due to CED Committee
November 3, 2007	<b>FREE Training for the Public:</b> 2007 California Building Code Training (sponsored by the City of San José)

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November 6, 2007	<b>Agenda:</b> Adopting Ordinance to City Council for First Reading
November 20, 2007	<b>Agenda:</b> Adopting Ordinance to City Council for Second Reading
December 20, 2007	Ordinance effective 30 days after second reading
January 1, 2008	2007 California Building Standard Codes in effect