



Introduction of The 2022 California Building Standards Code as Adopted by Contra Costa County.

Town Council Meeting

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Point of Order

An Ordinance update has been sent to the Town Council due to inadvertently not including existing sections of Title 15.04.

Overview

- **California Building Code Background**
- California Building Standards Code
- 10 Codes

- **Discussion**
- 2022 California Building Standards Code & Health and Safety Code Section 17958.5 and 18941.5
- Moraga Municipal Code Title 15.04
- Contra Costa County Department of Conservation and Development California Building Standards Code Amendments

Overview

- **Contra Costa County (CCC) analyzed the 2022 California Building Standards Code.**
- **CCC determined that local amendments were needed in order to address local climatic, geological, topographical and environmental conditions.**
- **Contra Costa County Board of Supervisors made the findings required per Health and Safety Code sections 17958.5 and 18941.5**

California Environmental Quality Act (CEQA)

CEQA Determination: Exempt Pursuant to CEQA Sections 15061(b) (3) and 15378(b) (5) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations).

California Building Standards Code (CBSC) Background

The CBSC is a combination of 10 different development codes which are adopted by the California Building Standards Commission on a tri-annual basis.

The CBSC is Comprised of:

California Building Code

Residential Code

Electrical Code

Plumbing Code

Mechanical Code

Green Building Standards Code

Fire Code

Energy Code

Historical Building Code

Existing Building Codes



Discussion 2022 CBSC

The 2022 CBSC is effective as of January 1, 2023.

- The 2022 CBSC represent the new minimum required standards for building construction in California.
- The 2022 editions of the Building Codes reflect changes in technology, fire safety techniques, and the building industry.

Health and Safety Code sections 17958.5 through 18941.5

- Allows for localized amendments of the CBSC that are stricter than the CBSC and are reasonably necessary because of local climatic, geological, or topographical conditions.

Repealing and Replacing Moraga Municipal Code (MMC) Chapter 15.04 “Buildings and Construction” of Title 15 and Adopting by Reference Certain Sections of Contra Costa County Ordinance No. 2022-35



Discussion 2022 CBSC

Repealing and Replacing Moraga Municipal Code (MMC) Chapter 15.04 “Buildings and Construction”

1. Updating MMC § 15.04.010 Findings regarding local climatic, topographical and geological conditions pursuant to Health and Safety Code Section 17958.7

- Updating titles to 2022 California Building Code and Contra Costa County Ordinance Number
- Updating subsection 2(a) Greenhouse Gas Emissions, Conditions, to include information from the 2019 California Greenhouse Gas Emissions Inventory

2. Create and Update MMC § 15.04.015 – Necessity of More Restrictive Standards

- Separate from MMC § 15.04.010 for organizational purposes.
- Update to include additional regulations which trigger additional necessities for more restrictive standards.

3. Create MMC § 15.04.020 – Adoption of portions of the Contra Costa County Ordinance Code

- Adopt a new section to codify the Town of Moraga's stance on several amendments Contra Costa County has made to the 2022 CCSC



Discussion 2022 CBSC

The Town of Moraga is adopting the 2022 CBSC as amended by Contra Costa County apart from:

Section III subsections 301.3.2, Waste Diversion, of the 2022 California Green Building Standards Code (CGBSC) Chapter 3.

Section 4.408.1 of the CGBSC Chapter 4 Construction Waste Management.

Section 4.408.2 of the CGBSC Chapter 4 Construction Waste Management Plan.

Section 4.408.5 of the CGBSC Chapter 4 Waste Management Plan Documentation.

Section 5.408.1 of the CGBSC Chapter 5 Nonresidential Construction Waste Management.

Section 5.408.1.1 of the CGBSC Chapter 5 Nonresidential Construction Waste Management Plan, section 5.408.1.4 Nonresidential Waste Management Plan Documentation.

Section 100.0(e)(2)(A) of Subchapter 1 of the 2022 California Energy Code (CEnC) All-Electric Building Code.

Section 100.0(b) of the CEnC Subchapter 1 All Electric Building Definition.



Recommendation

Consider Introducing by Title Only and Waiving Further Reading of Ordinance No. _____ Repealing and Replacing Moraga Municipal Code (MMC) Chapter 15.04 “Buildings and Construction” of Title 15 and Adopting by Reference Certain Sections of Contra Costa County Ordinance No. 2022-35, which Adopts the 2022 California Building Code, the 2022 California Residential Code, the 2022 California Green Building Standards Code, the 2022 California Electrical Code, the 2022 California Plumbing Code, the 2022 California Mechanical Code, and the 2022 California Existing Building Code (California Code of Regulation, Title 24 Parts 2, 2.5, 11, 3, 5, 4 and 10) and Making Certain Amendments Thereto and finding the Ordinance exempt from the California Environmental Quality Act (“CEQA”) pursuant to Sections 15061(b) (3) and 15378(b) (5) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations)



Questions for Staff

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