



## **CITY OF MENIFEE**

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SUBJECT: Introduction and First Reading of an Ordinance Relocating Title 8, Chapters 8.02, 8.03, 8.26, and 8.27 and Incorporating the 2022 Building and Fire Codes in the Meniffee Municipal Code

MEETING DATE: November 2, 2022

TO: Mayor and City Council

PREPARED BY: Kevin Rugg, Building & Safety Supervisor

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

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### **RECOMMENDED ACTION**

1. Introduce an ordinance:
  - a. Repealing in its entirety Chapters 8.02, 8.03, 8.26, and 8.27 of the Meniffee Municipal Code; and
  - b. Creating Title 17: Impact Fees and incorporate Chapters 8.02, 8.03, and 8.27 respectively; and
  - c. Creating Title 7, Article 6, Chapter 7.90: Grading Regulations and incorporate Chapter 8.26 respectively; and
  - d. Adopting by reference the 2022 Editions of the California Building Code as Chapter 8.04, California Residential Code as Chapter 8.05, California Green Building Code as Chapter 8.06, California Electrical Code as Chapter 8.08, California Mechanical Code as Chapter 8.12, California Plumbing Code as 8.16, California Fire Code as Chapter 8.20, and Model Codes with Appendices and Amendments related thereto, all of which comprise the Buildings and Construction Code of the City of Meniffee with an implementation date of January 1, 2023.

### **DISCUSSION**

In accordance with the California Health and Safety Code, the City adopts by incorporation a number of model codes that are applicable to construction on private property. The code update cycle is typically three years. Once the State completes the code adoption process, which includes State mandated amendments, local jurisdictions must then adopt the State mandated codes with any local amendments thereto. The codes used by the City were last revised and adopted by the City Council on November 20, 2019. The State adoption of the latest model codes -- the 2022 California Building Standards Codes ("CBSC") -- will go into effect on January 1, 2023.

Any local amendments must be based on findings related to specific local topographic, climatic, or geographic conditions. However, express findings are not required for administrative amendments that are necessary to carry out the application of the 2022 CBSC and/or any amendments that do not otherwise modify a building standard.

The County Fire Department currently provides fire prevention, fire planning, and fire emergency services for the City. Therefore, staff recommends amending the building standards in the California Fire Code to be consistent with the Riverside County Fire Code.

The 2022 CBSC becomes effective January 1, 2023 and plans submitted prior to this date will not be subject to the new code requirements. All projects submitted on or after January 1, 2023, will be subject to the 2022 CBSC.

In addition to the Building and Fire Code update, the attached ordinance proposes to relocate Chapter 8.26 into the newly created Title 7, Article 6, Section 7.90: Grading Regulations and Chapters 8.02, 8.03, and 8.27 into newly created Title 17: Impact Fees, as administrative clean up. No changes to the Municipal Code are proposed within these chapters. This reorganization would allow for ease of navigation when using the Menifee Municipal Code and aid in streamlining any future Building and Fire Code updates.

This hearing was publicly noticed in The Press Enterprise on October 23, 2022.

### **STRATEGIC PLAN OBJECTIVE**

Safe and Attractive Community

### **FISCAL IMPACT**

There is no fiscal impact associated with the recommended action.

### **ATTACHMENTS**

1. Ordinance