



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**December 6, 2022**

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**TOPIC:** California Building Standards Code Adoption

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**AGENDA TITLE:**

Public Hearing - A Resolution and an Ordinance Adopting the Updated California and International Building and Fire Codes with Local Conditions Amendments and Requisite Findings

**RECOMMENDED ACTION**

1. Find that the proposed Ordinance is exempt under the provision of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3).
2. Adopt a resolution of the City Council setting forth findings for required amendments, modifications and changes with respect to the local climatic, geographical and topographical conditions within the City of Santa Ana to the California Building, Residential, Green Standards, Energy, Electrical, Mechanical, Plumbing, and Fire Codes as amended by the State of California.
3. Adopt an ordinance amending Chapters 8 and 14 of the Santa Ana Municipal Code adopting the State Building Regulations, including the 2021 International Property Maintenance Code, and certain modifications and changes with respect to local climatic, geographical and topographical conditions with the City of Santa Ana to the California Building, Existing Building, Residential, Green Standards, Electrical, Mechanical, Plumbing, Energy, Historical Building, and Fire Codes as amended by the State of California.

**DISCUSSION**

The State's Health and Safety Code (Section 17958) mandates that the California Building Standards Commission adopt and publish the California Building Standard Code (Title 24 California Code of Regulations) every three years. The 2022 Edition of the California Code of Regulations Title 24, which incorporates the model codes, becomes effective statewide on January 1, 2023. The proposed Ordinance would amend the Santa Ana Municipal Code to implement the new Construction Codes and repeal references to

the prior editions of the Construction Codes. The Construction Codes proposed for adoption by reference with amendments include the following:

1. 2022 California Building Code
2. 2022 California Residential Code
3. 2022 California Green Building Standards Code
4. 2022 California Electrical Code
5. 2022 California Mechanical Code
6. 2022 California Plumbing Code
7. 2022 California Energy Code
8. 2022 California Fire Code
9. 2022 California Existing Building Code
10. 2022 California Historical Building Code
11. 2021 International Property Maintenance Code

The proposed Ordinance also includes administrative and procedural amendments not covered by the above Construction Codes.

As part of the adoption of Construction Codes, it will also be necessary to include certain changes and modifications that are reasonably necessary due to local conditions within the City of Santa Ana. Exhibit 2 is the Resolution delineating the necessary findings and substantiating the necessary amendments to the Residential, Fire, and Building Codes to address specific local conditions. The separate adoption of the Resolution is necessary in order to include the local changes in the proposed Ordinance.

In summary, the changes to the 2022 California Codes as adopted by the State include revisions to enhance clarity and consistency in the application of the Codes and to include provisions for green and sustainable alternatives. For example, the structural engineering requirements of the Building Code has been aligned with major revisions to national standards for mass timber construction, which stem from research studies from recent seismic and high wind events. Mass timber construction (MTC) is an environmentally friendly alternative to using carbon-intensive materials and construction methods through the use of a category of engineered wood products typically made of large, solid wood panels, columns, or beams manufactured off-site for load-bearing wall, floor, and roof construction. Mass timber is engineered for high strength applications and is significantly lighter than concrete and steel. In addition, for the first time, installation of electric vehicle charging stations will be required for new multi-family residential projects of 20 or more dwelling units. The California Energy Commission has also adopted new requirements for the mandatory designation of spaces for future electric heat pump water heater on new homes.

### **ENVIRONMENTAL IMPACT**

The proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3) of the CEQA guidelines, as

amended, in that it is not a Project which has the potential for causing a significant effect on the environment. No further environmental review is necessary.

**FISCAL IMPACT**

There is no fiscal impact associated with this action.

**EXHIBIT(S)**

1. Ordinance - Building Standards Code Amendments
2. Resolution - Code Adoption Requisite Findings

Submitted By: Minh Thai, Executive Director of Planning and Building Agency  
and Chief James Henery, Orange County Fire Authority

Approved By: Kristine Ridge, City Manager