

Council Meeting of  
November 6, 2007

Honorable Mayor and Members  
of the City Council  
City Hall  
Torrance, California

**Members of the Council:**

**SUBJECT: Community Development-Set Date for 1<sup>st</sup> Reading of California Building Codes Ordinance Adoption on November 20, 2007.**

**RECOMMENDATION**

The Community Development Director recommends that City Council set the date of November 20, 2007 for a public hearing to consider a proposed ordinance adopting the 2007 California building Codes with local amendments.

**Funding**

Not applicable.

**BACKGROUND/ANALYSIS**

The State of California adopts building codes establishing minimum construction standards throughout the state typically every three (3) years. These codes are reflective of the most current building practices and technology and are based on a set of "model codes" published by various independent organizations. Memberships of these organizations include building officials, engineers, architects, industry representatives, and others all of whom provide input into the contents of these "model codes". The State then analyzes the "model codes" and adopts them with amendments to become the California Building Code.

The State of California publishes the code of minimum standards and it becomes effective 180 days after publication. The code currently being adopted was published in July 2007 and will become effective January 1, 2008. Local jurisdictions may either accept the California Building Code as it stands or amend and adopt the California Building Code with more restrictive requirements to address local conditions.

State law specifies the procedure by which the local cities may amend and adopt the State Building Codes. This procedure requires that the ordinance be brought before

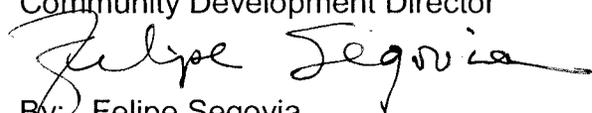
City Council three times. The first step of the adoption process is to officially set a date for the public hearing on the subject. That is the purpose of tonight's recommended action. The second step will be to hold a public hearing on the date set by City Council to allow for public input and to approve the ordinance. The final step is the second reading and formal adoption of the ordinance. This occurs at the third City Council meeting. The intent of this process is to give the public and building industry time to review and comment on the City's proposed code amendments.

The Community Development Department has a Code Review Team that reviews and analyzes the proposed changes to the "model codes" throughout the three-(3) year code adoption cycle. At the end of the cycle the Code Review Team analyzes the California Building Code published by the State of California and amends this code as necessary to address local conditions. A local building code ordinance is then proposed for adoption by the City Council as the Building Code and Standards of the City of Torrance. This ordinance adopts the California Building Code by reference and incorporates City of Torrance amendments to address local conditions. Copies of the proposed ordinance will be available for public review in the City Clerk's office.

After completion of the process, the updated Building Code and Standards of the City of Torrance will apply to the construction of buildings and structures on private residential, commercial, and industrial property in the City. The process will be completed on or prior to the mandated effective date of January 1, 2008. These codes will continue the high standard of safety that the City has maintained by requiring the state-of-the-art design and construction through the use of the latest research and technology.

Respectfully submitted,

JEFFERY W. GIBSON  
Community Development Director



By: Felipe Segovia  
Building Regulations Administrator

CONCUR:



Jeffery W. Gibson  
Community Development Director



LeRoy J. Jackson  
City Manager