

PLANNING COMMISSION
Albert Enault, Chair
Kristina Elder, Vice Chair
Herbert Dardon, Member
Vinay Tewari, Member
Terrence West, Member



PLANNING COMMISSION MEETING

A G E N D A
SPECIAL MEETING OF THE SUISUN CITY
PLANNING COMMISSION
TUESDAY, MAY 16, 2023
6:30 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

*PLANNING COMMISSION MEETINGS ARE HELD IN-PERSON
PUBLIC PARTICIPATION IS ALSO AVAILABLE VIA ZOOM*

ZOOM MEETING INFORMATION:

WEBSITE: <https://zoom.us/join>

*MEETING ID: **893 0598 5651***

CALL IN PHONE NUMBER: (707) 438-1720

*REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE PLANNING COMMISSION MEETING BY EMAILING
CLERK@SUISUN.COM (PRIOR TO 4 PM), VIA WEBSITE OR ZOOM CALL IN PHONE NUMBER: (707) 438-1720.*

*(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)*

(Next Resolution No. PC 23-04)

ROLL CALL

Planning Commissioners
Pledge of Allegiance
Invocation

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

REPORTS: (Informational items only.)

1 City Manager/Staff

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the

Chair: Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

- 2 Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on April 25, 2023 - (Vasquez: bvasquez@suisun.com).

PUBLIC HEARING

- 3 Planning Commission Adoption of Resolution No. PC 23-____: Adoption of the 2022 California Building Standards Code and California Fire Code (Suisun City Municipal Code Title 15 Building and Construction) - (Kearns: jkearns@suisun.com).

GENERAL BUSINESS NONE

REPORTS: (Informational items only.)

- 4
 - a. Commission Member
 - b. Commission Chairperson

ADJOURNMENT

Public Access To Agenda Documents

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council, are available for public review at least 72 hours prior to a Council /Agency/Authority Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The city may charge photocopying charges for requested copies of such documents. To the extent feasible, the agenda packet is available for online public viewing on the City's website: <https://www.suisun.com/Government/City-Council/Agendas>

The City Council/Agency/Authority hopes to conclude its public business by 10:00 p.m. No new items will be taken up after 10:00 p.m., unless so moved by a majority of the City Council, and any items remaining will be agendaized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.

Accommodations

If you require an accommodation to participate in this meeting, please contact the City Clerk at (707) 421-7302 or clerk@suisun.com. The City's reasonable accommodation policy is available for review on the City's website at www.suisun.com/government/city-council/, you may request an electronic copy or have a copy mailed to you. Please note that for accommodations that are not readily available, you must make your request as soon as you can prior to the time of the meeting.

Decorum

All participants are expected to conduct themselves with mutual respect. Conduct that disrupts meetings will be addressed in accordance with Section 54957.95 of the Government Code.

Ordinances

Ordinances are city laws contained in the Suisun City Municipal Code. Enacting a new city law or changing an existing one is a two-step process. Government Code 36934 provides, except when, after reading the title, further reading is waived by regular motion adopted by majority vote all ordinances shall be read in full either at the time of introduction or passage; provided, however, that a reading of the title or ordinance shall not be required if the title is included on the published agenda and a copy of the full ordinance is made available to the public online and in print at the meeting prior to the introduction or passage.

Certification Of Posting

Agendas for regular and special meetings are posted in accordance with the Brown Act at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:

- Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;
- Joe Nelson Center, 611 Village Drive, Suisun City, CA;
- Harbor Master Office, 800 Kellogg Street, Suisun City, CA.

I, Bianca Vasquez, Administrative Assistant for the City of Suisun City, declare under penalty of perjury that the above agenda was posted and available for review, in compliance with the Brown Act.

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PLANNING COMMISSION
Albert Enault, Chair
Kristina Elder, Vice Chair
Vinay Tewari, Member
Terrance West, Member
Herbert Dardon, Member



PLANNING COMMISSION MEETING

MINUTES
REGULAR MEETING OF THE SUISUN CITY
PLANNING COMMISSION
TUESDAY, APRIL 25, 2023
6:30 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

*PLANNING COMMISSION MEETINGS ARE HELD IN-PERSON
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(Next Resolution No. PC 23-03)

ROLL CALL

Chairperson Enault called the meeting to order at 6:38 PM with the following Planning Commissioners present:

Present: Dardon, Elder, Enault, West

Absent: Tewari

Pledge of Allegiance led by Commissioner West

Invocation led by Principal Planner Kearns

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

REPORTS: (Informational items only.)

1 City Manager/Staff

Development Services Director Bermudez stated there is a Planning Commissioner Handbook on the dais for the Commissioners for their review. In August there will be a potential training for

Commissioners to attend. Council and Planning Commission dates are due to change in either July or August; the Planning Commission will meet on the 1st and 3rd Tuesday of the month.

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

Steve Olry commented on the traffic that is anticipated with the Marina Village Apartments, the development that has happened throughout the years, and the future of our projects within the city.

George Guynn commented on the financial status of the city and generating taxes with businesses.

Michelle Chavez commented on the lack of improvements and trash outside of Stizzy.

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

- 2 Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on March 14, 2023 - (Vasquez: bvasquez@suisun.com).

Commissioner West motioned for approval of minutes and seconded by Vice Chair Elder. Motion passed by the following vote:

AYES: West, Elder, Dardon

ABSTAIN: Enault

ABSENT: Tewari

PUBLIC HEARING NONE

GENERAL BUSINESS

- 3 Planning Commission Adoption of Resolution No. PC 23-03: Finding the Project Exempt from the California Environmental Quality Act (CEQA) Pursuant to State CEQA Guidelines Section 15061 (Common Sense Exemption); and Approving the Condition of Approval Amendment, Amending Condition of Approval #59 for the Lotz Residential Project Subject to the Findings and Conditions of Approval included in the Resolution - (Bermudez: jbermudez@suisun.com).

Development Services Director Bermudez presented the item.

Commissioner West, Dardon, Vice Chair Elder, and Chairperson Enault asked clarifying questions.

Development Services Director Bermudez answered clarifying questions and the applicant Camran Nojoomi commented on the vision of the project.

Steve Olry commented on the success of the applicant Nojoomi and recommended maintenance of the common area.

George Guynn commented on the applicant Nojoomi and his tenure with the city. Commissioner West, Commissioner Dardon and Chairperson Enault commented and asked clarifying questions.

Development Services Director Bermudez answered clarifying questions.

Chairperson Enault proposed a recommendation to add to the end of condition to state, landscape area shall include a turf area with additional trees subject to review and approval by the Director of Development Services and the City of Vallejo.

Concurrence on change to revise the condition of approval was made and the resolution with the revised conditions above was read. A motion was made by Commissioner West and seconded by Commissioner Dardon. Motion passed by the following vote:

AYES: West, Dardon, Elder, Enault

ABSTAIN: NONE

ABSENT: Tewari

REPORTS: (Informational items only.)

4 a. Commission Member

Commissioner Dardon commented on the Tractor Supply groundbreaking upcoming Thursday 4/27/23. Vice Chair Elder thanked the Rotary Club for the BrewBash at the Basin event the past weekend and the groundbreaking events that are upcoming.

b. Commission Chairperson

Chairperson Enault commented on the positive social media posts from the community.

ADJOURNMENT at 6:58 PM.

Bianca Vasquez, Administrative Assistant

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**Planning Commission Agenda Report**

May 16, 2023

DATE: May 16, 2023 TO: PLANNING COMMISSION FROM: John Kearns, Principal Planner RE: Adoption of the 2022 California Building Standards Code and California Fire Code (Suisun City Municipal Code Title 15 Building and Construction)	Files:
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SUMMARY

The California Building Code adoption process is a triennial occurrence. Every jurisdiction in California is given the opportunity to adopt the California Building Codes as written with amendments for local needs or requirements as long as they are more restrictive. The recommended action taken by the Planning Commission will allow the City Council to enact by reference the 2022 California Building Standards Code and California Fire Code.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Conduct a Public Hearing, and
2. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061 (Common Sense Exemption); and
3. Adopt Resolution PC 23-___; Recommending that the City Council approve the 2022 California Building Standards Code and California Fire Code

BACKGROUND/DISCUSSION

The building codes have now been republished as the 2022 edition. In the State process, certain model codes published by organizations such as the International Code Council, International Association of Plumbing and Mechanical Officials, National Fire Protection Association, etc., are reviewed and amended by the California Building Standards Commission (CBSC). The CBSC has completed this process and the body of codes known collectively as the 2022 California Building Standards Code (CBSC) has been published. It is appropriate, therefore, that the Suisun City Code be amended to update its references to the latest building and fire code editions. This is primarily a housekeeping measure to change titles and references in our City Code to correspond correctly to the new or revised sections in the CBC.

ANALYSIS

The Suisun City Code includes by reference the building codes and standards collectively known as the CBSC. This body of codes includes the building code, plumbing code, mechanical code, electrical code, fire code, and other supporting documents. Periodically the California Building Standards Commission publishes an updated edition of the CBSC. The 2022 Edition was published in July of 2022 and became effective in January 2023. The Suisun City Code will now be updated to reference the newest editions of the various codes and make other needed administrative changes.

For better understanding, the proposed ordinance includes the entire Suisun City Code Chapter 15.04 including the unchanged sections. Highlights of the proposed ordinance include:

- The changes in City Code Section 15.04.030 include the updated references to the newest documents within the 2022 CBSC. References to documents where no updated version is available have not been changed such as Section 15.04.030-F.
- Amendments were made to the CBC and CRC for the following:
 - a. The "within 1 year" addition now specifies a timeframe for the fire rating requirement when 50% or more of a roof is replaced, enhancing the clarity and enforceability of the municipal code.
 - b. A building size threshold was added for the requirement of fire sprinklers in new buildings.
 - c. Standpipe requirements added based on the height of a structure.
- An amendment to the Fire Code has been added to prohibit open burning.
- The remaining changes to City Code are editorial in nature.

In order for local amendments to the CBSC to be enforceable, the City must make “findings” justifying the amendments based on local climatic, topographical or geological conditions. Such findings are included in the proposed ordinance for all of the local amendments that have been included historically where they are required.

ENVIRONMENTAL ANALYSIS

CEQA requires analysis of agency approvals of discretionary “Projects.” A “Project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in environment, or a reasonably foreseeable indirect physical change in the environment” (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA. However, this Project is exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

The approval of the code amendments set forth in the proposed ordinance does not approve any physical development project, and it would not result in a direct or indirect physical change in the environment. The proposed changes to Title 15 are necessary to maintain consistency with state law and ensure a safe built environment. Many of the standards are already being implemented by the City when reviewing construction projects and would not change how these projects are reviewed and approved. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these LMC amendments are exempt from review under CEQA.

ATTACHMENTS

1. Resolution PC 23-___; Recommending that the City Council approve the 2022 California Building Standards Code and California Fire Code

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WHEREAS, the State Building Standards Commission adopted the 2022 California Building Standards Code, codified in Title 24 of the California Code of Regulations; and

WHEREAS, the City would like to make certain amendments to the 2022 CBSC in order to address the health and safety issues of the City's local climatic, geological or topographical conditions; and

WHEREAS, before making changes to the CBSC pursuant to Health and Safety Code Section 17958.5, Health and Safety Code Section 17958.7 requires the City to make express findings that such changes are reasonably necessary because of local climatic, geological or topographical conditions; and

The Planning Commission of the City of Suisun City does hereby recommend that the City Council ordain as follows:

SECTION 1. Findings. The City finds it is necessary to adopt local amendments to the following subcodes of the CBSC: Building Code, Mechanical Code, Electrical Code, Plumbing Code, Fire Code, Administrative Code, Energy Code, Green Building Standards Code, Historical Building Code, and Existing Building Code. These local amendments have been evaluated and recognized by the City as tools for addressing problems with building construction in the City of Suisun City, which are aimed at establishing and maintaining an environment that will afford the City a high level of fire and life safety to all those who work live and play within the City's boundaries. The City finds as follows:

- A. The City, pursuant to the authority granted it under California Health and Safety Code Sections The City Council hereby adopts pursuant to Sections 17958.5 and 18941.5 of the California Health and Safety Code, the following findings of fact: (a) Under this adopting ordinance, has determined that there is a need to establish specific amendment building standards that have been established which are more restrictive of nature than those adopted by the State of California (State Buildings Standards Code, State Housing & Community Development Codes) commonly referred to as and found in Title 24 & and Title 25 of the California Code of Regulations. These new building standards amendments have been determined and recognized by the City of Suisun City to address the problems, concerns, and future direction by which the City

can establish and maintain an environment that will afford an appropriate level of fire and life safety to all who live and work within its boundary.

- B. Under the provisions of Sections 17958.5 and 18941.5 of the Health and Safety Code, the amendment of state building standards at the local level must be reasonably necessary due to local amendments are based on local climatic, topographical, and/or geological conditions and the City must make express findings in this regard. The Council has determined that the following findings of fact contained herein address each of these situations and present the local climatic, topographical, and/or geological conditions, situation, which either singularly or in combination, that have caused the aforementioned amendments to be adopted:

1. CLIMATIC

- a. The City of Suisun City the Suisun City area has extreme variations in weather patterns: wind, summers are arid and hot, winters are cool to freezing, and fall and spring can bring any combination of weather patterns together. As a result, the climate in the Suisun City area can have a great influence on fire behavior and other major emergency events in the City.

Code Section	Local Condition:
Building Code Sections 1403.4, 903.2, 905.3.1, 1505.1, 1510.1, <u>1511.1</u> , Fire Code Sections 903.2 and 905.3.1 California Residential Code Section R902.1 and <u>R908.1</u> (SCMC § 15.04.190)	1a

SECTION 2. **Suisun City Municipal Code Amendment – Chapter 15.04.** Chapter 15.04 of the Suisun City Municipal Code “Permits – Uniform Codes” is hereby amended as follows (deletions in ~~strike through~~; additions in **underlined**):

15.04.010 Purpose.

This chapter is enacted for the purpose of adopting rules and regulations pursuant to the State Housing Law and the Health and Safety Code, for the protection of the public health, safety and general welfare of the occupant and the public governing the creation, construction, enlargement, conversion, alteration, repair, moving, removal, demolition, occupancy, use, height, court area, sanitation, ventilation and maintenance of any building used for human habitation; provided, however, that nothing in the codes adopted in this chapter shall be construed to prevent any person from performing his own building, mechanical, plumbing or electrical work when performed with the permits in compliance with this chapter.

15.04.020 Definitions.

Whenever any of the following names or terms are used in this chapter or in any of the codes adopted by reference by this chapter, unless the context directs otherwise, such names or terms so used shall have the meaning ascribed thereto by this section:

A. "Board of appeals," "housing advisory and appeals board" and any other reference to the appellate body, mean the Board of Appeals for the City of Suisun City made up of five (5) Building Official members of the Napa-Solano Chapter of the International Code Council (NSICC) chosen on a case by case basis. The NSICC, an organization of Building Officials, Building Inspectors, and Construction Industry personnel, was formed in 1978 to help maintain consistent and uniform code enforcement and code interpretation within the jurisdictions of Napa and Solano counties. Building Officials from jurisdictions within Napa and Solano counties and neighboring counties are members of the NSICC. Building Official members of the NSICC are well versed in the technical and administrative provisions of construction codes.

B. The "Accessibility Appeals Board" shall mean the Board of Appeals for the City of Suisun City plus an additional two members having demonstrated experience dealing with accessibility standards and their applications, appointed on a case by case basis.

C. All decisions by the Board of Appeals and by the Accessibility Appeals Board shall be submitted in writing to the City Council for final review. All actions found by the City Council to be based on incomplete or inadequate analysis shall be referred back to the appropriate board for further deliberations.

D. "Building official," "plumbing official," "chief," "electrical inspector," "fire code official," "administrative authority" and similar references to a chief administrative position mean the Chief Building Official of the city of Suisun City; provided, however, that:

1. Where such terms are used in connection with those duties imposed by statute or ordinance upon the county health officer the terms shall include the county health officer;

2. For the purpose of implementing the Uniform Code for the Abatement of Dangerous Buildings the term "authorized representative" of the "building official" shall refer to and include the director of environmental health and such personnel of the Solano County department of environmental health as he may designate.

E. "Building department," "electrical department," "plumbing department," "department of fire prevention", "office of administrative authority" or "housing department" means the building department of the city.

F. "City clerk" means the ex officio clerk of the city council.

1 G. "City council" or "mayor" means the governing elected officials of the city of Suisun
2 City.

3 H. "Fire chief" means the chief of the fire department of the city wherein a particular
4 building is or is to be located, or, for any area not within the city limits, the same shall
5 mean the county fire warden designated by the board of supervisors.

6 I. "Safety assessment" is a visual, non-destructive examination of a building or structure
7 for the purpose of determining the condition for continued occupancy.

8 **15.04.030 Uniform codes adopted.**

9 Subject to the modifications and amendments contained in this chapter, the following
10 primary and secondary codes are adopted and incorporated into the codes of the city by
11 reference and as having the same legal effect as if their respective contents were set
12 forth in this chapter and which may be amended and/or corrected from time to time:

13 A. The ~~2019-2022~~ California Building Code (CBC) which references the International
14 Building Code ~~2018~~ 2021 Edition as published by the International Code Council, Inc,
15 and state amendments.

16 B. The Uniform Housing Code, 1997 Edition, as published by the International Code
17 Council, is adopted by reference as the housing code of the city.

18 C. The ~~2019-2022~~ California Plumbing Code which references the Uniform Plumbing
19 Code, ~~2018~~ 2021 Edition, together with the appendices thereto, and state amendments
20 as published by the International Association of Plumbing and Mechanical Officials is
21 adopted by reference as the plumbing code of the city.

22 D. The ~~2019-2022~~ California Electric Code which references the National Electrical
23 Code, ~~2017~~ 2020 Edition, as published by the National Fire Protection Association and
24 state amendments is adopted by reference as the electrical code of the city.

25 E. The ~~2019-2022~~ California Mechanical Code which references the Uniform
26 Mechanical Code, ~~2018~~ 2021 Edition, together with the appendices thereto, as
27 published by the International Conference of Building Officials, and state amendments,
28 is adopted by reference as the mechanical code of the city.

F. The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as
published by the International Code Council, is adopted by reference as the dangerous
buildings code of the city, with Section 205 amended as follows: Section 205.1. In order
to provide for final interpretation of provisions of this code and to hear appeals provided
for hereunder, there is hereby established a Board of Appeals as defined in City Code
Section 15.04.020. The Building Official shall be an ex officio member of and shall act
as secretary to said Board. The Board shall adopt reasonable rules and regulations for
conducting its business and shall render all decisions and findings in writing to the

1 appellant, with a copy to the Building Official. Appeals to the board shall be processed
2 in accordance with the provisions contained in Section 501 of this code. Copies of all
3 rules or regulations adopted by the Board shall be delivered to the Building Official,
4 who shall make them freely accessible to the public.

5 G. The California Referenced Standards Code, ~~2019–2022~~ Edition, together with
6 appendices thereto, as published by the International Code Council, with state
7 amendments, is adopted by reference as the building standards of the city.

8 I. The ~~2019~~ 2022 California Fire Code which references the International Fire Code,
9 ~~2019 2021~~ Edition as published by the International Code Council, ~~with errata,~~
10 ~~including appendices, with state amendments,~~ is adopted by reference as the fire code
11 ~~of the city, together with the Administrative Chapters 1, 2, and Appendix B, Appendix~~
12 ~~C, Appendix D and Appendix E~~ is adopted by reference as the fire code of the city.

13 J. The Uniform Administrative Code, 1997 edition, as published by the International
14 Conference of Building Officials, is adopted by reference as the administrative code of
15 the city.

16 K. The ~~2019–2022~~ California Building Standards Administrative Code, as published by
17 the California Building Standards Commission, is adopted by reference as the building
18 standards administrative code of the city.

19 L. The ~~2019–2022~~ California Residential Code with Appendices ~~H, J~~ AH, AJ, AX (CRC),
20 incorporating the ~~2018~~ 2021 edition of the ~~Uniform International~~ Residential Code, as
21 published by the International Code Council, is adopted by reference as the residential
22 code of the city.

23 M. The ~~2019–2022~~ California Green Building Standards Code, as published by the
24 California Building Standards Commission, is adopted by reference as the green
25 building standards code of the city.

26 N. The ~~2019–2022~~ California Existing Building Code, as published by the California
27 Building Standards Commission, is adopted by reference as the ~~green-existing~~ building
28 standards code of the city.

J. The 2022 California Historical Building Code, as published by the California
Building Standards Commission, is adopted by reference as the historical building code
of the city.

25 **15.04.040 Copies of adopted codes.**

26 The Building Official shall maintain at least one copy of each primary code adopted by
27 reference, and each secondary code pertaining thereto, The Building Official shall
28 maintain a least one copy of each primary code adopted by reference at the building
inspection office for public inspection while this Ordinance is in force.

1 **15.04.050 Utility connections.**

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3 It is unlawful for any person, including utility companies, to connect electric power lines
4 or liquefied petroleum gas or natural gas sources permanently to any building or
5 structure for which a permit is required by this chapter until the final inspection has been
6 made and the approval signed by the building inspector. This section shall not prohibit
7 the erection and use of temporary power poles approved by the power company during
8 the course of construction, when approved by the building official.

9 **15.04.060 Encroachment or grading.**

10 No building permit shall be issued for which an encroachment or grading permit is
11 required, unless and until the requirements prerequisite to the encroachment or grading
12 permit have been met.

13 **15.04.070 Conformance of construction to law.**

14 No building permit shall be issued unless and until the building official is satisfied that
15 the construction authorized by the permit will not violate any existing law or ordinance.

16 **15.04.075 Construction work hours.**

17 It shall be the responsibility of anyone engaging in construction or demolition work to
18 restrict the hours of work activity on the site as follows.

19 A. No construction equipment shall be operated nor any outdoor construction or repair
20 work shall be permitted within five hundred feet from any occupied residence except
21 during the hours of seven a.m. to ten p.m., Monday through Saturday, and eight a.m. to
22 ten p.m., on Sunday: 1. Interior work which would not create noise or disturbance
23 noticeable to a reasonable person of normal sensitivity in the surrounding neighborhood
24 shall not be subject to these restrictions;

25 B. A request for an exception to the permitted construction hours and days may be
26 granted by the chief building inspector for emergency work, to offset project delays due
27 to inclement weather, for twenty-four-hour construction projects, or other similar
28 occurrences.

 C. City projects determined by the director of public works to be emergencies shall be
 exempt from these provisions.

 D. For construction work hours for earthwork, trenching, concrete or paving see
 Section 15.12.320.

1 **15.04.080 Adoption or amendment procedure.**

2 A. The building official shall review all codes newly adopted by the state pursuant to
3 the State Housing Law, Section 17910 et seq. of the Health and Safety Code and shall:

- 4 1. Report such newly adopted codes to the city council and advise the board to
5 schedule a hearing not less than ninety days from the date of report; and
6 2. Place copies of the codes to be considered by the board in the office of the
7 city council, and in the building department for review by the general public.

8 B. The city council shall, upon the advice of the building official, schedule such public
9 hearing to receive public testimony on the codes to be adopted by the board.

10 C. The clerk of the city council shall give notice of the time, place and subject matter of
11 the public hearing scheduled on the matter by the council posting in three public places
12 due to the fact that no newspaper is published or printed within the city limits.

13 D. The city council shall hold such public hearing at the date and time scheduled, and
14 shall then adopt the code with amendments, if any.

15 **15.04.090 Violations and penalties.**

16 A. It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter,
17 repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any
18 building, structure or building service equipment or cause or permit the same to be done
19 in violation of this chapter.

20 B. Any person, firm, corporation or other entity which violates any of the provisions of
21 this chapter including any of the codes adopted by reference, or who violates or fails to
22 comply with any order made thereunder, or who builds in violation of any detailed
23 statement of specification of plans submitted and approved thereunder, or any certificate
24 or permit issued thereunder, and from which no appeal has been taken, or who fails to
25 comply with such an order as affirmed or modified by the city council or by a court of
26 competent jurisdiction shall be guilty of an infraction unless otherwise provided in this
27 code.

28 C. Any person, firm, corporation or other entity which is guilty of an infraction under
29 this chapter shall be punished by:

- 30 1. A fine not exceeding one hundred dollars for the first violation;
31 2. A fine not exceeding five hundred dollars for a second or subsequent
32 conviction within one year.

33 Any failure to correct the condition for which the infraction is imposed within a period
34 of seven days after the issuance of a citation, and for each seven-day period thereafter

1 may be treated as a separate and additional violation subject to the same penalties set
2 forth herein.

3 In addition to the penalties set forth above, any violation beyond the third conviction
4 within a one-year period or any willful violation of this section which creates an
5 immediate threat to the health, safety or welfare of the members of the public or the
6 occupants of any structure in violation of this section may be charged as a misdemeanor
7 punishable as provided in Chapter 1.08.

8 D. In addition to the penalties set forth herein, any person, firm, corporation or other
9 entity guilty of a violation of this chapter shall be liable for such costs, expenses and
10 disbursements paid or incurred by the city in correction, abatement and prosecution of
11 the violation.

12 **15.04.095 Enforcement.**

13 A. Pursuant to Section 836.5 of the California Penal Code, the chief building official,
14 any deputy or assistant building official, agent or other employee of the building
15 department of Suisun City is authorized to enforce the provisions of this chapter and to
16 arrest or issue citations to violators thereof.

17 B. The city manager shall have the power to designate by written order that particular
18 officers and other individuals shall be authorized to enforce particular provisions of this
19 chapter as described in subsection A of this section in addition to those persons set forth
20 therein.

21 **15.04.100 Building permit-business license required.**

22 A. Any contractor or subcontractor who applies for permits to do work within the city
23 limits of the city shall be denied permits if he does not possess current valid city business
24 licenses.

25 B. Any permits issued in error to anyone not licensed by the city shall be revoked until
26 such time as all fees are paid and licenses are valid.

27 **15.04.110 Building permit-application-plans and specifications.**

28 A. Applications are to be signed by the property owner or a duly licensed contractor,
engineer or architect.

B. With each application for a building permit, and when required by the building
official for enforcement of any provisions of this chapter, three sets of plans and
specifications shall be submitted. The building official may require plans and
specifications to be prepared and designed by an engineer or architect licensed by the
state to practice as such.

1 **15.04.120 Building permit-professional designs required.**

2 All structures or buildings classified in Occupancy Groups A, B, E, F, H, I, M, S and R-
3 1 shall be designed in accordance with the Building and Professional Codes of the state
4 of California.

5 **15.04.130 Building permit-term-retention of plans.**

6 A. Permits for all occupancy groups shall be valid for two years from the date of their
7 issuance provided that the time limits of starting work or work stoppage are met. The
8 permit documents and plans or a retrievable document image of the permit documents
9 and plans will be retained as a permanent record for the life of the structure.

10 **15.04.140 Building permit fees.**

11 Building permit fees shall be prescribed in the Master Fees Schedule except buildings
12 shall be valued as determined by the Building Official. The value to be used in
13 computing the building permit and building plan review fees shall be the total value of
14 all construction work for which the permit is issued, as well as all finish work, painting,
15 roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing
16 systems and any other permanent equipment.

17 **15.04.150 Fees for plan checking, inspections and/or related permits.**

18 The city council shall establish a schedule of fees, as found in the master fee schedule,
19 to be charged and collected for plan checking, inspection services performed, and for
20 the issuance of permits. A copy of these fee schedules shall be kept in the office of the
21 city clerk and shall be available for public inspection in all city offices where permits
22 are issued.

23 **15.04.160 CBC Section 111.1 amended and CRC Section R110.1 - Certificate of
24 occupancy Required.**

25 CBC Section 111.1 and CRC Section R110.1 shall be amended to add:
26 No building or structure shall be used or occupied whole or in part without a certificate
27 of occupancy. Such a certificate shall not be issued until compliance with all city
28 requirements has been met. Certificates presuming to give authority to violate or cancel
29 the provisions of this code or other ordinances of the jurisdiction shall not be valid.
30 Occupying or using a structure without this approval constitutes a public nuisance.

31 **15.04.170 CBC Section 111.1 amended and CRC Section R110.1 - Certificate of
32 Occupancy - Requirements.**

33 CBC Section 111.1 and CRC Section R110.1 shall be amended to add:

1 A certificate of occupancy shall not be issued until all applicable city ordinances,
2 resolutions, regulations and the conditional use permit conditions have been complied
3 with.

4 **15.04.180 CBC Section 110.3.12 amended and CRC Section ~~R109.2~~-R109.1.6 Final
5 inspection.**

6 CBC Section **110.3.12** and CRC Section ~~R109.2~~-R109.1.6 shall be amended to read as
7 follows:

8 Final Inspection: To be made after final grading and the building is completed and ready
9 for occupancy. This shall mean all electrical, plumbing and mechanical complete and
10 ready for occupancy, as well as all floor covering installed and painting completed, as
11 well as any required exterior landscaping complete with house, sidewalks and streets
12 cleaned.

13 **15.04.190 California Building Code and California Residential Code amended
14 roofing.**

15 CBC Sections ~~1511.1~~, 1512.1 and CRC Section R902.1 and ~~R902.8~~-908.1 are
16 amended as follows:

17 CBC Sec. 1505.1 and CRC Section R902.1 is amended to add the following:
18 All materials applied as roof covering shall have a fire rating of class “B” or better.

19 CBC Sec. ~~1511.1~~ 1512.1 and CRC Section ~~R908.1~~ Re-roofing, is amended to add the
20 following:

21 All materials applied as roof covering for re-roofing shall have a fire rating of class
22 “B” or better, when 50% or more of an existing roof is replaced within 1 year.

23 A. Section 903.2 is amended to read as follows:

24 **903.2 Where required.** Approved automatic sprinkler systems in new buildings and
25 structures, in which the total floor area of all floors exceeds five thousand (5,000)
26 square feet, shall be provided in the locations described in Section 903.2.1 through
27 903.2.12 and Sections 903.2.14 through 903.2.21.

28 B. Section 905.3.1 is amended to read as follows:

905.3.1 Height. In other than Group R-3 and R-3.1 occupancies, Class III standpipe
systems be installed throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet
(9144 mm) above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.

- 1 3. Buildings where the floor level of the lowest story is located more than 30 feet
2 (9144 mm) below the highest level of fire department vehicle access.
3 4. Buildings that are two or more stories below the highest level of fire
4 department vehicle access.

5 **Exceptions:**

- 6 1. Class I standpipes are allowed in buildings equipped throughout with an
7 automatic sprinkler system in accordance with Section 903.3.1.1 or
8 903.3.1.2.
9 2. Class I standpipes are allowed in Group B and E occupancies.
10 3. Class I standpipes are allowed in parking garages.
11 4. Class I standpipes are allowed in basements equipped throughout with an
12 automatic sprinkler system.
13 5. Class I standpipes are allowed in buildings where occupant use hose lines
14 will not be utilized by trained personnel or the fire department.
15 6. In determining the lowest level of fire department vehicle access, it shall not
16 be required to consider either of the following:

- 17 6.1. Recessed loading docks for four vehicles or less.
18 6.2. Conditions where topography makes access from the fire department vehicle to
19 the building impractical or impossible.

20 **15.04.200 California Building Code amended - standard plans.**

21 The following is added to CBC Section 107.1 and ~~CRC Appendix AE302.2~~ R105.3.2:

22 Standard Plans: The Building Official may approve a set of plans for a building or
23 structure as a “standard plan,” provided the applicant has made proper application,
24 submitted complete sets of plans, and paid the Plan Review Fee as required by CBC
25 Section 109 and Uniform Administrative Code Section 304.3.

26 When it is desired to use an approved “standard plan” for an identical structure, two plot
27 plans and one duplicate plan shall be submitted, and Plan Review Fee equal to one-half
28 of the full Plan Review Fee required in Uniform Administrative Code Section 304.3
shall be paid at the time application is made for such identical structure. Such duplicate
plans shall be compared, stamped, and kept on the job as required by CBC Section
107.5. In case of any deviation whatsoever from this standard plan, complete plans,
together with a full Plan Review Fee, shall be submitted for the proposed work, as
required by Section 107.3, 107.4 and 108 respectively.

Standard plans shall be valid for a period of one (1) year from the date of approval. This
period may be extended by the Building Official when there is evidence that the plan
may be used again.

1 **15.04.220 Uniform Administrative Code Section 204 amended- new materials,**
2 **appeals.**

3 Uniform Administrative Code Section 204 is changed to read:

4 (a) Appeals, New Materials, Processes, or Occupancies which may require permits.

5 (b) The City Manager, the Building Official, the Fire Chief, and any other affected
6 person shall act as a committee to determine suitability of alternative materials,
7 processes or responsible interpretations of adopted codes.

8 (c) When it is claimed that the provisions of any code adopted herein do not apply or
9 that the true intent and meaning has been misconstrued or wrongly interpreted, the
10 applicant may appeal the decision of the committee to the Board of Appeals within thirty
11 (30) days after the committee's written decision.

12 **15.04.230 ~~Uniform~~ California Fire Code Section 307.1.1 Prohibited Open Burning**

13 **15.04.230 California Fire Code Amendments**

14 The California Fire Code adopted by reference in Section 15.04.030 is amended,
15 modified and revised as set forth in this chapter.

16 C. Section 307.1.1 is amended to read as follows:

17 **307.1.1 Prohibited Open Burning** Open burning is prohibited in the City of Suisun
18 City. Any burning, open or otherwise, that constituted a nuisance which is injurious to
19 health, or is indecent or offensive to the senses, or is offensive, or objectionable because
20 of smoke emissions or when atmospheric conditions or local circumstances make such
21 fires hazardous shall be prohibited. The fire code official is authorized to order the
22 extinguishment by the owner, occupant, responsible person, or the fire department of
23 any burning that creates or adds to a hazardous or objectionable situation.

24 D. Section 903.2 is amended to read as follows:

25 **903.2 Where required.** Approved automatic sprinkler systems in new buildings and
26 structures, in which the total floor area of all floors exceeds five thousand (5,000)
27 square feet, shall be provided in the locations described in Section 903.2.1 through
28 903.2.12 and Sections 903.2.14 through 903.2.21.

E. Section 905.3.1 is amended to read as follows:

905.3.1 Height. *In other than Group R-3 and R-3.1 occupancies, Class III standpipe
systems be installed throughout at each floor where any of the following occur:*

1. *Buildings where the floor level of the highest story is located more than 30 feet
(9144 mm) above the lowest level of fire department vehicle access.*
2. *Buildings that are three or more stories in height.*

3. Buildings where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.
4. *Buildings that are two or more stories below the highest level of fire department vehicle access.*

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I standpipes are allowed in Group B and E occupancies.
3. Class I standpipes are allowed in parking garages.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. Class I standpipes are allowed in buildings where occupant use hose lines will not be utilized by trained personnel or the fire department.
6. In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:
 - 6.1. Recessed loading docks for four vehicles or less.
 - 6.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

SECTION 3. Filing with the CBSC. A copy of this Ordinance and Suisun City Municipal Code Chapter 15.04 shall be filed with the California Building Standards Commission in accordance with Health and Safety Code Section 17958.7.

SECTION 4. Severability and Validity. If any section, subsection, paragraph or sentence of this Ordinance, or any part thereof, is for any reason found to be unconstitutional, invalid or beyond the authority of the City of Suisun City by a court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance.

SECTION 5. Publication. In accordance with Section 36933 of the Government Code of the State of California, within 15 days after its adoption by the City Council, it shall be published once, together with the names of the Council Members voting thereon, in a newspaper of general circulation within the City. The approved ordinance shall be posted in three (3) public places within the City prescribed by ordinance within fifteen (15) days after its passage, there being no newspaper of general circulation printed and published within the City.

NOW, THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CITY OF SUISUN CITY does hereby make the following findings and approvals.

1. Finds the Project exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) based upon the following finding: The Planning Commission determine that the Project has been adequately analyzed under the provisions of the California

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Environmental Quality Act (CEQA) and that no further review of the Project under CEQA is required or appropriate.

AND, BE IT FURTHER RESOLVED, that the Planning Commission hereby recommends the City Council approve the 2022 California Building Standards Code and California Fire Code on May 16, 2023.

The forgoing motion was made by Commissioner ____ and seconded by Commissioner ____ and carried by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

WITNESS my hand and the seal of said City this 16th day of May 2023.

Donna Pock
Commission Secretary