

Agenda Submittal

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Type:	ALUC-Document	Department:	Airport Land Use Commission
File #:	AC 23-024	Contact:	Nedzlene Ferrario
Agenda date:	06/08/2023	Final Action:	
Title:	ALUC-23-08 (Suisun City Building Code Update)		

Determine that Application No. ALUC-23-08, (Suisun City Building Code Update), located within the Travis Air Force Base (AFB) Compatibility Zone C and D, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP) (City of Suisun)

Governing body: Airport Land Use Commission

District:

Attachments: A - [Airport Compatibility Zones and Airport Land Use Criteria](#),
B - [City of Suisun Draft Resolution](#), C - [City of Suisun Application](#),
D - [Suisun City and Compatibility Zones](#), E - [Draft Resolution](#)

Date:	Ver.	Action By:	Action:	Result:
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RECOMMENDATION

Determine that Application No. ALUC 23-08 (Suisun City Building Code Update), located within the Travis Air Force Base (AFB) Compatibility Zone C and D, is consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

DISCUSSION

Background

Section 21676 (d) of the State Aeronautics Act requires the Airport Land Use Commission (ALUC) review of any Building Code change within an Airport Influence Area. The City of Suisun has referred an application to update the City's Building and Construction Code, Title 15 to reflect the 2022 California Building Standards Code and Fire Code. Following the ALUC consistency finding, the proposed amendments will be heard by City Council.

A majority of the City is located within Zone D and a small portion lies within Zone C of the Travis AFB Land Use Compatibility Plan. The project does not increase building height or residential densities, or other hazards to flight. Based on the review, staff recommends the ALUC find that the proposed ordinances comply with the requirements of these zones to protect flight, meet guidance criteria of the California Airport Land Use Planning Handbook, and are consistent with the Travis AFB Land Use Compatibility Plan (LUCP).

Project Description

The City of Suisun's proposal to update the Building regulations consists of updating Title 15 (Buildings and

Construction) of the City of Suisun Municipal Code. The California Building Standards Commission has published the 2022 California Building Standards Code (Title 24 of the California Code of Regulations), which includes the Building Code, Existing Building Code, Residential Code, Plumbing Code, Mechanical Code, Electrical Code, and Fire Code. The California Building Standards Commission adopts codes in a three-year cycle.

The proposed changes were reviewed by Suisun Planning Commission on May 16, 2023 and voted to forward a recommendation of approval to the City Council. The changes are contained in the Suisun City Planning Commission Resolution, Attachment B. Highlights of the proposed amendments include:

- 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.
- A building size threshold was added for the requirement of fire sprinklers in new buildings.
- Standpipe requirements added based on the height of a structure.
- An amendment to the Fire Code has been added to prohibit open burning.
- Updated references to the newest documents within the 2022 California Building Standards Code, and minor editorial changes.

The proposed update does not address changes to building or tower heights, introduce hazards to flight such as glare, wildlife, electrical interference or induce infill development.

AIRPORT PLANNING CONTEXT & ANALYSIS

Building regulation amendments must undergo review by the ALUC for consistency with the applicable LUCPs (State Aeronautics Act section 21676). The proposed amendments would apply City wide, which is located in Compatibility Zones C and D of the Travis AFB LUCP (see Attachment D). In general, Compatibility Zones C and D criteria require review of structural heights of objects and/or hazards related to bird attraction, electrical inference, glare and other flight hazards.

The California Department of Transportation (Caltrans) Division of Aeronautics has published the California Airport Land Use Planning Handbook (Caltrans Handbook) as a guide for Airport Land Use Commissions (ALUCs) in the preparation and implementation of Land Use Compatibility Planning and Procedure Documents. Section 6.4.2 of the Caltrans Handbook establishes the guidance appropriate for reviewing zoning ordinances and building regulations. This section references Table 5A of the Caltrans Handbook which presents the consistency requirements for “Zoning or Other Policy Documents.”

Staff evaluated the City’s project using the Zone Compatibility criteria for Zone C and D of the Travis AFB LUCP, and the zoning consistency test criteria contained in the California Airport Land Use Planning Handbook. Staff analysis of the project based on this evaluation is summarized in Attachment A.

Analysis Finding

Based on the review, staff finds that the proposed amendments comply with the requirements of the zones to protect flight, meet guidance criteria of the California Airport Land Use Planning Handbook, and are consistent with the Travis AFB Land Use Compatibility Plan.

Travis AFB Land Use Compatibility Zone Criteria

ALUC-23-08 Suisun City Building Code Update

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
Zone C			
Maximum residential density – 11 du/ac Indoor uses – 75 people/acre Outdoor – 100 people/acre Max people in single acre – 300/acre	X		The proposed update does not change densities
Prohibited uses: children schools, day care centers, libraries, hospitals, nursing homes, hazards to flight	X		The proposed update does not change land use types
Minimum NLR of 20dB in residences and buildings, Deed Notice required	X		The proposed update does not change noise standards
All new objects 100 feet AGL require ALUC review	X		The proposed update does not propose new objects or restrict height.
All proposed wind turbines must meet line-of-sight criteria in Policy 3.4.4	X		No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an [Solar Glare Hazard Analysis Tool (SGHAT)] glint and glare study for ALUC review	X		No commercial solar proposed
All new or expanded meteorological towers > 100 feet AGL, whether temporary or permanent, require ALUC review	X		No towers proposed
For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use involving discretionary review that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.	X		The proposed update does not attract birds
No hazards to flight, including physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations, and land uses that may attract birds to increase in the area shall be permitted.”	X		The proposed update will not create any of the listed hazards.
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a [wildlife hazard analysis (WHA)] for discretionary projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.	X		The proposed update will not attract wildlife
Zone D			
Max Densities – No limits	X		The proposed update does not change densities
Prohibited uses: hazards to flight	X		The proposed update does not introduce hazards to flight
ALUC review required for objects > 200 feet AGL	X		No objects > 200 feet proposed
All proposed wind turbines must meet line-of-sight criteria in Policy 5.6.1(b)	X		No wind turbines proposed
All new or expanded commercial-scale solar facilities must conduct an SGHAT glint and glare study for ALUC review	X		No commercial solar proposed

Compatibility Zone Criteria	Consistent	Not Consistent	Comment
All new or expanded meteorological towers > 200 feet AGL, whether temporary or permanent, require ALUC review	X		No towers proposed
For areas within the Bird Strike Hazard Zone, reviewing agencies shall prepare a WHA for projects that have the potential to attract wildlife that could cause bird strikes. Based on the findings of the WHA, all reasonably feasible mitigation measures must be incorporated into the planned land use.	X		The proposed update will not attract wildlife
For areas outside of the Bird Strike Hazard Zone but within the Outer Perimeter, any new or expanded land use that has the potential to attract the movement of wildlife that could cause bird strikes are required to prepare a WHA.	X		The proposed update will not attract wildlife

California Airport Land Use Planning Handbook Criteria

California Airport Land Use Planning Handbook Criteria	Consistent	Not Consistent	Comment
Intensity Limitations on Nonresidential Uses	X		The proposed update does not restrict intensity on non-residential uses
Identification of Prohibited Uses	X		The proposed update does not prohibit land uses
Open Land Requirements	X		Not required
Infill Development	X		Not anticipated to induce infill development
Height Limitations and Other Hazards to Flight	X		The proposed update does not change building heights or introduce hazards to flight
Buyer Awareness Measures	X		The proposed update does not affect buyer awareness measures
Non-conforming Uses and Reconstruction	X		The proposed update does not affect non-conforming uses or reconstruction of buildings.

RESOLUTION NO. PC 23-__

RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT THE 2022 CALIFORNIA BUILDING STANDARDS CODE AND CALIFORNIA FIRE CODE (SUISUN CITY MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION)

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 Council of the City of Suisun City (the “City”) wishes to update the rules and regulations governing building and construction in the City limits to reflect the new 2022 California Building Standards Code, California Code of Regulations Title 24 (“CBSC”); 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

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

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

11 1. CLIMATIC

12 a. The City of Suisun City the Suisun City area has extreme variations in
13 weather patterns: wind, summers are arid and hot, winters are cool to
14 freezing, and fall and spring can bring any combination of weather patterns
15 together. As a result, the climate in the Suisun City area can have a great
16 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

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

20 **15.04.010 Purpose.**

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

15.04.020 Definitions.

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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.

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G. “City council” or “mayor” means the governing elected officials of the city of Suisun City.

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

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

15.04.030 Uniform codes adopted.

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

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

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

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

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

E. The ~~2019-2022~~ California Mechanical Code which references the Uniform Mechanical Code, ~~2018~~ 2021 Edition, together with the appendices thereto, as published by the International Conference of Building Officials, and state amendments, 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

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

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

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

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

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

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

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

N. The ~~2019–2022~~ California Existing Building Code, as published by the California Building Standards Commission, is adopted by reference as the ~~green-existing~~ building 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.

15.04.040 Copies of adopted codes.

The Building Official shall maintain at least one copy of each primary code adopted by reference, and each secondary code pertaining thereto, The Building Official shall 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.

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15.04.050 Utility connections.

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

15.04.060 Encroachment or grading.

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

15.04.070 Conformance of construction to law.

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

15.04.075 Construction work hours.

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

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

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

15.04.080 Adoption or amendment procedure.

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

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

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

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
this chapter shall be punished by:

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

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

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

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

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

15.04.095 Enforcement.

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

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

15.04.100 Building permit-business license required.

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

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

15.04.110 Building permit-application-plans and specifications.

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

Solano County Airport Land Use Commission

675 Texas Street Suite 5500
Fairfield, California 94533
Tel 707.784.6765 / Fax 707.784.4805
SolanoALUC@SolanoCounty.com

LAND USE COMPATIBILITY DETERMINATION: APPLICATION FORM

TO BE COMPLETED BY STAFF		
APPLICATION NUMBER: ALUC 23-08	FILING FEE:	
DATE FILED:	RECEIPT NUMBER:	
JURISDICTION:	RECEIVED BY:	
PROJECT APN(S):		
TO BE COMPLETED BY THE APPLICANT		
I. GENERAL INFORMATION		
NAME OF AGENCY:	DATE:	
ADDRESS:		
E-MAIL ADDRESS:	DAYTIME PHONE:	FAX:
NAME OF PROPERTY OWNER:		DATE:
ADDRESS:		DAYTIME PHONE:
NAME OF DOCUMENT PREPARER:		DATE:
ADDRESS:	DAYTIME PHONE:	FAX:
NAME OF PROJECT:		
PROJECT LOCATION:		
STREET ADDRESS:		

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

LAND USE COMPATIBILITY DETERMINATION APPLICATION

TO BE COMPLETED BY THE APPLICANT

II. DESCRIPTION OF PROJECT

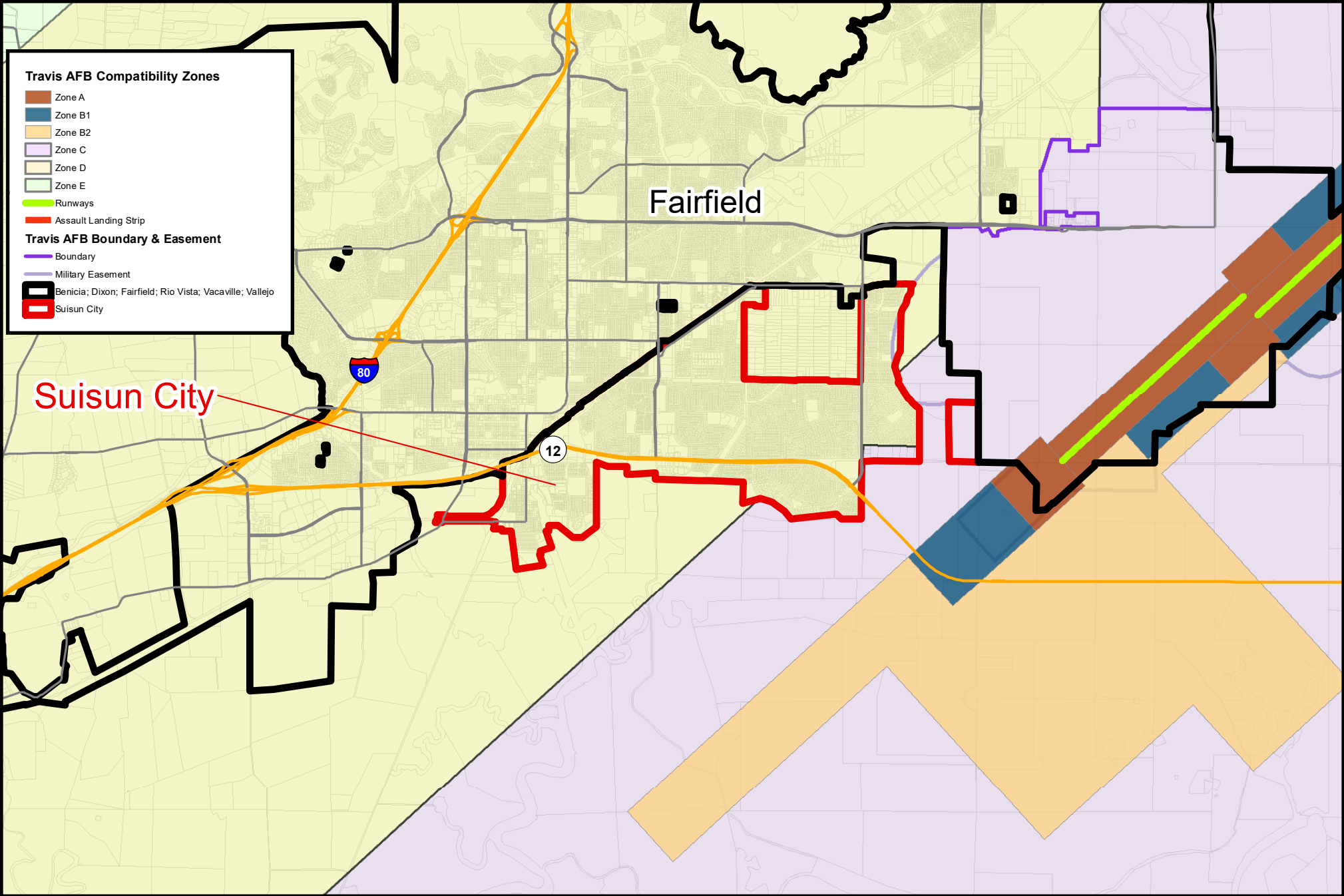
[Empty box for project description]

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.

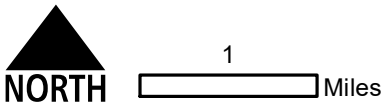
LAND USE COMPATIBILITY DETERMINATION APPLICATION

TO BE COMPLETED BY THE APPLICANT	
II. DESCRIPTION OF PROJECT (CONT'D)	
POTENTIAL PROJECT EMISSIONS: (i.e. smoke, steam, glare, radio, signals):	
PROJECT AIRPORT LAND USE COMPATIBILITY PLAN:	COMPATIBILITY ZONE:
PERCENTAGE OF LAND COVERAGE:	MAXIMUM PERSONS PER ACRE:
<p>THE FOLLOWING INFORMATION MUST BE SUBMITTED AS A MINIMUM REQUIREMENT:</p> <p>JURISDICTION REFERRAL LETTER:</p> <p>ENVIRONMENTAL DOCUMENTATION:</p> <p>LOCATION MAP:</p> <p>ASSESSOR'S PARCEL MAP, with subject property marked in red:</p> <p>SITE PLAN, drawn to scale and fully dimensioned including topographical information, and 8 1/2 x 11 inch reduction(s):</p> <p>ELEVATIONS, if located in APZ, clear zones and A,B,C compatibility zones or over 200' in height, plus 8 1/2 x 11 inch reduction(s) :</p> <p>WIND TURBINE STUDY, including cumulative impact studies. Such studies shall include an analysis of (1) the individual effects of the proposed project, and (2) as required by law, an analysis of the cumulative effects of the proposed project considered in connection with the effects of past projects, the effects of other current projects and proposed projects, and the effects of probable future projects, including (i) the probable build out for wind energy development of the remaining vacant parcels within the wind resource areas described in the Solano County General Plan and (ii) any probable replacement of existing turbines or meteorological towers with structures having different dimensions.</p> <p>SUPPLEMENTAL INFORMATION:</p> <p>FEES:</p> <p>ELECTRONIC COPIES OF ALL APPLICATION MATERIALS ON A CD:</p>	
APPLICANT SIGNATURE: X	DATE:
	
<p>DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? <input type="checkbox"/> YES NO If yes, describe below:</p>	

PLEASE CALL THE APPOINTMENT DESK AT (707) 784-6765 FOR AN APPLICATION APPOINTMENT.



Travis AFB Compatibility Zones



**SOLANO COUNTY AIRPORT LAND USE COMMISSION
RESOLUTION NO. 23-__**

**RESOLUTION REGARDING CONSISTENCY WITH
AIRPORT LAND USE COMPATIBILITY PLANS
(Suisun City Building Code Update – City of Suisun City)**

WHEREAS, pursuant to California Public Utilities Code section 21675 the Solano County Airport Land Use Commission (“**Commission**”) has the responsibility to prepare and adopt airport land use plans for any public and military airports within Solano County and to amend any such adopted plan as necessary; and

WHEREAS, pursuant to such authority, the Commission has adopted airport land use compatibility plans for Travis Air Force Base, Rio Vista Municipal Airport, and the Nut Tree Airport, and the Solano County Airport Land Use Compatibility Review Procedures (the “**Compatibility Plans**”); and

WHEREAS, in enacting the sections within the State Aeronautics Act (the “**Act**”) that provide for airport land use commissions, the California Legislature has declared that the purposes of the legislation include: (1) to provide for the orderly development of each public use airport in this state; (2) to provide for the orderly development of the area surrounding these airports so as to promote the overall goals and objectives of the California airport noise standards; (3) to provide for the orderly development of the area surrounding these airports so as to prevent the creation of new noise and safety problems; (4) to protect the public health, safety, and welfare by ensuring the orderly expansion of airports; and (5) to protect the public health, safety, and welfare by the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses (Pub. Util. Code, § 21670, subd. (a)); and

WHEREAS, the Act provides that an airport land use commission's powers and duties include: (a) to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those airports is not already devoted to incompatible uses; (b) to coordinate planning at the state, regional, and local levels so as to provide for the orderly development of air transportation, while at the same time protecting the public health, safety, and welfare; (c) to prepare and adopt an airport land use compatibility plan pursuant to Public Utilities Code section 21675; and (d) to review the plans, regulations, and other actions of local agencies and airport operators pursuant to Public Utilities Code section 21676 (Pub. Util. Code, § 21674); and

WHEREAS, the Act provides that the purpose of compatibility plans is to provide for the orderly growth of the airports and the area surrounding the airports, and to safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general (Pub. Util. Code, § 21675, subd. (a)); and

WHEREAS, Public Utilities Code section 21675, subdivision (a), authorizes the Commission, in formulating a compatibility plan, to develop height restrictions on buildings, specify the use of land, and determine building standards, including sound-proofing adjacent to airports; and

WHEREAS, Public Utilities Code section 21675, subdivision (b), directs the Commission to prepare a compatibility plan for areas surrounding military airports, and the Legislature's intent in enacting subdivision (b) was to protect the continued viability of military installations in California,

to protect the operations of military airports from encroachment by development, and to encourage land use policies that reflect the contributions military bases make to their communities, as well as their vital importance in the state's economy and in the defense of our nation; and

WHEREAS, pursuant to such authorities, the Compatibility Plans set forth criteria to be applied by the Commission when evaluating local land use plans and specific development proposals; and

WHEREAS, Public Utilities Code section 21676, subdivision (b), requires that prior to the amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within the planning boundary established by the Commission, local agencies within Solano County are required to first refer the proposed action to the Commission for a consistency determination; and

WHEREAS, the City of Suisun City ("**Local Agency**") is considering approving the following project (the "**Project**"), as set forth in greater detail in the Staff Report and its Attachments concerning "Item AC 23-024" of the Commission's June 8, 2023 Regular Meeting ("**Staff Report**"): "Determine that Application ALUC-23-08 (Suisun City Building Code Amendments) located within Travis Air Force Base (AFB) Compatibility Zones C and D, is consistent with the Travis Air Force Base Airport Land Use Compatibility Plan (LUCP)," and

WHEREAS, the Commission has duly considered the Project, at a noticed public meeting, in order to ensure consistency of the Project with the Compatibility Plans.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does adopt and incorporate by this reference as its findings and determinations the analysis, conclusions, and recommended findings of the Staff Report.

RESOLVED, that after due consideration and based upon the administrative record, the Commission does find and determine that the Project is consistent with the provisions of the Travis Air Force Base Land Use Compatibility Plan.

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RESOLVED, that after adoption of this Resolution Staff is authorized to correct any clerical errors in this Resolution or the Staff Report.

I certify that the foregoing resolution was adopted at a regular meeting of the Solano County Airport Land Use Commission on June 8, 2023 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSTAIN: Commissioners _____

ABSENT: Commissioners _____

By _____
Ross Sagun, Chair
Solano County Airport Land Use Commission

Attest:

By: _____
Terry Schmidtbauer, Secretary to the Commission