

CITY OF SAN MATEO
RESOLUTION NO. ____ (2022)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MATEO CALIFORNIA, SETTING FORTH EXPRESS FINDINGS FOR REQUIRED AMENDMENTS TO THE 2022 CALIFORNIA BUILDING STANDARDS CODE RELATIVE TO LOCAL CLIMATIC, TOPOGRAPHICAL, AND GEOLOGICAL CONDITIONS.

WHEREAS, California Health and Safety Code Sections 17985.5 and 18941.5(b) permit the City to make changes or modifications to the requirements contained in the provisions of the 2022 California Building Standards Code and other regulations adopted pursuant to California Health and Safety Code Section 17922, when it determines, pursuant to the provisions of California Health and Safety Code Section 17958.7, that such modifications are reasonably necessary because of local climatic, geological, and topographical conditions; and

WHEREAS, California Health and Safety Code Sections 17958.7 and 18941.5 require that the City Council, before making any modifications or changes to the 2022 California Building Standards Code pursuant to California Health and Safety Code Section 17985.5, make express findings that such changes or modifications are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the Building Division of the San Mateo Community Development Department recommends that the 2022 California Building Standards Code, as set forth in an ordinance adopted concurrently with this resolution, be adopted by the City with certain changes or modifications to (i) the 2022 California Building Code; (ii) the 2022 California Residential Code; and (iii) the 2022 California Plumbing Code, which are reasonably necessary because of local climatic, geological or topographical conditions and to safeguard life and property within the City of San Mateo as set forth as follows.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, HEREBY RESOLVES that:

1. The changes or modifications to the 2022 California Building Standards Codes, as set forth in Title 23 of the City of San Mateo Municipal Code, and as recommended by the Building Division of the Community Development Department, are found to be reasonably necessary based upon the following local climatic, geologic, or topographic conditions:

A. Climatic Conditions

The City of San Mateo is located in a Mediterranean type climate with warm, dry summers and mild, damp winters. The region is experiencing its fourth consecutive dry year and is considered in an extended severe drought. These severe drought conditions lead to extended fire seasons with high burn intensity and add a significant amount of dry fuel to the heavily wooded hilly areas in the Laurelwood, Sugarloaf, and Baywood neighborhoods. The city is generally shielded from the Pacific Ocean by Montara and Santa Cruz Mountains, but two gaps in the mountains can channel ocean weather, resulting in gusty afternoon winds. These winds, which can cause small fires to spread quickly, are a contributing factor to a higher fire danger in the City.

The City of San Mateo being located in a Mediterranean type climate along with the severe drought conditions predisposes all fuels to rapid ignition and spread of fire. Therefore, there exists a need for an increased level of fire protection.

B. Geological Conditions

The City of San Mateo is located in a highly active seismic area. There are two major fault lines in the greater bay area. The San Andreas Fault runs through San Mateo County and the Hayward Fault runs north south in the east bay less than 20 miles away. Experts have predicted both fault lines are severely overdue for a major earthquake affecting the entire Bay Area region and a major earthquake will occur within the next 30 years. Such an event will have a negative impact on response capability and access by emergency responders due to potential damage to buildings, roadways, bridges, pipelines, and other infrastructure. Seismic hazards have the potential to produce substantial structure damage or structural failure, multiple major fires and additional fire dangers, as well as place a severe strain on the availability of police, firefighting and rescue resources. Therefore, this condition creates the need for enhanced structural safety, enhanced fire protection and life safety systems, and other measures that allow for buildings to better withstand damage and provide for better opportunities for self-preservation by building occupants.

C. Topographical Conditions

The City of San Mateo has over 12 square miles of land area which has highly varied terrain including bayfront beaches, creeks, streams, canyons, hillsides, mixed oak woodlands, and floodplains. These varied topographical conditions are contained within an irregular jurisdictional boundary. Additionally, traffic and congestion presently exist in many areas of the City. The combination of these characteristics can contribute to delays in response times by critical emergency services. This condition will be exacerbated by any major disaster. Therefore, this condition creates the need for enhanced structural safety, enhanced fire protection and life safety systems, and other measures that allow for buildings to better withstand damage and provide for better opportunities for self-preservation by building occupants.

2. The amendments to the technical provisions of the 2022 California Building Standards Code are found reasonably necessary based upon the climatic, geologic, and/or topographic conditions cited in Section 1, above and are listed as follows:

Residential Code Section(s)	Local Condition
CRC R602 Table R602.10.3(3) and R602.10.4.5	A, B, C
Building Code Section(s)	
CBC 1505.1, 1505.1.3	A, C
CBC 1705.3	A, B, C
CBC 1905.1.7	A, B, C
CBC 2308 Table 2308.6.1	A, B, C
CBC 3109, 3109.1.1, 3109.6	A, B, C
Plumbing Code	
CPC 719, 719.7	B, C

EXPRESS FINDINGS IN SECTION 1

Additional amendments, modifications and or deletions have been made to the 2022 California Buildings Standards Code. On the recommendation of the Building Division of the Community Development Department, such amendments, deletions, or modifications are hereby found to be either procedural or administrative in nature and therefore are exempt from the express finding requirements of California Health and Safety Code Sections 17958.7 and 18941.5.

3. The Building Division of the Community Development Department shall file copies of this resolution and the associated City Ordinance for Adoption of the 2022 California Building Standards Code with the State Building Standards Commission and the State Department of Housing and Community Development as prescribed in state law.