

## STAFF REPORT

**DATE:** December 3, 2019

**TO:** City Council

**FROM:** Ashley Feeney, Assistant City Manager and Director of Community Development & Sustainability  
Gregory Mahoney, Assistant Director of Community Development & Sustainability and Chief Building Official

**SUBJECT:** Adoption of the 2019 California Building Standards Code

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### **Recommendation**

1. Hold a Public Hearing to take comments regarding adoption of 2019 California Building Standards Code Parts 1 - 12
2. Adopt Ordinance Repealing and Re-Enacting Article 8.01 of Chapter 8 of the Davis Municipal Code, and Adopting By Reference the California Code of Regulations Title 24, 2019 Edition of the California Building Standards Code Including the Following Parts: Part 2 California Building Code, Part 2.5 California Residential Code, Part 3 California Electrical Code, Part 4 California Mechanical Code, Part 5 California Plumbing Code, Part 6 California Energy Code, Part 11 California Green Standards Code; and Amending Those California Building Standards Codes as Identified Herein, Through Express Findings of Local Necessity

### **Fiscal Impact**

The fiscal impacts associated with the Code adoption cycle are already accounted for in the department budget. Purchase of books and reference materials, as well as training for departmental staff and public awareness programs were included in the budget. Costs of reviewing plans, issuing building permits and conducting inspections are covered by plan check and permit fees.

### **City Council Goals**

- Pursue Environmental Sustainability
- Ensure a Safe, Healthy, Equitable Community

### **Background and Analysis**

#### **Building Code**

On November 5, 2019, City Council introduced an Ordinance Adopting by Reference the California Code of Regulations Title 24, 2019 edition of the California Building Standards Code including Parts 2, 2.5, 3, 4, 5, 6, and 11, as amended by the City of Davis. Staff recommends Council hold a public hearing and adopt the ordinance which maintains the current level of public health, life safety, and general welfare standards that are already in use in the design and construction of buildings.

### **Attachment**

1. Ordinance

**ORDINANCE NO. XXXX**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DAVIS REPEALING AND RE-ENACTING ARTICLE 8.01 OF CHAPTER 8 OF THE CITY OF DAVIS MUNICIPAL CODE, AND ADOPTING BY REFERENCE THE FOLLOWING PARTS, INCLUDING RELATED APPENDICES, AS IDENTIFIED, OF THE CALIFORNIA CODE OF REGULATIONS TITLE 24, 2019 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE**

- **PART 2 California Building Code**
- **PART 2.5 California Residential Code**
- **PART 3 California Electrical Code**
- **PART 4 California Mechanical Code**
- **PART 5 California Plumbing Code**
- **PART 6 California Energy Code**
- **PART 11 California Green Standards Code**

**AND MAKING CERTAIN ADDITIONS AND AMENDMENTS THERETO THROUGH EXPRESS FINDINGS OF LOCAL NECESSITY**

THE CITY COUNCIL OF THE CITY OF DAVIS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Article 8.01 of Chapter 8 of the Davis Municipal Code is hereby repealed, provided that such repeal shall not affect or excuse any violation of said Article occurring prior to the effective date of this Ordinance. A new Article 8.01 is added to Chapter 8 of the Davis Municipal Code to read as follows:

**“Sections:**

- |                 |  |
|-----------------|--|
| <b>8.01.010</b> | <b>Adoption by reference of the California Building Standards Code.</b>                      |
| <b>8.01.015</b> | <b>Definition of terms.</b>  |
| <b>8.01.020</b> | <b>Limitation on liability of the city.</b>  |
| <b>8.01.030</b> | <b>Amendments, deletions and additions to the California Building Code.</b>                  |
| <b>8.01.035</b> | <b>Amendments, deletions and additions to the California Residential Code.</b>               |
| <b>8.01.040</b> | <b>Amendments, deletions and additions to the California Electrical Code.</b>                |
| <b>8.01.050</b> | <b>Amendments, deletions and additions to the California Mechanical Code.</b>                |
| <b>8.01.060</b> | <b>Amendments, deletions and additions to the California Plumbing Code.</b>                  |
| <b>8.01.065</b> | <b>Amendments, deletions and additions to the California Green Buildings Standards Code.</b> |
| <b>8.01.070</b> | <b>Fees.</b>   |
| <b>8.01.080</b> | <b>Effective date.</b>   |
| <b>8.01.090</b> | <b>Finding and declaration.</b>  |
| <b>8.01.100</b> | <b>Compliance with chapter.</b>  |
| <b>8.01.110</b> | <b>Violations and penalties.</b>   |
| <b>8.01.120</b> | <b>Severability of chapter.</b>  |

**8.01.010 Adoption by reference of the California Building Standards Code.**

- (a) The following codes are adopted by reference:

(1) The 2019 edition of the California Building Code as adopted by the California Building Standards Code, Title 24 of the California Code of Regulations, including Chapter 1 and Appendix G, with the amendments set forth in Section 8.01.030.

(2) The 2019 California Residential Code, as adopted and amended by the California Building Standards Commission in the 2019 California Building Standards Code, Title 24 of the California Code of Regulations, including Chapter 1, with the amendments set forth in Section 8.01.035.

(3) The 2019 California Electrical Code, 2017 Edition, as adopted and amended by the California Building Standards Commission in the 2019 California Building Standards Code, Title 24 of the California Code of Regulations, including Article 84 (Administration), with the amendments set forth in Section 8.01.040.

(4) The 2019 California Fire Code, as adopted and amended by the California Building Standards Commission in the 2019 California Building Standards Code, Title 24 of the California Code of Regulations, with the amendments set forth in Chapter 13.

(5) The 2019 California Mechanical Code, 2018 Edition, as adopted and amended by the California Building Standards Commission in the 2019 California Building Standards Code, Title 24 of the California Code of Regulations, including Appendix A (Uniform Mechanical Codes Standards), with the amendments set forth in Section 8.01.050.

(6) The 2019 California Plumbing Code, 2018 Edition, as adopted and amended by the California Building Standards Commission in the 2019 California Building Standards Code, Title 24 of the California Code of Regulations, including Appendix D (Sizing Storm Water Drainage) with the amendments set forth in Section 8.01.060.

(7) The 2019 California Green Buildings Standards Code, as adopted by the California Building Standards Commission in the 2019 California Building Standards Code, Title 24 of the California Code of Regulations, including Appendix A4 (Residential Voluntary Measures) and A5 (Nonresidential Voluntary Measures), with the amendments set forth in Section 8.01.065.

(8) The 2019 California Energy Code, 2019 Edition, as adopted and amended by the California Building Standards Commission in the 2019 California Building Standards Code, Title 24 of the California Code of Regulations.

(b) There is one copy of said codes on file in the office of the chief building official for use and examination by the public.

### **8.01.015 Definition of terms.**

Wherever any of the names or terms defined in this article are used in the International Building Code, National Electrical Code, International Fire Code, International Residential Code, Uniform Mechanical Code, the Uniform Plumbing Code, the California Energy Code or the California Green Building Standards Code, each term or name shall have the meaning ascribed to it in this section.

- (a) City of or the city or jurisdiction shall mean the City of Davis, California. All other names or terms shall apply to the appropriate officer of the City of Davis.
- (b) Corporate counsel shall mean the city attorney for the city.
- (c) Chief of the bureau of fire prevention shall mean the fire marshal or fire chief.
- (d) “Should” or “it is recommended” is intended to be read as mandatory, not directory.
- (e) “International Plumbing Code” shall be replaced with “Uniform Plumbing Code.”
- (f) “International Mechanical Code” shall be replaced with “Uniform Mechanical Code.”

**8.01.020 Limitation on liability of the city.**

This chapter imposes no liability or responsibility on the city for damages resulting from defective buildings; nor shall the city or any official or employee thereof be held as assuming any liability or responsibility by reason of the inspection authorized by this chapter.

**8.01.030 Amendments, deletions and additions to the California Building Code.**

The California Building Code adopted herein by reference is hereby amended by the following additions, deletions and amendments set forth in this section. The section numbers herein reference said California Building Code.

- (a) Chapter 1 Section 1.11.2.1.1 #1 is hereby amended to read as follows as mandated by state law:

The City of Davis delegates the Chief Building Official the enforcement of the building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R, Division 3 dwellings, as described in Section 310.1 of Part 2 of the [California Building Standards Code](#).

- (b) Chapter 1 Section 105.2, Building, #9 is hereby amended to read as follows:

Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, are less than 5,000 gallons, and are installed entirely above ground.

- (c) Chapter 1 Section 105.5 is hereby amended to add the following sentence as follows:

For the purpose of this section, work shall be considered suspended or abandoned if a required inspection has not been recorded and approved within 365 days.

- (d) Chapter 9 Section 907.2.11.4 is hereby amended by adding a sentence to read as follows based upon expressed finding of necessity # 3 set forth in Section 2 of the ordinance codified in this article:

Required smoke alarms shall be connected to other than a dedicated branch circuit.

(e) Chapter 16 Section 1612.3 is hereby amended to read as follows:

Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for City of Davis dated December 2002, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section.

(f) Chapter 31, Section 3109.2 is hereby amended to amend the definitions of “Swimming Pool” and “Enclosure; and amend drowning prevention safety procedures as follows, with all other portions of Section 3109.2 to remain the same:

(a) “Swimming pool” or “pool” means any prefabricated, manufactured or site built structure, either above or below ground, intended for swimming, recreational bathing, or to hold water over 18 inches deep.

(c) “Enclosure” means a fence, a wall or combination thereof, which completely surrounds the pool and obstructs access to the pool from the house or adjacent properties.

Section 115922(a) is hereby amended to read:

Commencing on January 1, 1998, except as provided in Section 115925, whenever a building permit is issued for construction of a new pool or spa, or any building permit is issued for remodeling a pool or spa, at a private, single family home, the pool shall be isolated from access from other properties by an enclosure that meets the requirements of Section 115923. The pool or spa shall also be equipped with at least two of the following seven drowning prevention safety features:

- 1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.
- 2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
- 3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.
- 4) Exit alarms on the private single-family home’s doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that “the door to the pool is open.”
- 5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home’s doors providing direct access to the swimming pool or spa.

- 6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 “Standard Safety Specification for Residential Pool Alarms,” which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
- 7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

**8.01.035 Amendments, deletions and additions to the California Residential Code.**

The California Residential Code adopted herein by reference is hereby amended by the following additions, deletions and amendments set forth in this section. The section numbers herein reference said California Residential Code.

- (a) Chapter 1 Section R105.2, Building, #7 is hereby amended to read as follows:

Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches deep, are less than 5,000 gallons, and are installed entirely above ground.

- (b) Chapter 1 Section R105.5 is hereby amended to add the following sentence as follows:

For the purpose of this section, work shall be considered suspended or abandoned if a required inspection has not been recorded and approved within 365 days.

- (c) Chapter 1 Section R1.11.2.1.1 #1 is hereby amended to read as follows as mandated by state law:

The City of Davis delegates the Chief Building Official the enforcement of the building standards relating to fire and panic safety and other regulations of the State Fire Marshal as they relate to Group R, Division 3 dwellings, as described in Chapter 1 Section R101 of Part 2.5 of the California Building Standards Code.

- (d) Chapter 3 Section R314.4 is hereby amended by adding a sentence to read as follows of the ordinance codified in this article:

Required smoke alarms shall be connected to other than a dedicated branch circuit.

- (e) Chapter 3 Table R301.2(1) Climatic and Geographic Design Criteria is amended as follows:

**TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW	WIND DESIGN		SEISMIC DESIGN	SUBJECT TO DAMAGE FROM			WINTER DESIGN	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS <sup>e</sup>	AIR FREEZING	MEAN ANNUAL
	Speed <sup>d</sup>	Topographic		Weathering <sup>a</sup>	Frost line	Termite <sup>c</sup>					

LOAD	(mph)	effects <sup>d</sup>	CATEGORY <sup>e</sup>		depth <sup>b</sup>		TEMP <sup>c</sup>	REQUIRED <sup>b</sup>		INDEX <sup>c</sup>	TEMP <sup>d</sup>
Zero	110	No	D0	Negligible	12"	Very Heavy	32°	No	NFIP 05/23/1979 Flood Insurance Study 12/2002 FIRMS 06/18/2010 06113C0584G 06113C0603G 06113C0604G 06113C0591G 06113C0592G 06113C0611G 06113C0612G 06113C0620G	3	60.1°

**8.01.040 Amendments, deletions and additions to the California Electrical Code.**

The California Electrical Code adopted herein by reference is hereby amended by the following additions, deletions and amendments set forth in this section. The section numbers herein reference said California Electrical Code.

- (a) Article 230.2 is hereby amended to add a second paragraph as follows:

All electrical and communication service laterals to any new building or structure, or for any building or structure being remodeled, when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on and adjacent to the premises upon which the building or structure is located, in a manner in accordance with applicable rules and regulations of the public utilities involved, on file with the California Public Utilities Commission. This requirement shall be applicable only to those buildings or structures located or to be constructed within the area of the City of Davis bounded by First Street, Fifth Street, “B” Street and “J” Street. Where compliance with the foregoing requirement is not economically and/or practically feasible, the City of Davis Director of Public Works may permit different service arrangements.

**8.01.050 Amendments, deletions and additions to the California Mechanical Code.**

The California Mechanical Code adopted herein by reference is hereby amended by the following additions, deletions and amendments set forth in this chapter. The section numbers herein reference said California Mechanical Code.

- (a) Chapter 3 Section 308.1.1 is hereby amended to add the following paragraph after the first paragraph as follows based on expressed finding of necessity # 2 set forth in Section 2 of the ordinance codified in this article:

Protective barriers consist of a three (3) inch diameter (schedule 40) steel pipe bollard(s) filled with concrete, thirty (30) inches above finished floor and embedded a minimum of 18 inches below grade. These bollards shall be a maximum of four feet on center or the heater must be elevated above six (6) feet or located out of the normal path of a vehicle using such garage.

### **8.01.060 Amendments, deletions and additions to the California Plumbing Code.**

The California Plumbing Code adopted herein by reference is hereby amended by the following additions, deletions and amendments set forth in this chapter. The section numbers herein reference said California Plumbing Code.

(a) Chapter 3 Section 312.2 is hereby amended to add a sentence to the end of the paragraph to read as follows:

A minimum of a 2-inch by 6-inch wall shall be used whenever the piping within shear and braced wall panels is greater than 2" outside diameter.

(b) Chapter 5 Section) 507.13.1 is hereby amended to read as follows:

Appliances installed in areas where they may be subject to physical damage shall be suitably guarded against such damage by being installed behind a three (3) inch diameter (schedule 40) steel pipe bollard(s) filled with concrete, thirty (30) inches above finished floor and embedded a minimum of 18 inches below grade. These bollards shall be a maximum of four feet on center or the appliance must be elevated three (3) feet or located out of the normal path of a vehicle using such garage.

(c) Chapter 6 Section 609.1 is hereby amended to add the following paragraph as follows:

In the construction of all new single-family dwellings and single family attached dwellings, including duplexes, a "T" fitting shall be installed after the house water shut-off valve for future irrigation systems. This "T" fitting shall be a minimum of 3/4" and have a threaded termination with a plug or cap.

(d) Subsection (c) of Section 8.01.060 of the Davis Municipal Code is hereby amended to read in full as follows:

1) In new single family residential construction a 120 volt receptacle shall be installed under the sink of the most remote sink, measured from the water heater, to accommodate the future installation of an on-demand hot water recirculation pump.

**Exception:** Where compact hot water design credit is achieved, the receptacle for a future recirculation pump is not required.

2) In bathroom or kitchen remodels and additions that include the most remote sink, measured from the water heater, a 120 volt receptacle shall be installed under the sink to accommodate the future installation of an on-demand hot water recirculation pump.

**Exception:** If it is determined that the installation of the 120 volt receptacle is not practical because the existing wiring is not easily accessible the receptacle is not required.

### **8.01.065 Amendments, deletions and additions to the California Green Buildings Standards Code.**

(a) All buildings subject to the requirements of the California Green Building Standards Code shall comply with the Tier 1 requirements contained therein excluding energy efficiency

which is subject to the energy efficiency reach code in effect. This addition is based on the expressed finding of necessity # 2 set forth in Section 2 of the ordinance codified in this article.

(b) Section 101.7 is hereby amended to add the following paragraph as follows based on the expressed finding of necessity # 2 set forth in Section 2 of the ordinance codified in this article:

Alterations, Additions and Remodels. Notwithstanding anything in this code to the contrary, additions, alterations and remodels requiring a permit pursuant to Article 8.01 of Chapter 8 of the Davis Municipal Code shall comply with the provisions of this code as amended. The requirements of this code shall apply to such work to the extent applicable.

c) Section 4.106.4.1 of the California Green Building Standards Code is hereby amended to add a sentence to the end of the paragraph to read as follows :

Single Family Residential developments are required to pre-install 8 Gauge wiring to support Level 2 electric vehicle charging.

#### **8.01.070 Fees.**

Fees shall be set by resolution of the city council.

#### **8.01.080 Effective date.**

The ordinance codified in this article is enacted pursuant to and in compliance with Health and Safety Code Section 18941.5 and as expressly permitted in Government Code Section 50022.2.

#### **8.01.90 Finding and declaration.**

As required by the Health and Safety Code of the State of California, the city council finds and declares that the foregoing additions, modifications and changes to the regulations adopted pursuant to said Health and Safety Code are reasonably necessary because of local conditions in that they prescribe local fee schedules and make other changes in said code consistent with a comprehensive building program for the city.

#### **8.01.100 Compliance with chapter.**

It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, remove or demolish, convert, equip, use or occupy, maintain any building or structure, or any portion thereof, in the city contrary to, or in violation of this article, or to cause, permit or suffer violations.

#### **8.01.110 Violations and penalties.**

Any person, firm or corporation violating, or causing or permitting to be violated, any portion of the provisions of this article is guilty of a misdemeanor offense for each day and every day, or portion thereof, during which any violation is committed, continued or permitted, and upon conviction shall be punishable by a fine of not more than one thousand dollars or by imprisonment for not more than six months, or by both.

### **8.01.130 Severability of chapter.**

If any section, subsection, sentence, clause or phrase of this chapter is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this article. The city council hereby declares that it would have passed the ordinance codified in this article and each section or subsection, sentence, clause or phrase thereof, irrespective of the fact any one or more sections, subsections, clauses or phrases be declared invalid.

#### **SECTION 2. Express Findings**

As required by Health and Safety Code sections 17958.7, 18941.5 and 18942, the City Council of the City of Davis hereby expressly finds that amendments to the codes adopted by this ordinance and as described in section 8.01.010, 8.01.030, 8.01.035, 8.01.040, 8.01.050, 8.01.060, 8.01.065 and 8.01.070 are necessary for the protection of the public health, safety and welfare, due to the local climatic, geological or topographical conditions.

#### **Express Finding Number 1: Climatic**

The effects of climate change are increasingly self-evident, and costly. Hurricanes wildfires and other natural disasters take many lives and cost billions of dollars. Across the globe, higher temperatures are contributing to record heat waves and droughts, rising sea levels, more intense storms, wildfires, and floods. Climate change is the fundamental design problem of our time. The built environment is a significant contributor to GHG emissions and consequently climate change.

In Davis climate can have a significant effect on fire behavior and other major emergency events because it cannot be controlled. The drying out of wild land fuels in the summer months allows for easy ignition. The combustible weeds on vacant urban lots coupled with windy conditions are a recipe for disaster. The Sacramento region has extreme variations in weather patterns. Summers are arid and warm; winters are cool to freezing, but void of snowfall. Fall and spring can bring any combination of weather pattern together. The doubling of average rainfall called an “El Nino” event has occurred from time to time and does cause the grass to mature and grow in excess of six feet high before it dries out. Ten (10) square feet of this type of fuel is equivalent to the explosive force of one gallon of gasoline. Average yearly rainfall for the City is approximately 17.87 inches. This rainfall normally occurs from October to April. Low-level fog (tulle-fog) is present throughout the winter months, which brings visibility to almost zero feet. The fog delays emergency responders. The fog can also cause freezing and slick roadways. During the summer months there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees F and are frequently accompanied by light to gusty Delta winds. The relative humidity during the summer month’s range from 2 to 30 mm HG, which is classified as arid. Extreme heat days are increasing significantly, especially in the Central Valley. Hotter temperatures lead to more smog, which can damage lungs, increase childhood asthma, and cause respiratory/heart disease and death. Certain segments of the population are at greater risk, including the elderly, infants, persons with chronic heart or lung disease, people who can’t afford air conditioning, and those who work outdoors. The severe hot climate for several summer months makes it essential to provide for future solar power, paddle fans, electric vehicles and drip irrigation.

#### **Express Finding Number 2: Geological**

The City of Davis is subject to ground tremors from seismic events as the City is located in Design Category D, which relates to a high risk of earthquakes. Gas appliance located in attics or garages must be adequately braced and protected from damage from moving objects. Large portions of the City of Davis have very poor soil conditions. The soil is often expansive in nature and very acidic which leads to pre-mature deterioration of plumbing piping installed in the ground. Although non-metallic gas pipe is not susceptible to deterioration, there are many homes built with metallic gas pipe infrastructure.

**Express Finding Number 3: Topographical**

The City of Davis is located in the center of the Sacramento Valley, which has among the worst air quality in the nation according to the U.S. Environmental Protection Agency. Much of this air quality problem is created by the surrounding hills trapping pollutants locally. In particular, inversion events, where cold air is trapped below warmer air during the winter months, are a unique aspect of the local topography, and cause worse ambient air quality. In turn, these events cause residents to spend more time indoors to avoid the pollution and colder temperatures. During the winter, the indoors are more polluted due to fossil fuel combustion in homes (carbon monoxide) than if the home was served solely by electricity. Thus, minimizing the combustion of fossil fuels and the associated pollution that is trapped by inversion events is necessary to protect public health, safety, and welfare due to local topographic conditions.

In regard to emergency response in fire events, the City features include open space, drainage canals, freeways and railroad tracks. Traffic has to be channeled around several of these topographical features and limitations which creates traffic congestion and delays in emergency response. These features are located between the Fire Stations located within the City of Davis. Heavy traffic congestion on the City streets already acts as a barrier to timely response for fire and emergency vehicles. In the event of an accident or other emergency at one of the key points of intersection between a road and freeway, sections of the City could be isolated or response times could be sufficiently slowed so as to increase the risk of injury or damage.

**SECTION 3.** The City Clerk is hereby directed to file a copy of this ordinance with the California Building Standards Commission of the State of California.

**SECTION 4.** This ordinance shall take effect and be in full force and effect the later of January 2, 2019, or thirty (30) days from and after the date of its final passage and adoption.

**SECTION 5.** The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance, in accordance with California Government Code Section 36933.

INTRODUCED on \_\_\_\_\_, and PASSED AND ADOPTED on \_\_\_\_\_, by the following vote:  
AYES:  
NOES:

Brett Lee, Mayor

ATTEST:

\_\_\_\_\_  
Zoe Mirabile, City Clerk