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2022 Model Building and Fire Codes

Sonoma County

Permit and Resource Management

Department



Overview

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- Model Building Codes
- State Code Changes
- Local Code Changes
 - Building
 - Housing
 - Fire

Model Code Adoption-Time Line

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- April 2022 – Workshop
- July 2022 – State Publication
- September 2022 – Workshop
- **November 1, 2022 – Hearing & First Reading**
- December 6, 2022 – Adoption
- File with Building Standards Commission

Energy Codes

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- 2019 Energy Codes
 - PV systems for dwelling structures
- 2022 Energy Code
 - SFDs to be electric ready
 - Standards for Heat Pumps & Battery Storage
 - PV systems for non-dwelling structures
 - Energy storage for non-dwelling structures

Building Code Amendments

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- Board Direction for 100% Electric Dwellings
- Exceptions
 - Dwellings with limited Sun Light Exposure
 - Gas/Propane Stovetops (igniter type)
 - Generators
 - Attached ADU to Existing Primary Dwelling

Building Code Amendments

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- Waterless Toilets (as an option)

- EVITP Certification
 - County Projects / County Funded Projects
 - Mirrors State Law

- Emergency Housing
 - Appendices (CRC and CBC)
 - Removed Limiting Language
 - County Owned or County Sponsored Projects

Administrative Changes - Codes

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- Recognize the 2022 Model Codes
- Time Limit of Applications
- Time Limit of Issued Permits
- Permit Exemptions
- Class A Roofs
- Placement of Anchor Bolts
- Consistency with local Fire Code

Zoning Code Updates

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- Tiny Homes as Permanent Dwellings – Building Code
- Tiny Homes as Temporary Housing – ANSI Certs

- Proposing Zoning Code
 - Expand Temporary Housing Program
 - One unit per parcel
 - Parcel Size (6000 sq ft)
 - Residential Use
 - No Vacation Rentals
 - 5 Year Term

Zoning Code Updates

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- Wastewater Options
 - Hold and Haul
 - Septic System
 - Sanitation System

- Water Supply (Options)
 - On-site (well)
 - Water District

- Utility Connection

Temp Housing Process - Tiny Home

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- TEM (temporary) Permit
 - 5 Year Term
- Building Permit (as needed)
 - Utilities
 - Wastewater
 - Water
- Hold and Haul
 - Contract with Provider

Temp Housing Process – Ex Structure

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- Similar Process
- TEM Permit
- Building Permit (as needed)
 - Modifications to the structure
- Habitability Inspection

Zoning Code Adoption Process

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- Temporary Housing Program
 - Zoning Regulations
 - Planning Commission (January 2023)
 - Board of Supervisors (April 2023)
 - Effective 30 days after Adoption

Fire Safety Ordinance

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- Uniform Fire Code
 - Unincorporated Sonoma County
 - Fire Code Officials from Districts and Cities
 - Created uniform application of the code
 - Return to Model Codes
 - Less amendments at a local level
 - Title 14 SRA Regulations Implementation

Building Code - Clarification

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- 100% Electric Dwellings
- Exceptions
 - Dwellings with limited Sun Light Exposure
 - Gas/Propane Stovetops (igniter type)
 - Generators
- Needed Clarification
 - Independent Exceptions (recommended)
 - Dependent Exceptions

Zoning Code - Clarification

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- Temporary Housing Units
- RVs, Trailers, etc
- Assumed a Primary Dwelling

- Clarification
 - Allow on a Vacant Parcel (recommended)
 - Require a Primary Use

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Discussion / Direction

