



2

2022 Model Building and Fire Codes

Sonoma County

**Permit and Resource Management
Department**



Overview

3

- Public Hearing & Adopt Ordinances
- Model Building Codes
- Local Code Changes
 - Building
 - Fire

Model Code Adoption-Time Line

4

- April 2022 – Workshop
- July 2022 – State Publication
- September 2022 – Workshop
- November 8, 2022 – Hearing & First Reading
- **December 6, 2022 – Adoption**
- File with Building Standards Commission

Energy Codes

5

- 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

6

- 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

7

- Waterless Toilets (as an option)

- EVITP Certification
 - County Projects / County Funded Projects
 - Section Moved

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

Administrative Changes - Codes

8

- 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

Administrative Changes - Codes

9

- Class A Roofs
 - Exception for Ag Exempt Structures
 - Exception for Ag Buildings
 - Not subject to the Fire Code
 - Not subject to SCC Ch 13
 - As approved by Fire Marshall
 - Provision Moved
- EVITP Certification
 - Provision Moved

Cost Discussion

10

- Electric Ready (California)
 - Conduit; Wiring; Electric Panel; Physical Space
- 100% Electric Dwellings (County)
 - Appliance Swap; Eliminate Gas Service/Plumbing
- Exception for Gas / Propane Cooktop
 - Gas Service / Plumbing (where available)
 - Propane Service / Plumbing (rural areas)
- Cost – Benefit Analysis
 - Energy Commission Requirement

Fire Safety Ordinance

11

- 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

Zoning Code Approach

12

- Temporary Housing
 - RVs, Travel Trailers, Camp Trailers
 - Conversion of Accessory Structures

- 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

13

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

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

- Utility Connection

Temp Housing Process

14

- TEM (temporary) Permit
 - 5 Year Term

- Building Permit (as needed)
 - Connections / Utilities
 - Remodels or Miscellaneous Work

- Other Documentation
 - Hold and Haul Contract
 - Habitability Inspection

Zoning Code Adoption Process

15

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

Summary

16

- Building Code
 - 100% Electric Dwellings w/ Exceptions
- Uniform Fire Code
 - Unincorporated Sonoma County
- Zoning Code Approach
 - Temporary Housing Units

Recommendation

17

- Adopt the Proposed Ordinances
 - Chapter 7 – Building Codes
 - Chapter 7A – Rural Dwellings
 - Chapter 13 – Fire Code

- Building Standards Commission

18

Discussion / Direction

