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2022 Model Building Codes

Sonoma County

**Permit and Resource Management
Department**



Workshop Overview

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- Amendments to the 2022 California Model Building Codes
- Emergency Housing Options

Model Code Overview

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- California Model Building Codes
- Proposed Code Changes for 2022
- Process / Timing
- Discussion of Options / Direction to Staff

Model Codes

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- Model Codes
 - Building
 - Residential
 - Energy
 - Fire
 - Plumbing
 - Mechanical
 - Electrical
 - Green Building
 - Existing Buildings

Model Code Proposed

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- Proposed Model Codes
 - Building – Swimming Pools
 - Energy
 - PV systems for non-dwelling structures
 - Energy storage for non-dwelling structures
 - SFDs to be electric ready
 - Standards for Heat Pumps
 - Standards for Battery Storage

Model Code Adoption

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- Effective Date – January 1, 2023
- Options for Local Jurisdictions:
 - Not adopt model code
 - Adopt as provided by the State
 - Adopt with local amendments

Model Code Adoption-Time Line

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- April 2022 – Workshop
- July 2022 – State Publication
-
- November 2022 – Hearing & Second Reading
- December 2022 – 30 day appeal period
- File with Building Standards Commission

Model Code Summary

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- California Model Building Codes
- Proposed Code Changes
- Process / Timing

Pause

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- Discussion on Potential Local Amendments
- Or
- Continue with Options for Emergency Housing

Housing Options

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- Traditional / Permanent Housing
- Temporary Housing
- Tiny Homes
- Other Considerations
- Potential Pathways / Options

Housing Options

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- Traditional Housing
 - Single Family Dwellings
 - Apartments
 - Accessory Dwelling Units
- Factory Built
 - Manufactured Homes

Housing Options

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- Temporary Housing
 - Recreational Vehicles
 - Park Trailers
- Emergency Housing
 - Sleeping Cabins
 - Tents / Yurts
 - Membrane Structures

Housing Options – Tiny Homes

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- Tiny Homes
 - Any of the above
 - Stick built on-site
 - Small factory built
 - Recreational Vehicles
 - Park Trailers
 - Sleeping Cabins
 - Tents / Yurts
 - Membrane Structures

Other Considerations

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- **Land Use**
- **Water Supply**
- **Wastewater Treatment**
- **Fire Safe Regulations**

Other Considerations

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- Land Use
- **Water Supply**
- Wastewater Treatment
- Fire Safe Regulations

Other Considerations

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- Land Use
- Water Supply
- **Wastewater Treatment**
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Other Considerations

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- Land Use
- Water Supply
- Wastewater Treatment
- **Fire Safe Regulations**

Pathways / Options

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- Building Division
 - Emergency Housing Appendices
 - Building Code – “non-flush toilets”

- Planning Division
 - Residential Use
 - Travel Trailers
 - Recreational Vehicles

Emergency Housing Code

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- California Model Building Codes
 - Residential – Appendix X
 - Building – Appendix O
- August 2020, Sonoma County Amendment
 - Addressing homeless encampments
 - Providing government-sponsored housing

Travel Trailers / Rec Vehicles

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- Sonoma County Code
 - Chapter 26 -- Planning

- Residential Use
 - Travel trailers
 - Recreational Vehicles
 - Approved Uses
 - Caregiver Unit
 - Farm Worker Housing
 - During Construction
 - Fire Rebuilding

Housing Summary

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- Traditional / Permanent Housing
- Temporary Housing
- Emergency Housing Codes
- Other Considerations
- Potential Pathways / Options

- Discussion / Direction

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Discussion / Direction

