

REPORT

To the Honorable Mayor and City Council
From the City Manager

February 23, 2009

INFORMATION ONLY

SUBJECT

Update on Board of Building Review Meeting

BACKGROUND

The City Council appoints the Board of Building Review, whose primary purpose is to review the City's building regulatory codes and provide recommendations to the Council on adoption of such codes. The Board met on January 6, 2009 and took action on three agenda items: the recommended adoption of the Very High Fire Hazard Severity Zone Map, a proposed green building ordinance, and proposed alternatives to the current water main extension policy.

Very High Fire Hazard Severity Zone Map- The Board recommends adoption of the map by ordinance. A more detailed report and ordinance adopting the map is scheduled for introduction at the March 9, 2009 City Council meeting. There are approximately 1,200 properties in the hills of Redwood City within the very high fire hazard severity zone. New buildings (not remodels, additions, or repairs to existing buildings) would be required to meet the ignition resistant construction requirements currently in the California Building Code Chapter 7A and maintain surrounding vegetation ("defensible space") as required by the California Government Code. The State Fire Marshal's Office has promulgated the map and code standards in response to wildland fires in California. (Attachment 1- map)


Proposed Green Building Code- The Board requested further study on the comparison of the proposed green building ordinance and the California green building code. Staff proposed adoption of a green building code based upon the minimum requirements adopted by the County of San Mateo. Staff has recommended that jurisdictions in the county adopt the same minimum standard to achieve regional consistency. The state adopted a green building code in July 2008, but it will not be effective until January 2011, or later. The Board requested a more detailed comparison between the proposed Redwood City green building ordinance and the California Green Building Code. That comparison has been completed and will be presented to the Board at their next meeting at the end of March 2009 (subject to Board members' availability).

Water Main Extension Policy- During the building code adoption process, the Board was asked by Council to review the current water main extension policy for "fairness". The current policy requires a water main to be upgraded to 8" diameter if the existing main is not at least 6" diameter when constructing a new building or adding 1,000 square feet or more to an existing dwelling. The owner pays for the engineering, plan review, permits, inspection, insurance, and installation from the project location to the point of connection to a minimum 6" diameter main. Upon acceptance of the installation, all properties along the new main are connected at no cost to those owners. A future


development along this new main is not required to pay for any portion of this main, but enjoys the benefit of the new main. Eight options were developed by the Board and staff, which were discussed at the June 11, 2008 Board meeting. The Board requested further study of four options. Some of the options generated concern over the potential use of public funds to subsidize private ventures/individuals. An opinion from the City Attorney is pending on this question. At the January 6, 2009 Board meeting, the follow up information was discussed. Staff was directed to develop more detail on the preferred option, proposed modifications to the current Redwood City Code Section 18.200 Reimbursement Agreements Ordinance, which are intended to make this process more usable. The suggested modifications will be presented at the next Board meeting. Any Board recommendations on this matter will be forwarded to the Council Utilities Committee for consideration.



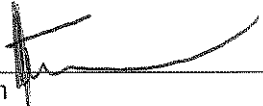
John LaTorra
Building & Inspection Manager



Peter Vorametsanti
Acting Engineering & Construction Manager



Chu Chang
Acting Community Development Director



Peter Ingram
City Manager

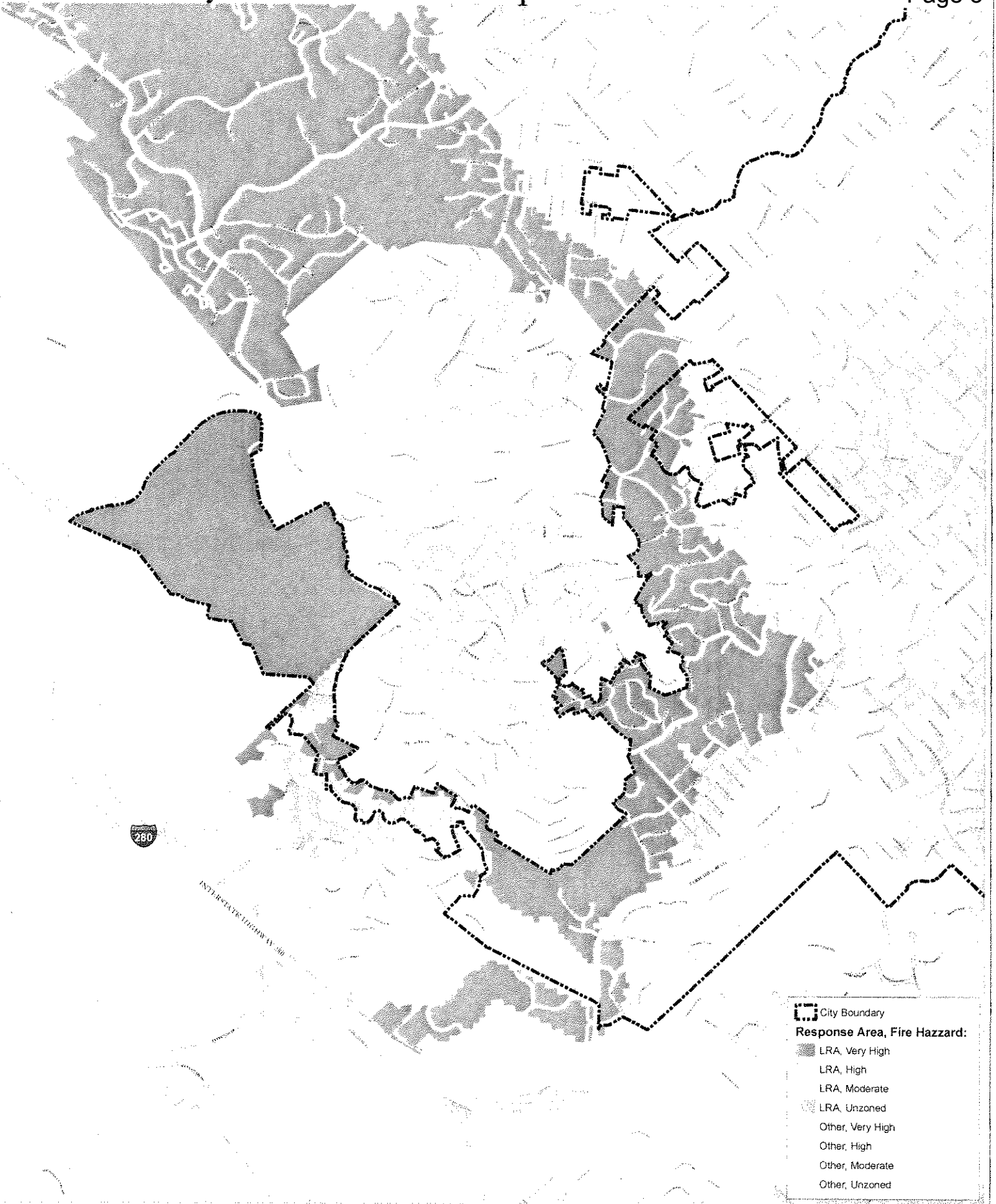
ATTACHMENTS


1. Redwood City- Fire Hazzard (sic) Map

RELATED DOCUMENTS IN CITY CLERK'S OFFICE









None

Redwood City - Fire Hazzard Map



 City Boundary

Response Area, Fire Hazzard:

-  LRA, Very High
-  LRA, High
-  LRA, Moderate
-  LRA, Unzoned
-  Other, Very High
-  Other, High
-  Other, Moderate
-  Other, Unzoned

