



# CITY OF EL MONTE

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
CITY COUNCIL AGENDA REPORT

CITY COUNCIL MEETING OF JANUARY 24, 2023

January 9, 2023

Honorable Mayor and City Council Members  
City of El Monte  
11333 Valley Boulevard  
El Monte, CA 91731

Dear Mayor and City Council:

**A PUBLIC HEARING TO CONSIDER AND APPROVE AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL MONTE AMENDING CHAPTERS 15.01 THROUGH 15.05 AND 15.38 OF THE EL MONTE MUNICIPAL CODE TO ADOPT THE 2023 LOS ANGELES COUNTY TITLE 26, 27, 28, 29, 30, 31, AND 33 AMENDMENTS TO THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING, EXISTING BUILDING AND, GREEN BUILDING STANDARDS CODES.**

**IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Open the public hearing;
2. Receive presentation from staff;
3. Pose questions to staff;
4. Allow members of the public to offer comment;
5. Pose follow up questions to staff;
6. Close the public hearing; and
7. Approve the Urgency Ordinance (Attachment 1), by no less than six-sevenths (6/7) vote.

## **BACKGROUND/JUSTIFICATION OF RECOMMENDED ACTION**

The City of El Monte (the "City") traditionally adopts the State Building Laws and County of Los Angeles Fire Code by reference, along with certain local amendments. Health and Safety Code Section 17958 mandates that the California Building Standards

Commission adopt and publish the California Building Standards Code (Title 24 of the California Code of Regulations). This process typically occurs every three (3) years. The State amends the base model building code entitled the "2021 International Building Standards Code" to establish the "2022 California Building Standards Code". Such updates typically incorporate safety requirements and advancements in energy and water efficiency.

The 2023 Los Angeles County Building Standards Code has additional requirements for the local region. California Health & Safety Code Sections 17958.5 and 18941.5 authorize cities and counties to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological, or topographical conditions. The proposed Urgency Ordinance (Attachment 1) would enable the City to adopt the Los Angeles County Building Standards Code by reference and implement these safety measures.

Staff proposes the adoption of the 2023 Los Angeles County Building, Residential, Plumbing, Mechanical, Electrical, Green Building, and Existing Building Codes including local amendments, due to topographic, climatic, or geologic conditions with a retroactive effective date of January 1, 2023. The 2023 Los Angeles County Building Standards Code is based on the 2021 International Building Standards Code which is initially amended by the State of California and then amended by the County of Los Angeles to create the Los Angeles County Building Standards Code. The Los Angeles County Building Standards Code amendments are updated pursuant to Los Angeles County Code Titles 26, 27, 28, 29, 30, 31, and 33, which were adopted by the County Board of Supervisors on November 15, 2022 and are available for review at the Building Division at City Hall West or online at [https://file.lacounty.gov/SDSInter/bos/sop/1133658\\_111522.pdf](https://file.lacounty.gov/SDSInter/bos/sop/1133658_111522.pdf) agenda item #4.

The following is the basis of the 2023 Los Angeles County Building Standards Code:

2021 International Building Standards Code	Base Document
2022 California Building Standards Code	Amended by the State of California
2023 Los Angeles County Building Standards Code	Amended by Los Angeles County

**FACTS AND PROVISIONS**

The California Building Standards Code is designed to meet the needs of the State of California. The adopting jurisdiction has the ability to amend these Codes if the changes

are warranted to fit the needs of the local community, provided each of these amendments is justified by local climatic, topographic, or geological conditions, unless the amendment is deemed to be administrative in nature. The Building Division has performed a thorough review of all the provisions of the codes and is proposing the amendments adopted by Los Angeles County, which are believed to fit the needs of the City of El Monte. The Los Angeles County amendments are taken primarily from the Los Angeles Regional Uniform Code Program, which recommends code amendments specific to Los Angeles County. Below is a summary of the proposed amendments:

**A. *2023 Los Angeles County Amendments to 2022 California Building Code (2023 Los Angeles County Building Code)***

The 2023 Los Angeles County Building Code is the 2022 California Building Code with Los Angeles County amendments. The California Building Code is the International Building Code, 2021 Edition, as published by the International Code Council with State of California amendments.

**B. *2023 Los Angeles County Amendments to 2022 California Residential Code (2023 Los Angeles County Residential Code)***

The 2023 Los Angeles County amendments to the 2022 California Residential Code are based on the International Residential Code, 2021 Edition, as published by the International Code Council.

**C. *2023 Los Angeles County Amendments to 2022 California Plumbing Code (2023 Los Angeles County Plumbing Code)***

The 2023 Los Angeles County amendments to the 2022 California Plumbing Code are based on the Uniform Plumbing Code, 2021 Edition, as published by the International Association of Plumbing and Mechanical Officials.

**D. *2023 Los Angeles County Amendments to 2022 California Mechanical Code (2023 Los Angeles County Mechanical Code)***

The Los Angeles County 2023 Edition of the 2022 California Mechanical Code is based on the Uniform Mechanical Code, 2021 Edition as published by the International Association of Plumbing and Mechanical Officials.

**E. *2023 Los Angeles County Amendments to 2022 California Electrical Code (2023 Los Angeles County Electrical Code)***

The 2023 Los Angeles County amendments to the 2022 California Electrical Code are based on the National Electrical Code, 2020 Edition, as published by the National Fire Protection Association.

**F. *2023 Los Angeles County Amendments to 2022 California Green Building Standards Code (2023 Los Angeles County Green Building Standards Code)***

The 2023 Los Angeles County amendments to the 2022 California Green Building Standards Code is established and published by order of the California Legislature.

**G. 2023 Los Angeles County Amendments to 2022 Existing Building Code (2023 Los Angeles County Existing Building Code)**

The 2023 Los Angeles County amendments to the 2022 California Green Building Standards Code is established and published by order of the California Legislature.

**NOTABLE UPDATES**

The notable updates in the 2023 LA County Building Code Standards include the following:

- Permit expiration changed from 180 days to 12 months if work is not commenced from date of issuance.
- Expanded requirements for EV charging receptacles, EV chargers and EV charger and Energy Storage System infrastructures.
- All new single-family residential units must have a minimum rating of 225amp at the main panelboard.
- All new single-family residential units must include electrical infrastructure for all appliances and mechanical equipment.

**PREVIOUSLY ADOPTED ORDINANCES**

The amendments do not affect the El Monte Art in Public Places Program or the Certificate of Occupancy sections of the El Monte Municipal Code and shall remain as approved by City Council on June 21, 2022.

**ENVIRONMENTAL DOCUMENTATION**

Adoption of the proposed Urgency Ordinance is exempt from the California Environmental Quality Act (CEQA) in that it can be seen with certainty that there is no possibility that the Urgency Ordinance may have a significant effect on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). The adoption of the proposed Urgency Ordinance is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The adoption of the proposed Urgency Ordinance does not have such potential.

**FISCAL IMPACT/FINANCING**

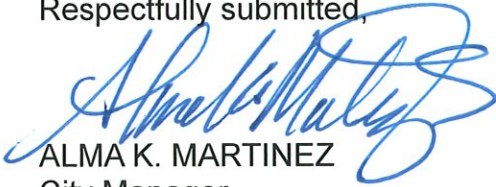
Associated Building Fees will be covered pursuant to the City's adoption of Los Angeles County fees in November of 2021, with an annual cost living adjustment based on the Consumer Price Index for the Los Angeles-Long Beach Metropolitan area. Adoption of the Urgency Ordinance would have no other notable fiscal impact.

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**CONCLUSION**

To ensure that the City of El Monte is in compliance with all Building laws and regulations as well as keeping up with the most up to date standards in building and safety improvements, it is recommended that the City Council approve the proposed Urgency Ordinance by no less than sixth-sevenths (6/7) vote.

Respectfully submitted,



ALMA K. MARTINEZ  
City Manager



BETTY DONAVANIK  
Community & Economic Development Director



JESS MCCLOSKEY  
Chief Building Official

Attachments:

1. Urgency Ordinance
2. Public Notice

DATE: JANUARY 24, 2023

PRESENTED TO EL MONTE  
CITY COUNCIL

- APPROVED
- DENIED
- PULLED
- RECEIVED AND FILE
- CONTINUED

REFERRED TO

CHIEF DEPUTY CITY CLERK