



Town of Yountville

6550 Yount Street
Yountville, CA 94599

Staff Report

Agenda Item #: {{section number}}{{item number}}

Yountville Town Council Staff Report

DATE: November 1, 2022

TO: Mayor and Town Council

FROM: Ken MacNab, Interim Planning & Building Director

PREPARED BY: Ken MacNab, Interim Planning & Building Director

TITLE

Introduce and Waive the First Reading of Ordinance Number 22-516 Repealing and Replacing Certain Chapters of Yountville Municipal Code Title 15 to Adopt by Reference the 2022 California Building Standards Code.

DISCUSSION/BACKGROUND

The California Building Standards Code is updated triennially with the current 2022 update due to take effect on January 1, 2023. The codes for building construction are updated and adopted by the State every three years to take advantage of advances in technology and to address new issues and needs. Every city and county in the State are required to adopt the codes.

In addition, the Town may adopt certain local amendments to the provisions of the codes which are reasonably necessary to protect the health, wealth, and safety of citizens of Yountville because of local climate, geographical, and topographical conditions. This Ordinance includes the continuation of local amendments to Chapters 15.08 and 15.10 of the Yountville Municipal Code prohibiting the use of new wood shingles and shakes in roof assemblies. These prohibitions are based on the increased risk of the spread of fire due to the small lot sizes within the Town that place structures close to each other. This concern is more notable after the Napa and Sonoma fires of 2017 and again in 2019 where it was observed firsthand how fire spread from home to home in a high wind event. Wood shingles are now banned by the State for use in high-risk fire severity zones which are adjacent to Yountville in the hills surrounding the Town.

Chapter 15.32 also includes the continuation of local amendments to provide more stringent requirements for when fire sprinklers shall be installed and that an operational permit is required for temporary tents of 200 square feet or larger.

The proposed ordinance before the Town Council repeals and replaces certain sections of Title 15 of the Yountville Municipal Code to adopt by reference the 2022 edition of the California Building Standards Code with the local amendments.

WEB LINK

1. 2022 California Building Standards Code: www.dgs.ca.gov/BSC/Codes

ENVIRONMENTAL REVIEW

Exempt per California Environmental Act (CEQA) Guideline, Section 15061(b)(3)

FISCAL IMPACT

Is there a Fiscal Impact? No

Is it Currently Budgeted? N/A

Where is it Budgeted? N/A

Is it Mandatory or Discretionary? Mandatory

Is there a Staff Resource Impact? No

STRATEGIC PLAN GOAL

Is item Identified in Strategic Plan? Yes

If yes, Identify Strategic Goal and Objective. **Visionary Leadership:** The Town's leadership maintains an open-minded, forward-thinking decision-making process. We value engagement and participation from all members of the community as we work together to create policies and plan for the future.

Briefly Explain Relationship to Strategic Plan Goal and Objective. By updating the Yountville Municipal Code, the quality of life of Yountville residents and businesses will be maintained.

RECOMMENDATION

Receive staff report and direct questions to staff.

Conduct public hearing.

Conduct Council discussion.

Introduce and Waive the First Reading of Ordinance Number 22-516 repealing and Replacing Certain Sections of Yountville Municipal Code Title 15 to Adopt by Reference the 2022 California Building Standards Code.