

ATTACHMENT C

Statement of Local Findings Fresno County Ordinance Code – Title 15 – Buildings and Construction

The State of California has adopted portions of the Model Codes, which became Part of Title 24 of the California Code of Regulations, titled the “California Building Standards Code.” Sections 13143.5 and 17958.5 of the Health and Safety Code authorize the County to make amendments which are considered reasonably necessary modifications based on local topographical, geological or climatic conditions.

In accordance with Section 17958.7 of the Health and Safety Code, local amendments have been made to the 2019 Edition of the California Building Standards Code based on appropriate findings. The attached table identifies the relevant sections of the Fresno County Ordinance Code (Title 15), as well as the corresponding section in the appropriate California Code. A summary of the amendment is identified, as well as a reference to the appropriate finding(s) indicated below.

I. Climatic

- A. Various areas of Fresno County are subject to extreme cold temperatures, including heavy snows and ice. Extended periods of freezing conditions are not uncommon, resulting in freezing piping systems, as well as external pressures exerted on foundations and underground installations. In addition, Fresno County is subjected to extreme heat temperatures for extended periods of time from as early as May to as late as October.
- B. Various areas of Fresno County are subject to extreme wind. Winds are prevalent and 70 mph (fastest mile) winds are common during certain times of the year. This results in frequent movement and shifting of buildings, structures, and associated systems serving those facilities. Areas in the eastern portion of the County frequently experience higher winds, and these higher winds are considered and required in the “special wind regions” identified in the structural provisions of the code.
- C. Fresno County receives an average rainfall of less than 11 inches. Heavy storms are very infrequent and precipitation events from a given storm are typically minimal.
- D. Fresno County is subject to localized and widespread floods that have historically isolated areas of the county from others, preventing timely, effective emergency response for the duration of the flood emergency. During these extended response times, fires and other emergencies may continue unabated for long periods of time.

- E. Fresno County has rural areas that are in very high fire hazard areas. The seasonal climatic conditions during the late summer and fall create numerous serious difficulties regarding the control of and protection against wildfires in Fresno County. The hot, dry weather typical of this area in summer and fall coupled with winds and lightning storms frequently results in wildfires which threaten or could threaten Fresno County. Code requirements regarding fire-resistive construction methods and vehicles to shut-off utilities for fire personnel have a direct bearing on building survival and the spreading of that fire.

II. Topographical

- A. Fresno County has several regions with natural slopes in excess of 40%. The steep terrain which occurs in many locations creates serious access and egress problems, including creating a rapid fire spread situation that threaten structures and neighboring communities. In addition, severe erosion after the fire threatens homes and natural resources through flood related erosion hazards.
- B. Fresno County, because of a combination of climatic, topographical, geological, and environmental conditions, is predisposed to poor air quality and has some of the worst air quality in the country. High mountain ranges surrounding the Valley frequently create air layer inversions, which prevent mixing of air masses. In the winter, inversions form that often trap particulate matter.
- C. The quality and quantity of water is based on a combination of factors: the area's annual precipitation, physical geographic characteristics, water tables and the historic pattern of urban-suburban development. These factors, alone and combined, create a mixture of environments, which ultimately determines the area's water quality. Groundwater protection is important as most of the drinking water comes from groundwater sources.
- D. Fresno County has rural areas that are in very high fire hazard areas. Due to topography, access to structures in rural areas increases response times and delays fire suppression efforts. Therefore, built-in fire protection is necessary in the protection of life and property. The seasonal climatic conditions during the late summer and fall create numerous serious difficulties regarding the control of and protection against wildfires in Fresno County. The hot, dry weather typical of this area in summer and fall coupled with winds and lightning storms frequently results in wildfires which threaten or could threaten Fresno County. Code requirements regarding fire-resistive construction methods and vehicles to shut-off utilities for fire personnel have a direct bearing on building survival and the spreading of that fire.

III. Geological

- A. The county is within a high seismic area with many major faults traversing the region. A major earthquake is probable and could damage numerous structures and infrastructure. This catastrophic damage would put the public at high risk. Built-in fire protection and other safety measures, such as limitations of building height, stories, and areas would provide a higher level of safety for building occupants, emergency responders, and property. This is even more critical in high occupancy (assembly) buildings, where the potential loss of life is very high. Minor earthquakes occur regularly, causing frequent movement and shifting of buildings, structures, and associated systems serving those facilities.

- B. The county contains a variety of soil conditions throughout the region. Areas are known for expansive soils (shrink-swell potential) and collapsible soils, which have the potential for differential settlement or to exert external pressures on footings and foundations and other underground installations. Settlement can also affect the above-ground portion of the structures.

Subsidence (when a large portion of land is displaced vertically) which is primarily caused by groundwater withdrawal presents a problem for portions of Fresno County as it can and has affect large areas.

Statement of Local Findings Summary Sheet

Chapter 15.04 – GENERAL PROVISIONS

Fresno County Code Section	California Code Section	Summary	Findings
15.04.010 Table of Contents		Chapters 15.70 and 15.80 added	Administrative
15.04.020.D Definitions	CBC section 202 CRC section R202	“Replacement Construction” defined.	Administrative
15.04.030.A Violation-Penalty	CBC section 105 CRC section R105	References County of Fresno Ordinance sections 1.13.150 and 17.72.110.D “Denial of Permits where a violation is recorded.	Administrative
15.04.060 Appeals Board	CBC section 113	Update referenced code cycle.	Administrative
15.04.080 Building permit requirements	CBC section 105 CRC section R105	Code year update	Administrative
15.04.080.B.2.a	CBC section 105 CRC section R105	Revised to comply with HSC 18938.5-6	Administrative
15.04.150.B Seasonal and/or efficiency dwelling units.		Update referenced code cycle.	Administrative
15.04.160 Historical Buildings		Update referenced code cycle.	Administrative
15.04.150(B)		Update referenced code cycle.	Administrative
15.04.160		Update referenced code cycle.	Administrative
15.04.180.A Copies of codes to be filed.		Referenced online address to view California Building codes.	Administrative

Chapter 15.08 – BUILDING CODE

Fresno County Code Section	California Code Section	Summary	Findings
15.08.010 2022 California Building Code Adopted	Division I California Administration	Adopted by default per Health and Safety Code.	Administrative
15.08.020 Exceptions and superseding provisions	CBC 1.1.8	Update referenced code cycle.	Administrative
15.08.020.A	CBC 105.2	Extended allowable square footage of exempt group u to 240 sq. feet.	Administrative
15.08.020.G.1	CBC 302	Update referenced code cycle.	Administrative
15.08.020.G.3	CBC 202	Defined “Efficiency Kitchen”	Administrative
15.08.030.B	CBC 105.2	Establishes procedures for exemption granted under local ordinance section 15.08.020.A	Administrative

Chapter 15.10 – FIRE CODE

Fresno County Code Section	California Code Section	Summary	Findings
15.10.010 California Fire Code adopted	Division I California Administration	Code year update	Administrative

Chapter 15.12 – MECHANICAL CODE

Fresno County Code Section	California Code Section	Summary	Findings
15.12.010 California Mechanical Code Adopted	Division I California Administration	Code year update	Administrative

Chapter 15.14 – ENERGY CODE

Fresno County Code Section	California Code Section	Summary	Findings
15.14.010 California Energy Code Adopted	Division I California Administration	Code year update	Administrative
15.14.020 Exceptions and Superseding Provisions	California Energy Code section 150.1(c)14	Exception 3 amended to include exception for roof top photovoltaic (solar) requirements in areas with designated 100 lb. ground snow load or greater, to alleviate damage due to snow accumulations which may result in damage to array roof anchorage from freeze thaw action.	Climatic

Chapter 15.16 – ELECTRICAL CODE

Fresno County Code Section	California Code Section	Summary	Findings
5.16.010 California Electrical Code Adopted	Division I California Administration.	Code year update	Administrative
15.16.020 Exceptions and superseding provisions	California Building Code sections 112 & 116	Items (A) through (D) Code year update	Administrative

Chapter 15.18 – RESIDENTIAL CODE

Fresno County Code Section	California Code Section	Summary	Findings
15.18.010 California Residential Code Adopted	Division I California Administration	Code year update Appendices adopted as noted.	Administrative
15.18.020.A	California Residential Code section AX 100	Code year update and amended referenced Appendix V to Appendix AX Added requirements for property fencing required in County of Fresno Zoning Ordinance section 855-H.2	Administrative
15.18.020.C	California Residential Code Section R303.10	Clarifies required heating facilities.	Topographical
15.18.040	California Residential Code R105.2	Reference added for County of Fresno Ordinance section 15.08.030.1	Administrative

Chapter 15.20 – PLUMBING CODE

Fresno County Code Section	California Code Section	Summary	Findings
15.20.010 California Plumbing Code Adopted	Division I California Administration	Code year update	Administrative
15.20.020	Division I California Administration	Code year update	Administrative
15.20.020.1	Division I California Administration	Code year update	Administrative

Chapter 15.22 – GREEN BUILDING STANDARDS CODE

Fresno County Code Section	California Code Section	Code	Summary	Findings
15.22.010	Division I California Administration		Code year update	Administrative
15.22.020.A	Division I California Administration		Adoption of California Code of Regulations Title 23 – Waters Division 2 - Department of Water Resources Chapter 2.7 - Model Water Efficient Landscape Ordinance (MWELO), adopted. Previously recognized independently.	Administrative

CHAPTER 15.28 - EXCAVATION AND GRADING

Fresno County Code Section	California Code Section	Summary	Findings
15.28.010	California Building Code Appendix J	Code year update	Administrative
15.28.020	California Building Code Appendix J	Code year update	Administrative
15.28.020 D.	California Building Code Appendix J	Code year update	Administrative

CHAPTER 15.32 – SUBSTANDARD HOUSING AND UNSAFE STRUCTURES - NUISANCES

Fresno County Code Section	California Code Section	Summary	Findings
15.32.050.D	California Building Code sections 114, 116	Reference added for County of Fresno Ordinance section 1.16	Administrative
15.32.060.A	California Building Code sections 114, 116	Reference added for County of Fresno Ordinance section 1.16	Administrative

CHAPTER 15.48 – FLOOD HAZZARD AREAS

Fresno County Code Section	California Code Section	Summary	Findings
15.48.050.YY.5	California Building Code Appendix M	Text added for definition of Recreational Vehicle as applicable to the requirements of this chapter.	Administrative
15.48.080.A.3.b.i. 15.48.080.A.3.b.i. 15.48.080.A.3.b.vi.a	California Building Code Appendix M	Revised text for required lowest floor elevation above base flood elevation from six (6) inches to twelve (12) inches	Administrative

**CHAPTER 15.60 - STATE RESPONSIBILITY AREA
FIRE SAFE REGULATIONS OF THE COUNTY**

Fresno County Code Section	California Code Section	Summary	Findings
15.60.020.A	County of Fresno Title 15 Ordinance	Section added to address possible conflict with 14 CCR, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5 “The most restrictive shall apply”	Administrative
15.60.110.M-O,S-V, Y, Z	County of Fresno Title 15 Ordinance	Amended previous ordinance definitions to comply with State CCR Title 14 Subsection 1270	Administrative
15.60.110.CC-FF	County of Fresno Title 15 Ordinance	Amended previous ordinance definitions to comply with State CCR Title 14	Administrative

15.60.200.C	County of Fresno Title 15 Ordinance	Subsection 1270 Amended previous ordinance to comply with State CCR Title 14 Subsection 1270.04(c)	Administrative
15.60.300.B.3	County of Fresno Title 15 Ordinance	Amended previous ordinance to comply with State CCR Title 14 Subsection 1276(b)(1) for re	Administrative
15.60.310 15.60.310.D	County of Fresno Title 15 Ordinance	Amended previous ordinance to comply with State CCR Title 14 Subsection 1273.06 Road vertical clearances.	Administrative
15.60.410	County of Fresno Title 15 Ordinance	Amended previous ordinance to comply with State CCR Title 14 Subsection 1275 Delete designation (only for) residential systems	Administrative
15.60.550	County of Fresno Title 15 Ordinance	Amended previous ordinance to comply with State CCR Title 14 Subsection 1276.02 Ridgelines	Administrative
15.60.560	County of Fresno Title 15 Ordinance	Section added to mitigate effect of flammable vegetation environment around propane storage located at property access.	Topographical

Chapter 15.70 – EMERGENCY and DISASTER RESPONSE

Fresno County Code Section	California Code Section	Summary	Findings
15.70.010 Purpose and Applicability	County of Fresno Title 15 Ordinance	Applicability of provisions defined, response to dwellings lost due to human or natural cause	Administrative
15.70.020 Debris Removal and Demolition	County of Fresno Title 15 Ordinance	Refers to compliance state and local agency requirements for debris removal	Administrative
15.18.030 Temporary Housing.	County of Fresno Title 15 Ordinance	Details requirements for Temporary Housing and allows utilization of provisions in California Residential Code Appendix AZ	Topographical
15.70.040 Water and Sewer Facilities	County of Fresno Title 15 Ordinance	Details requirements for water and sewer facilities.	Administrative
15.70.050	County of Fresno Title 15 Ordinance	Refers to California Electrical Code for electrical systems compliance	Administrative
15.70.060 Permits Required	County of Fresno Title 15 Ordinance	Details permit requirements for Temporary Housing	Administrative
15.70.070 Reconstruction	County of Fresno Title 15 Ordinance	Refers to adopted building codes for reconstruction	Administrative
15.70.080	County of Fresno Title 15 Ordinance	Waives solar requirements for residences lost due to man to dwellings lost due to human or natural cause where code update insurance is not available.	Topographical Lack of Affordable Housing

Chapter 15.80 – Electric Vehicle Charging Systems

Fresno County Code Section	California Code Section	Summary	Findings
15.70.010 Purpose	County of Fresno Title 15 Ordinance	Purpose of chapter established under Assembly Bill 1236	Administrative
15.70.020 Definitions	County of Fresno Title 15 Ordinance	Definitions for terms specific to chapter provided	Administrative
15.18.030 Expedited Permitting	County of Fresno Title 15 Ordinance	Refers to streamlined permitting process and checklist recommendations contained in the most current version of the “Plug-In Electric Vehicle Infrastructure Permitting Checklist” of the “Zero-Emission Vehicles in California: Community Readiness Guidebook” as published by the Governor’s Office of Planning and Research.	Administrative

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