

RESOLUTION NO. 2022 - 86

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO ADOPTING FINDINGS OF NECESSITY AND NEED FOR AMENDMENTS, DELETIONS, AND ADDITIONS TO THE 2022 FIRE AND BUILDING CODES.

WHEREAS, concurrent with this resolution, the City Council of the City of San Bruno will adopt the California Building Standards Code which consists of the 2022 editions of the California Building Code, Volumes 1 & 2, the 2022 California Historical Building Code, the 2022 California Existing Building Code, the 2022 Residential Code, the 2022 California Energy Code, 2022 Green Building Standards Code, the 2022 California Plumbing Code, the 2022 Mechanical Code, the 2022 Electrical Code, the 2022 Fire Code, and readopt the 1997 Uniform Housing Code (collectively herein “the Fire and Building Codes.”);

WHEREAS, it is the intent of the City Council of San Bruno to formally adopt the 2022 Fire and Building Codes at its regular meeting of October 11, 2022 for that purpose;

WHEREAS, California Health and Safety Code seeks to have uniform building standards in substantially the same format throughout the state;

WHEREAS, the City of San Bruno is authorized by Health and Safety Code Sections 17958.5 and 17958.7 to impose modifications on the California Building Standards, providing such modifications are more stringent than state standards and the modifications “are reasonably necessary because of local climatic, geological or topographical conditions”; and

WHEREAS, the City Council of San Bruno has determined and finds that the attached changes and modifications are needed and reasonably necessary because of local climactic, geological or topographical conditions in San Bruno.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of San Bruno that the following findings are made in support of modifications, amendments, additions and deletions to the Fire and Building Codes.

Local Conditions generally: Local conditions have an adverse effect on the prevention of (1) major loss fires, (2) major earthquake damage, and (3) the potential for life and property loss, making necessary changes or modifications to the state building standards in order to provide a reasonable and appropriate degree of proper security and fire and life safety in this jurisdiction. Below are listed adverse local climactic, geographical, and topographic conditions largely articulated in the City’s General Plan and associated environmental impact report. Modifications which are necessitated by particular local conditions are delineated below.

1. Climactic

San Bruno has several microclimates caused by its particular geography. San Bruno lies in the northern portion of the San Francisco Bay Area’s peninsula climatological subregion. The Santa Cruz Mountains extend up the center of the San Francisco Peninsula, with elevations ranging from 500 feet to 2,000 feet. The largest gap in the Santa Cruz Mountains is the San Bruno Gap, which extends from Fort Funston on the Pacific Ocean to SFO Airport on San Francisco Bay. Because the gap is oriented in the same northwest-to-southwest direction as the prevailing winds, and because elevations in the gap are below 200 feet, marine air is easily able to flow through the gap in the direction of the Bay. Atmospheric conditions such as wind speed, wind direction, and air temperature interact with the physical features of the landscape to determine the movement and dispersal of air and air pollutants. Accordingly, San Bruno’s microclimate is such that it is often windy. The winds create a significant fire threat to life and property when they occur during periods of low humidity and high temperature. Sections of the City with large eucalyptus groves, as well as developments that border canyons with large quantities of flammable brush and undergrowth, present a significant fire threat.

2. Geological

San Bruno, which is only about six (6) square miles, has an active fault and two inactive faults running through it. The San Andreas Fault is considered active and passes through San Bruno running in a northwestern-southeasterly direction. Because of its active status, surface rupture potential is considered moderate to high, especially in western San Bruno. Further, state law governs development within designated areas along active fault lines pursuant to the Alquist-Priolo Special Studies Zone Act enacted in 1972. It requires cities and counties to regulate certain types of development within state delineated special study zones. Parts of San Bruno are located in Alquist-Priolo Earthquake Fault Zones thus signifying that an active fault may pose a risk of surface fault rupture to structures and therefore those areas warrant special planning and disclosures. Liquefaction is also a seismically induced hazard, which is more likely in areas underlain by clean sand lenses saturated by high groundwater. These conditions are found near the freeway, interstate interchanges, airport lands, some schools, parks and jail lands.

There are also other geologic hazards including landslides, mudslides, and erosion that may be related to seismic activity or may occur independently. Slope instability may be induced by a number of factors including heavy rainfall, grading and construction that disrupt natural drainage courses and undermine burdened hillsides. San Bruno has been adversely affected by a number of landslides.

In addition, San Bruno's particular geological situation allows it to provide ground water in addition to receiving surface supply from Hetch Hetchy in order to service the community. However, both systems are susceptible to damage in an earthquake thereby impacting the city's ability to deliver water during a catastrophic event. Due to the aged water infrastructure, an earthquake could present a fire potential and hazardous materials risk that would overwhelm the City's capability to suppress fires and respond to hazardous material incidents. The increased requirement for fire sprinklers would provide an additional means of protection in the community to help mitigate this potential.

Because of low elevations and other factors, flooding periodically occurs during heavy rains and simultaneous high tides. Some low-lying areas are also subject to potential flood hazards, such as City Park, some schools, and the central business district.

3. Topographic

The greatest fire hazards occur in areas close to natural vegetation, primarily in and above Crestmoor Canyon, and in the western foothills. Heavily wooded, chaparral and grass-covered slopes are highly flammable during dry months, particularly if there is accumulated undergrowth. Access for firefighters and equipment is difficult due to the terrain and lack of streets in undeveloped areas. Other fire hazards occur in urbanized areas including those associated with the transmission of jet fuel to the San Francisco International Airport. Industrial chemicals and processing activities occurring in industrial areas of the City contribute to fire hazards and these may be compounded by crowded conditions where there is not much separation between buildings.

Conclusion: Local climactic, geographical and topographical conditions impact fire prevention efforts relating to the spread, acceleration, intensity, and size of fire involving buildings and vegetative areas in this City. Further, they impact potential damage to all structures, from earthquake and subsequent fire. The City Council finds it is needed and necessary to modify the building standards set forth in the state codes in order to mitigate the effects of the above conditions.

The following table provides code sections that have been modified along with the associated local condition that necessitates the modification:

Code	Section	Local Condition
Building Code	107.6, 113.1, 114.4, 501.2, 1505.1	1, 2, 3
Existing Building Code	CEBC 506A.4	1,2,3
Residential Code	R319.1, R341	1,2,3
Fire Code	102.14, 105.5, 107, 111.1, 111.2, 111.3, 112.4, 202, 307.4.2, 319, 401.3.2, 503.1, 505, 506, 507, 508, 510, 606, 901, 903.2, 905, 907, 5003, 5601	1, 2, 3

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby adopts the findings of necessity and need for amendments, deletions, and additions to the 2022 Fire and Building Code for the City of San Bruno.

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I hereby certify that foregoing **Resolution No. 2022 - 86** was introduced and adopted by the San Bruno City Council at a regular meeting on September 13, 2022, by the following vote:

AYES: Councilmembers: Hamilton, M. Medina, Salazar, Mason, Mayor R. Medina

NOES: Councilmembers: None

ABSENT: Councilmembers: None


Vicky S. Hasha, Deputy City Clerk