



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: October 22, 2013

TO: Mayor and Councilmembers

FROM: Building and Safety Division, Community Development Department

SUBJECT: Local Amendments To California Building Codes

RECOMMENDATION:

That Council introduce, and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Santa Barbara Municipal Code Chapter 22.04, Adopting by Reference the California State Building Codes and Other Related Codes; Adopting Local Revisions to Those Codes; and Repealing Ordinance Number 5536.

DISCUSSION:

The purpose of building codes are to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings.

Model codes are published on a triennial basis by the International Code Council (ICC), National Fire Protection Agency (NFPA) and the International Association of Plumbing & Mechanical Officials (IAPMO). The California Building Standards Commission is the State agency responsible for reviewing, amending and subsequent publication of the State building codes, referred to as Title 24 or the California Building Standards Code. This group of codes will become effective on Jan 1, 2014. State law provides local jurisdictions six months to review these codes and make necessary local amendments. Amendments, if warranted, can only be more stringent to what the State has approved, and must be based on one of three findings; topography, geology or climate. If local jurisdictions do not make amendments prior to the effective date, then these codes are deemed effective "as-is."

All codes contained in the current code-adoption cycle are recently published versions with the exception of the 1997 Uniform Code For The Abatement Of Dangerous Buildings. This code is still an effective tool used in the abatement of dangerous structures and equipment.

The following is a brief summary of proposed changes to the local amendments to the California Codes for the current code adoption cycle:

2013 California Administrative Code

No changes proposed.

2013 California Building Code Volumes 1 & 2

Reordering of several sections to more closely match the code as published. Renumber several sections due to changes in the current version of the code as published. Clean-up of language in the section related to demolition permit procedures. Update to the Special Inspection chapter due to a change in a referenced standard. "Green" or "vegetated" roofs have been specifically banned from the City's High-Fire Hazard areas.

2013 California Residential Code (one- and two-family dwellings or townhomes)

This code now contains its own "permit required" and "permit exempt" sections. Deletion of the section for preservative treated wood connections as the language is now in code as published. Several changes to Chapter 327 regarding Fire Resistive Construction: clarify sections, match similar sections in CBC (ban "Green" roofs), correct out-of-date references, renumber sections required by code changes to code as published and eliminate redundancies (spark arrestors). Appendix Chapter "G" will regulate one- and two-family residential pools and spas. Appendix Chapter "H" will provide a simplified, prescriptive approach to patio cover construction. Appendix Chapter "I" will provide regulation of private sewage disposal systems until local county-wide regulations are adopted. Appendix Chapter "K" provides regulations related to sound transmission control. New section added to refer all grading to Appendix Chapter "J" of the CBC.

2013 California Electrical Code

Board of Appeals section changed to provide same administrative procedures as CBC.

2013 California Mechanical Code

Board of Appeals section changed to provide same administrative procedures as CBC. Fee section changed to refer to current adopted fee resolution. Renumber several sections due to changes in the current version of the code as published.

2013 California Plumbing Code

Board of Appeals section changed to provide same administrative procedures as CBC. Fee section changed to refer to current adopted fee resolution. Renumber several sections due to changes in the current version of the code as published. New language to clarify water meter requirements to assist the Public Works Department, Water Resources Division in promoting water conservation. Change in language of "Plumbing Fixture Count" section to allow more flexibility, with the approval of the Building Official, in design to commercial spaces with constraints due to the built-out nature of the commercial corridors of the city.

2013 California Energy Code

No changes proposed.

2013 California Historical Building Code

No changes proposed.

2013 California Existing Building Code

No changes proposed.

2013 California Green Building Standards Code

New sections added to limit surface area of direct plumbed fountains, on a single parcel of land, to 25 square feet to reduce water consumption due to evaporation. New section added to provide for use of a separate City-issued irrigation meter for projects with significant landscaped areas.

2013 California Referenced Standards Code

No changes proposed.

2012 International Property Maintenance Code

Means of Appeals section changed to provide same administrative procedures as CBC. The "Failure to Comply" section now references the administrative procedures in SBMC Section 1.25. Other minor changes also incorporated into sections for weeds, window screens, heating, notices & orders and appeals.

1997 Uniform Code for the Abatement of Dangerous Buildings

No changes proposed.

The Attachment provides a matrix explaining the proposed local amendments to the State codes. The fourth column of the matrix explains whether the proposed amendment is new to the Municipal Code or is continuing a local amendment from the prior round of the State code adoption process. This column also identifies whether the proposed amendment adds text to, deletes text from, or amends the text of the State code.

On October 15, 2013, staff presented a draft of the ordinance to the Ordinance Committee. The summary of local amendments was explained and the Ordinance Committee voted unanimously to send the ordinance to the full City Council for introduction, with the exception of the adoption of Appendix F to the California Residential Code concerning standards for radon resistant construction. The Ordinance Committee recommended that the adoption of Appendix F be considered after additional outreach is conducted with interested stakeholders.

ATTACHMENT(S): Draft Building Code Amendments Matrix

PREPARED BY: Larry Cassidy, Building Inspector/Code Enforcement Supervisor

SUBMITTED BY: Paul Casey, Assistant City Administrator

APPROVED BY: City Administrator's Office

Attachment

City of Santa Barbara Building & Safety Division

2013 Code-Adoption Cycle Summary of Amendments

October 22, 2013

2013 California Administrative Code

#	Chapter/ Section	Title	Concept	New or Existing / Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
			No Changes		

2013 California Building Code (volumes 1 & 2)

#	Chapter/ Section	Title	Concept	New or Existing/ Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
1.	Chapter 1 105.1.3	Permits/ Paving & striping	Adds section 105.1.3 "Permits" requiring permits for re-paving and re-striping of commercial parking areas.	Existing Added	Admin
2	Chapter 1 105.1.4	Permits/ Demolition permits	Adds section 105.1.4 to clarify procedures and requirements needed prior to permit issuance for demo permits.	Existing Added	Admin
3	Chapter 1 105.2	Permits/ Work exempt from permits	Adds section 105.2 to specify local requirements. Revised this cycle.	Existing Revised	Admin
4	Chapter 1 105.4.1	Permits/ Issuance	Adds subsection 105.4.1 requiring licensed California contractor to pull permit for all but 1- and 2-family dwelling and accessory structures. Revised this cycle to reflect minor code change to "U" occupancy sub categories in CBC.	Existing Revised	Admin
5	Chapter 1 113	Permits/ Board of Appeals	Delete and replace section 113 outlining local Board of Appeals process and procedures	Existing Revised	Admin
6	Chapter 7A 701A.1	Materials and construction methods for exterior wildfire exposure/Scope	Clarify local high-fire-hazard zones and scoping of requirements	Existing Revised	Climatic Topo

7	Chapter 7A 701A.3	Materials and construction methods for exterior wildfire exposure/ Application	Eliminates 3 exceptions to this code section and section regarding Application Date	Existing Revised	Climatic Topo
8	Chapter 7A 705A.2	Materials and construction methods for exterior wildfire exposure/ Roof coverings	Specifies class "A" roofing, disallows wood shake and shingles, disallows "Green" or "Vegetated" roofs, in high fire hazard zone	Existing Revised	Climatic Topo
9	Chapter 7A 705A.4	Materials and construction methods for exterior wildfire exposure/ Roof gutters	Revised to require non-combustible materials for roof gutters.	Existing Revised	Climatic Topo
10	Chapter 7A 705A.5	Materials and construction methods for exterior wildfire exposure/ Drip edge flashing	Revised to require non-combustible materials for drip edge flashing	Existing Revised	Climatic Topo
11	Chapter 7A 706A.2	Materials and construction methods for exterior wildfire exposure/ Requirements	Specific requirements for roof turbine vents and allowance of State Fire Marshall approved vents.	Existing Revised	Climatic Topo
12	Chapter 7A 708A.2	Materials and construction methods for exterior wildfire exposure/ Exterior glazing	Adds language to ensure skylights are covered by High Fire Hazard area requirements	Existing Amended	Climatic Topo
13	Chapter 9 903.2.20	Fire Protection Systems/ Local Requirements	Section 903.20 and all sub-sections are new sections for local fire sprinkler requirements.	Existing Added	Climatic Topo
14	Chapter 9 907.2.30	Fire Protection Systems/ Mixed-use occupancies	Section specifies fire alarm system required for mixed-use occupancies	Existing Added	Climatic Topo
15	Chapter 12 1208.4	Interior Environment/ Efficiency dwelling units	Provides local jurisdiction ability to approve units with reduced floor area in certain circumstances	Existing Amended	Admin
16	Chapter 15 Table 1505.1	Roof Assemblies/ Roofing Classes	Eliminates class "C" roofs from all types of construction	Existing Amended	Climatic Topo
17	Chapter 15 1505.1.3	Roof Assemblies/ Roof coverings in all other areas	Specifies Class "B" minimum and refers high fire hazard requirements to Chapter 7A	Existing Amended	Climatic Topo

18	Chapter 17 1705.11.2	Structural Tests and Special Inspections/ Structural wood	This section has been revised due to changes in referenced design standards in structural provisions of CBC	Existing Amended	Geologic
19	Appendix Chapter "B"	Board Of Appeals	Provide uniform administrative procedures for all adopted codes. This appendix works in conjunction with Section 113	Existing Amended	Admin
20	Appendix Chapter "J"	Grading	This is a locally adopted version of the grading chapter with minor amendments to clarify reference to recently adopted SWMP Ordinance	Existing Amended	Topo Geologic

2013 California Residential Code

#	Chapter/ Section	Title	Concept	New or Existing/ Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
1.	Chapter 1 R105.1.1	Permits/ Paving & striping	Adds section R105.1.1 requiring permits for driveways and parking areas.	New	Admin
2.	Chapter 1 R105.2	Permits/ Work exempt from permits	Revise and update "work exempt" list for 1 and 2 family residential occupancies.	Existing Revised	Admin
3.	Chapter 1 R112.1	Board of Appeals	Provide uniform administrative procedures for all adopted codes by referring to CBC Section 113 and Appendix Chapter B.	New	Admin
4.	Chapter 3 R313.1	Building Planning/ Townhouse automatic fire sprinklers	Local sprinkler requirements.	Existing Revised	Climatic Topo
5.	Chapter 3 R313.2	Building Planning/ One- and two family dwellings	Local sprinkler requirements.	Existing Revised	Climatic Topo
6.	Chapter 3 R313.2.1	Building Planning/ Design & installation	Local sprinkler requirements.	Existing Added	Climatic Topo
7.	Chapter 3 R313.2.2	Building Planning/ Local requirements	Local sprinkler requirements.	Existing Added	Climatic Topo
8.	Chapter 3 R313.2.3	Building Planning/ Additions to or Remodels of SFR or duplexes	Local sprinkler requirements.	Existing Added	Climatic Topo
9.	Chapter 3 R313.2.4	Building Planning/ Computation of Square Footage	Local sprinkler requirements.	Existing Added	Climatic Topo
10.	Chapter 3 R313.2.5	Building Planning/ Existing use.	Local sprinkler requirements.	Existing Added	Climatic Topo
11	Chapter 3 R327.1.1	Building Planning/ Scope	Clarify local high-fire hazard zones and scoping requirements.	Existing Revised	Climatic Topo

12.	Chapter 3 R327.1.3	Building Planning/ Application	Local High Fire Hazard area requirements.	Existing Revised	Climatic Topo
13.	Chapter 3 R327.5.2	Building Planning/ Roof Coverings	Requires class "A" roofing and disallows use of wood shake or wood shingle roofs.	Existing Revised	Climatic Topo
14.	Chapter 3 R327.5.4	Building Planning/ Roof Gutters	Specifies non-combustible materials for roof gutters.	Existing Revised	Climatic Topo
15.	Chapter 3 R327.5.5	Building Planning/ Drip Edge Flashing	Specifies non-combustible materials for drip edge flashing.	Existing Revised	Climatic Topo
16.	Chapter 3 R327.6.2	Building Planning/ Requirements	Specific requirements for roof turbine vents and allowance of State Fire Marshall approved vents.	Existing Revised	Climatic Topo
17.	Chapter 3 R327.8.2	Building Planning/ Exterior glazing	Adds language to ensure skylights are covered by High Fire Hazard area requirements	Existing Revised	Climatic Topo
18.	Chapter 3 R332	Building Planning/ Special Inspections and Testing	Refers to CBC requirements.	Existing Added	Admin
19.	Chapter 3 R333	Building Planning/ Encroachments into the Public ROW	Refers to CBC requirements.	Existing Added	Admin
20.	Chapter 3 R334	Building Planning/ Safeguards During Construction	Refers to CBC requirements.	Existing Added	Admin
21.	Chapter 4 R401.5	Foundations/ Grading	Refers to CBC requirements.	Existing Revised	Geologic
22.	Chapter 4 R401.4	Foundations/ Soils Reports/Geotech Investigations	Refers to CBC requirements.	Existing Revised	Geologic
23.	Chapter 4 R401.4.1	Foundations/ Geotechnical Evaluation	Refers to CBC requirements for soils reports or geotechnical evaluations. Provides several exceptions to requirements for minor projects.	New Amended	Geologic
24.	Chapter 4 403.1.2	Foundations/ Continuous Footings	Requires continuous footings.	Existing Revised	Geologic
25.	Chapter 4 R403.1.5	Foundations/ Slope	Requires reinforcement for stepped footings.	Existing Revised	Geologic
26.	Chapter 4 R404.2	Wood foundation walls.	Virtually eliminates wood foundations walls from use in this jurisdiction.	Existing Revised	Geologic
27.	Chapter 8 R802.10.2	Design	Wood truss design requirements.	Existing Revised	Geologic
28.	Chapter 9 R902.1	Roofing covering materials	Eliminates class "C" roofs in jurisdiction.	Existing Revised	Climatic Topo
29.	Chapter 9 R902.1.1	Roofing covering materials within Wildland Fire Areas	Requires class "A" roofs in High Fire Hazard areas.	Existing Revised	Climatic Topo
30.	Chapter 9 R902.1.3	Roofing coverings in all other areas.	Eliminates class "C" roofs in jurisdiction.	Existing Revised	Climatic Topo

31.	Appendix F AF101.1	Radon Control Methods/ General	Adds requirements for Radon Control Methods in portions of the jurisdiction.	New Revised	Geologic
32.	Appendix F AF101.2	Application	Adds requirements for application of Radon Control Methods.	New Revised	Geologic
31 33.	Appendix G AG105.2	Outdoor swimming pool.	Adds requirements for pool barriers.	New Revised	Admin
32 34.	Appendix I AI101	General	Adds requirement for private sewage disposal system compliance.	New Revised1	Admin

2013 California Electrical Code

#	Chapter/ Section	Title	Concept	New or Existing/ Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
1.	Article 89 89.108.8	Appeals Board	Provide uniform administrative procedures for all adopted codes by referring to CBC Section 113 and Appendix Chapter B.	New	Admin

2013 California Mechanical Code

#	Chapter/ Section	Title	Concept	New or Existing/ Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
1.	Chapter 1 110	Board of Appeals	Provide uniform administrative procedures for all adopted codes by referring to CBC Section 113 and Appendix Chapter B.	Existing, updated CFC / MC	Admin

2013 California Plumbing Code

#	Chapter/ Section	Title	Concept	New or Existing/ Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
1.	Chapter 1 102.3	Administration/ Board of Appeals	Provide uniform administrative procedures for all adopted codes by referring to CBC Section 113 and Appendix Chapter B.	New	Admin
2.	Chapter 1 103.4	Administration/ Fees	Provide uniform fee assessment for all adopted codes.	New Revised	Admin
3.	Chapter 4 402.13	Plumbing Fixtures & Fixture Fittings/ Fountains	Updated to reflect numbering change for code section.	Existing Revised	Climatic

4.	Chapter 4 402.14	Plumbing Fixtures & Fixture Fittings/ Vehicle Wash Facilities	Updated to reflect numbering change for code section.	Existing Revised	Climatic
5.	Chapter 4 422.1	Plumbing Fixtures & Fixture Fittings/ Fixture Count	Updated to reflect numbering change for code section.	Existing Revised	Climatic
6.	Chapter 4 423	Plumbing Fixtures & Fixture Fittings/ Water Meters Required.	Updated to reflect numbering change for code section.	Existing Revised	Climatic
7.	Chapter 4 423.1	Plumbing Fixtures & Fixture Fittings/ Group R Occupancies	Updated to reflect numbering change for code section.	Existing Revised	Climatic
8.	Chapter 4 423.2	Plumbing Fixtures & Fixture Fittings/ Occupancies other than Group R	Updated to reflect numbering change for code section.	Existing Revised	Climatic
9.	Chapter 6 603.1	Water Supply & Distribution/ General	Updated to reflect numbering change for code section.	Existing Revised	Climatic
10.	Chapter 6 608.2	Water Supply & Distribution/ Excessive Water Pressure	Updated to reflect numbering change for code section.	Existing Revised	Climatic
11.	Chapter 7 710.14	Sanitary Drainage/ Sewage Pump Signaling Device	Updated to reflect numbering change for code section.	Existing Revised	Topo
12.	Chapter 7 710.15	Sanitary Drainage/ Approved Type Backwater Device	Updated to reflect numbering change for code section.	Existing Revised	Topo
13.	Chapter 7 713.2	Sanitary Drainage/ Private Sewage Disposal System	Allows private system until public sewer becomes available.	Existing	Admin

2013 California Energy Code

#	Chapter/ Section	Title	Concept	New or Existing/ Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
1.			No changes.		

2013 California Historical Building Code

#	Chapter/ Section	Title	Concept	New or Existing/ Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
1.			No Changes.		

2013 California Existing Building Code

#	Chapter/ Section	Title	Concept	New or Existing/ Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
1.			No changes.		

2013 California Green Building Standards Code

#	Chapter/ Section	Title	Concept	New or Existing/ Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
1.	4.304.2	Outdoor Water Use (Res)/ Fountains	Area of fountains connected to potable water supply shall not exceed 25 sf in area for each parcel.	New Added	Climatic
2	5.304.2	Outdoor Water Use/ Outdoor Potable Water Use	Clarify requiring separate city-issued meters for commercial condos	New Amended	Climatic
3.	5.304.4	Outdoor Water Use (Comm)/ Fountains	Area of fountains connected to potable water supply shall not exceed 25 sf in area for each parcel.	New Added	Climatic

2013 California Referenced Standards Code

#	Chapter/ Section	Title	Concept	New or Existing/ Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
1.			No changes.		

2012 International Property Maintenance Code

#	Chapter/ Section	Title	Concept	New or Existing/ Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
1.	Chapter 1 101.1	Title	Revised to reflect language specific to the City of Santa Barbara.	New Revised	Admin
2.	Chapter 1 103	Dept. of Property Maintenance Insp.	Separate Dept. of Property Maintenance Inspection not required.	Existing Deleted	Admin
3.	Chapter 1 111	Means of Appeal	Provide uniform administrative procedures for all adopted codes by referring to CBC Section 113 and Appendix Chapter B.	Existing	Admin
4.	Chapter 1 112.1	Failure to Comply	Modifies section to refer to SBMC Section 1.25 Administrative Citation	New Revised	Admin
5.	Chapter 3 302.4	Weeds	Revised to reflect language specific to the City of Santa Barbara requiring weeds to be kept to a maximum of 12"	New Revised	Admin
6.	Chapter 3 304.14	Insect Screens	Requires year-round insect screens on all habitable rooms, food-prep areas and food service areas.	New Revised	Admin
7.	Chapter 6 602.2	Residential Occupancies	Requires heating facilities in all residential habitable spaces.	New Revised	Climatic
8.	Chapter 6 602.3	Heat Supply	Residential heating facilities are covered in 602.3. Climatic conditions do not warrant heating facilities in other than residential facilities	New Deleted	Climatic
9.	Chapter 6 602.4	Occupiable Work Space	Residential heating facilities are covered in 602.3. Climatic conditions do not warrant heating facilities in other than residential facilities	New Deleted	Climatic

2007 Uniform Code For The Abatement Of Dangerous Buildings

#	Chapter/ Section	Title	Concept	New or Existing/ Added, Deleted or Amended	Findings: Climatic, Topo., Geologic or Admin.
1.	Chapter 2 205	Enforcement/ Board Of Appeals	Provide uniform administrative procedures for all adopted codes by referring to CBC Section 113 and Appendix Chapter B.	New Revised	Admin