



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November 8, 2016

TO: Mayor and Councilmembers

FROM: Building & Safety Division, Community Development Department

SUBJECT: 2016 California Building Standards Codes Adoption

RECOMMENDATION:

That Council waive the second reading, conduct a public hearing, and 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 2016 California Building Code, Volumes 1 and 2; 2016 California Residential Code; 2016 California Electrical Code; 2016 California Mechanical Code; 2016 California Plumbing Code; 2016 California Energy Code; 2016 California Historical Building Code; 2016 California Existing Buildings Code; 2016 California Green Building Standards Code; 2016 California Referenced Standards Code; And The 2015 International Property Maintenance Code; Adopting Local Revisions To Those Codes; And Repealing Ordinance Number 5639.

DISCUSSION:

Each year, the State of California adopts Building Standards Codes for uniform use throughout the State. That process is facilitated by the State Building Standards Commission ("Commission"). During that process, the Commission receives input from all state agencies, local enforcement officials, industry professionals, and the general public relative to the statewide implementation of the following codes:

- 2015 International Building Code and 2015 Residential Code published by the International Code Council
- 2015 National Electrical Code published by the National Fire Protection Association
- 2015 Plumbing Code and 2015 Mechanical Code published by the International Association of Plumbing and Mechanical Officials
- 2016 editions of the Administrative Code, Existing Building Code, Energy Code, Historical Building Code, Green Building Code, and Referenced Standards published by the California Building Standards Commission

After consideration of the input, these codes are amended by the Commission and adopted by the State under Title 24 of the California Code of Regulations, Parts 2-8 and 10-12 (Part 9 is the Fire Code). This year, the Commission completed amendments to the codes and published them on July 1, 2016. Local jurisdictions have 180 days to amend them further before they become law on January 1, 2017.

The City of Santa Barbara has consistently adopted local building standards. Attached to this report is a summary of the City's Building Code Adoption History (Attachment 1). For more than 60 years, the City has adopted and amended regional, state, national, and international building standards. The ordinance represents the most recent cycle of building standards proposed for amendment and adoption.

As in the past, local amendments to the code are kept to a minimum and are designed to address situations based on local conditions. Staff proposes a coordinated adoption of these codes together with the City Fire Department's proposal to adopt the California Fire Code and International Fire Code. Our coordinated approach and jointly adopted sections make the City codes more consistent and comprehensible to stakeholders. Areas of common interest such as the Board of Appeals protocols, Fire Protection Systems, and High Fire Hazard Area construction requirements are finalized between the affected City Divisions before incorporation into the respective proposed ordinances. In this way, we attempt to eliminate ambiguous code language and potential conflicts while incorporating the administrative, climatic, geologic, and topographic amendments that promote safe, sustainable, and accessible development in the City of Santa Barbara.

In order to maintain compliance with the State Building Standards Codes and other State and local property-related regulations, the City also adopts regulations that enable enforcement. Accordingly, included in the ordinance is the recommended continued adoption and amendment of the 2015 Property Maintenance Code published by the International Code Council.

This year, staff proposes the following new amendments since the last adoption of these codes in 2013:

- Requiring the skills of a licensed architect for complex permit applications of other than one- and two-family buildings
- Honoring private Certified Access Specialist services during building permit plan check
- Improving fire safety by restricting metal panel roofing over wood shingle and shake roofs
- Recognizing the Santa Barbara County Environmental Health Department as the local health authority for one- and two-family septic systems

The attached Summary of Amendments (Attachment 2) summarizes the recommended amendments to these codes and standards.

Subsequent to the October 11, 2016 Ordinance Committee meeting, staff from the Fire Department and the Building and Safety Division of the Community Development Department met with interested members of the public to discuss the City's fire sprinkler requirements. Based on this discussion, staff agreed to recommend a revision to Section 903.2.20.3 of the City's local amendments to the California Building Code and the California Fire Code. This amendment will allow an addition of up to 250 square feet to any existing building without requiring the installation of fire sprinklers. Staff continued meeting with stakeholders on October 18, 2016 and as a result added a new section, 903.2.20.8, which authorizes the code official to grant exceptions or modifications due to hardship or impracticality in complying with sprinkler requirements. The section was added to address stakeholder concerns and raise public awareness that reasonable accommodations will be made where appropriate.

Subsequent to the October 25, 2016 City Council introduction of this Ordinance, staff was advised of the unintended consequences of collecting and making a public record of a private business' Certified Access Specialist report prepared in accordance with State Civil Code Section 55.53. Consequently, staff has changed the word "report" to "certificate" in the proposed Building Code amendment adding section 107.2.7 protecting the privacy of the business and resolving these concerns.

Environmental Review:

It has been determined that proposed ordinance is exempt under the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guideline Section 15061(b)(3).

ATTACHMENT: 1. City's Building Code Adoption History
2. Summary of Amendments

PREPARED BY: Andrew Stuffer, Chief Building Official

SUBMITTED BY: George Buell, Community Development Director

APPROVED BY: City Administrator's Office

CITY'S BUILDING CODE ADOPTION HISTORY

Ordinance No. 355, adopted 11/9/00:

An Ordinance Establishing a Fire District and Determining the Character of Buildings that May Be Erected Therein and the Nature of Materials to be Used in the Construction, Alteration and Repair of Such Buildings.

Ordinance No. 1234, adopted 4/23/25:

An Ordinance Regulating and Classifying Building Within the City.

Ordinance No. 1264, adopted 8/27/25:

An Ordinance Establishing Fire Districts and Regulating the Buildings Therein.

Ordinance No. 1278, adopted 12/17/25:

Adopted Building Code to Regulate the Construction, Erection, Enlargement, etc. of Buildings or Structures in the City.

Ordinance No. 1323, adopted 1/13/27:

Regulated types of construction, maintenance, use and occupancy of buildings in the fire districts of the City.

Ordinance No. 2077, adopted 4/18/46:

Regulates Erection, Construction, Enlargement, etc. of Buildings.

Ordinance No. 2429, adopted 2/4/54:

This was first instance of adoption by reference of the Uniform Building Code (1952 Edition).

Ordinance No. 2530, adopted 3/1/56:

Adopted 1955 Edition.

Ordinance No. 2860, adopted 2/6/62:

Adopted 1961 Edition.

Ordinance No. 3043, adopted 4/27/65:

Adopted 1964 Edition.

Ordinance No. 3349, adopted 1/14/69:

Adopted 1967 Edition.

Ordinance No. 3827, adopted 3/30/76:

Adopted 1973 Edition.

Ordinance No. 3905, adopted 5/24/77:

Adopted 1976 Edition.

Ordinance No. 4064, adopted 7/15/80:

Adopted 1979 Edition.

Ordinance No. 4221, adopted 9/6/83:

Adopted 1982 Edition.

Ordinance No. 4604, adopted 12/12/89:

Adopted 1988 Edition.

Ordinance No. 4770, adopted 6/2/92:

Adopted 1991 Edition.

Ordinance No. 4931, adopted 12/12/95:

Adopted 1994 Edition.

Ordinance No. 5104, adopted 5/11/99:

Adopted 1998 Edition of California Building Code.

Ordinance No. 5256, adopted 10/1/02:

Adopted 2001 Edition of California Building Code.

Ordinance No. 5365, adopted 6/28/05:

Adopted 2004 Edition of California Building Code.

Ordinance No. 5440, adopted 11/4/07:

Adopted 2007 Edition of California Building Code.

Ordinance No. 5536, adopted 11/9/10:

Adopted 2010 Edition of California Building Code.

Ordinance No. 5639, adopted 10/29/13:

Adopted 2013 Edition of California Building Code.

Santa Barbara City Building & Safety Division

2016 California Building Standards Codes Adoption Summary of Amendments

October 11, 2016

#	Code & Section	Subject	Concept	Types: New, Existing, or Revised	Findings: Administrative, Climatic, Geologic, Topographic
1	Building Code Section 105.1.3 & 105.1.4 Residential Code Section R105.1.1 & R105.1.2	Permits Required	Requires permits for paving and striping of parking lots and driveways. Describes the authorizations needed for demolition permits.	Existing	Admin
2	Building Code Section 105.2 Residential Code Section R105.2	Exemptions from Permits	Adds or limits construction projects to the list of work exempt from permit.	Existing	Admin
3	Building Code Section 105.4.1	Permit Issuance	Requires a licensed contractor for work on other than single homes, duplexes, and accessory structures thereto.	Existing	Admin
4	Building Code Section 105.5, Residential Code Section R105.5, Plumbing Code Section 104.4.3, Mechanical Code Section 104.4.3	Permit Expiration	Defines the means by which the City determines that a permit has expired.	New	Admin
5	Building Code Section 107.1.1	Licensed Architect Required	Requires that a licensed architect be responsible for complex permit applications.	New	Admin
6	Building Code Section 107.2.7	Certified Access Specialist (CASp) Approval	Allows property owners that utilize a CASp to receive expedited access compliance plan review.	New	Admin

7	Building Code Section 117 Residential Code Section R115	Post-Damage Assessment	This section is recommended by the State Office of Emergency Services as part the State's Safety Assessment Program – a program employed after disasters to confirm building safety.	New	Admin
8	Building Code Section 113 Residential Code Section R112	Board of Appeals	Combines the current City code amendments and procedures. Revised to include administrative procedures.	Revised	Admin
9	Building Code Sections 701A.1 & 701A.3 Residential Code Section R337.1.1 & R337.1.3	Scope & Application	Makes “additions and remodels” subject to high-fire building design when in a high-fire area. Allows City Official discretion in allowing exemptions.	Existing	Climatic Topographic
10	Building Code Section 705A.4 Residential Code Section R337.5.4	Roof Gutters	Requires high-fire area roof gutters to be non-combustible.	Existing	Climatic Topographic
11	Building Code Section 708A.2 Residential Code Section R337.8.2	Exterior Glazing	Makes skylights subject to the high-fire area special glazing requirements.	Existing	Climatic Topographic
12	Building Code Section 903 – all, Residential Code Section R313	Automatic Fire Sprinkler System	Same amendment as prior cycle. Revised to specify September 11, 2009 as the beginning date for determining the improvement thresholds.	Revised	Climatic Topographic
13	Building Code Section 1208.4 Residential Code Section R304.5	Efficiency Dwelling Units	Inserts an exception to the minimum dwelling size for Affordable and Lower Income dwellings.	Existing	Admin
14	Building Code Section T1505.1 & 1505.1.3 Residential Code Section R902.1- R902.1.3	Minimum Roof Covering Rating	Changes the minimum fire resistance for all roofs from Class C to Class B.	Existing	Climatic Topographic
15	Building Code Section 1505.1.4 Residential Code Section R337.5 - all	Roofing in Wildland-Urban Interface Fire Area	Requires a minimum of Class A non-combustible roof in these high-fire risk areas.	Existing	Climatic Topographic

16	Building Code Section 1507.4.1 Residential Code Section R905.10.1	(Roof) Deck Requirements	Clarifies that metal panel roofing cannot be placed over wood shingles of shakes.	New	Climatic Topographic
17	Building Code Section 1705.12.2	Structural Wood (Special Inspections)	Allows for an exchange of reduced calculated load carrying values when continuous special inspection of nailing is not made.	Existing	Geologic
18	Building Code Section 3109.4.1	(Pool) Barrier Height and Clearances	Increases the minimum public pool fence height from 48" to 60" so that it affords the same height safety as private pools.	Existing	Admin
19	Building Code Appendix G	Flood Resistant Construction	Consolidates the City, State, and Federal regulations for development within a flood zone.	Existing	Admin
20	Building Code Appendix J	Grading Regulations	Establishes the City's grading regulations.	Existing	Geological Topographical
21	Residential Code Section R337.6.2	(Ventilation) Requirements	Prescribes specific fire-safe methods for providing attic ventilation in high-fire risk areas.	Existing	Climatic Topographic
22	Residential Code Section R341 & R342	Encroachments Safeguards	Requires residential projects to meet the standard Public Way Encroachment and Safeguards During Construction requirements of the Building Code.	New	Admin
23	Residential Code Section R401.4	Soils Reports	Clearly establishes the situations that require a soils report.	Existing	Geological Topographical
24	Residential Code Section R401.5	Grading	Consolidates grading regulations in Appendix J of the Building Code.	Existing	Geological Topographical
25	Residential Code Section R403.1.2	Continuous Footings	Requires continuous footings under braced walls that carry lateral loads.	Revised	Geological Topographical
26	Residential Code Section R403.1.5	(Footing) Slope	Clarifies the design criteria for footing on slopes.	Existing	Geological Topographical
27	Residential Code Section R404.2	Wood Foundation Walls	Prohibits wood foundation walls in high-risk seismic design areas.	Existing	Geological Topographical
28	Residential Code Appendix I, Plumbing Code Section 301.6.1	Private Sewage Disposal Systems	Establishes the Santa Barbara County Environmental Health Department as the local health authority for permitting one- and two-family on-site waste treatment systems (septic systems).	New	Geological Topographical
29	Residential Code Appendix V	Private Swimming Pools	Consolidates pool regulations in Section 3109 of the Building Code.	Revised	Admin

30	Plumbing Code Section 107, Mechanical Code Section 107, Property Maintenance Code Section 111	Board of Appeals	Consolidates the board of appeals regulations in Section 113 of the Building Code.	Existing	Admin
31	Plumbing Code Section 104.5, Mechanical Code Section 104.5	Fees	Consolidates permit-related fee information in the Residential Code or Building Code based on the nature of the work.	Existing	Admin
32	Plumbing Code Section 422.1	(Plumbing) Fixture Counts	Allows the Building Official to exercise discretion when determining the minimum number of required plumbing fixtures (toilets, sinks, etc.) in existing building applications.	Existing	Admin
33	Plumbing Code Section 423	Fountains	Requires a recirculation system.	Existing	Climatic
34	Plumbing Code Section 424	Car Wash Facilities	Requires special water conservation measures.	Existing	Climatic
35	Plumbing Code Section 603.1	Cross-Connection Control	Coordinates potable water cross-connection control regulations with State Title 17 drinking water supply regulations.	Existing	Admin
36	Plumbing Code Section 608.2	Excessive Water Pressure	Reduces the risk of building damage caused by excessive water pressure in the public water distribution system.	Existing	Topographical
37	Plumbing Code Section 710.14	Sewage Pump Signaling Device	Requires an audible alarm if system fails.	Existing	Topographical
38	Plumbing Code Section 710.15	Back Water Valve	Requires the installation of a sewer backwater valve to protect from damage caused by sewage backwater. Revised to include common compliance exceptions.	Revised	Topographical
39	Plumbing Code Section 713.2	Private Sewage Disposal System	Requires septic system abandonment and connection to the public sewer once the public sewer is available for connection.	Existing	Topographical
40	Electrical Code Section 90.4.1	Administration	Consolidates all of the administrative processes and regulations for the Electrical Code within the Building Code.	Revised	Admin
41	Green Building Code Sections 4.304.2 & 5.304.7	Fountains	Sets new fountain surface areas at a maximum of 25 square feet.	Existing	Climatic
42	Property Maintenance Code Section 101.1	Title	Establishes the "Property Maintenance Code of the City of Santa Barbara."	Revised	Admin

43	Property Maintenance Code Section 103.1	(Authority) General	Establishes the City Building Official as the Code Official.	New	Admin
44	Property Maintenance Code Section 108.1 & 108.4	(Unsafe Buildings) General Placarding	Requires that unsafe and unfit properties are placarded with "Unsafe" and/or "Limited Entry" placards when warranted.	New	Admin
45	Property Maintenance Code Section 108.7	Records	Requires that official records be retained.	New	Admin
46	Property Maintenance Code Section 112.4	Failure to Comply	Clarifies that a City Administrative Citation can be issued for violations.	Existing	Admin
47	Property Maintenance Code Section 302.4	Weeds	Sets maximum weed height at 12".	Existing	Admin
48	Property Maintenance Code Section 304.14	Insect Screens	Sets maximum screen mesh at 12 mesh per inch.	Existing	Admin
49	Property Maintenance Code Section 602.2	(Heating) Residential Occupancies	Coordinates the minimum heating system operating temperature with the State Housing Law minimum.	Existing	Admin
50	Property Maintenance Code Section 602.3 & 602.4	(Heating) Heat Supply Occupiable Work Spaces	Deletes these requirements for minimum heating system performance.	Existing	Admin