



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: November ~~2013~~, 2007

TO: Mayor and City Councilmembers

FROM: Building and Safety Division, Community Development Department

SUBJECT: Introduction Of 2007 State Building Codes Ordinance

RECOMMENDATION:

That Council introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Repealing Ordinance No. 5256 in its Entirety and Amending Santa Barbara Municipal Code Chapter 22.04, Adopting by Reference, the California Administrative Code, 2007 Edition; the California Building Code, 2007 Edition; the Uniform Housing Code, 1997 Edition; the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition; the California Plumbing Code, 2007 Edition; the California Mechanical Code, 2007 Edition; the California Electrical Code, 2007 Edition; the California Historical Building Code, 2007 Edition; the California Existing Building Code, 2007 Edition; and the California Energy Code, 2007 Edition; Adopting Local Revisions to Said Codes; and Adopting, Deleting, and Amending Certain Appendix Chapters of Said Codes.

DISCUSSION:

Since the early portions of the 20th century, the United States has had, for the most part, three major model code writing groups. The purpose of these codes is 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.

The State of California, along with most other states west of the Mississippi River, has used the Uniform Building Codes as published by the International Conference of Building Officials (ICBO), as the basis for its codes. The other two major model code groups were the Building Officials and Code Administrators International, Inc. (BOCA); and the Southern Building Code Congress International, Inc. (SBCCI). In the late 1980s and early 1990s, architects initiated a movement across the United States to unify the three separate model codes into one building code that could be adopted and enforced nationwide.

REVIEWED BY: _____ Finance _____ Attorney _____ Name of Additional Department(s) That Need to Review CAR

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This effort resulted in the creation of a single code document comprised of a mixture of the three model code regulations.

In 2001, the first "International Building Code" was published, unifying the requirements found in the three model codes. Thus, various states and local jurisdictions began the process of adopting this code. However, due to politically confusing reasons, the Building Standards Commission of California voted to remain on the 1997 Uniform Building Code and to pursue the adoption of the National Fire Protection Agency Code, known as the NFPA 5000 Building Code. California was the only state to move in this direction. This action resulted in a backlash throughout California with a significant majority of building officials, fire officials, structural engineers, architects and many other construction organizations vowing to change this direction and to adopt the International Building Code.

After several years of discussion and debate, the Building Standards Commission reversed their previous decision and adopted the newest edition (2006) of the International Building Codes. These new codes were published July 1, 2007, and will become effective on January 1, 2008. Local jurisdictions have six months from July 1, 2007 to review the new codes and adopt local amendments to these codes. The State of California Building Standards Commission allows for local amendments as long as the local amendments are more stringent than the state requirements and provided appropriate findings are made based on local climactic, topographical or geological conditions. Absent the adoption of local amendments, the State codes are deemed to be adopted as written.

While the Ordinance before you appears to contain many local amendments, most of these are due to a shuffling of locations within the State Codes and do not represent substantive changes to previous local amendments or are administrative amendments, which do not require findings. Examples of some of the local amendments being proposed include the following:

- ❑ A proposed amendment in High Fire Hazard areas requiring Class A (non-combustible) roof coverings for new structures and limiting wood shake or shingle roof coverings to existing structures provided they are fire retardant and less than 20 percent of an existing roof covering being replaced.
- ❑ A proposed amendment that requires fencing around pools to be a minimum of 60-inches in height. The Health & Safety Code does not provide specific fencing regulations, yet many children five years of age and younger are susceptible to drowning in bodies of water deeper than 18 inches.
- ❑ A proposed amendment for grading, sediment and erosion control. The proposed International Building Code has very limited regulations pertaining to grading.
- ❑ A proposed amendment to the Administrative Code establishing the Building and Fire Code Appeals Board.

Many of our previous amendments have been removed from this proposed Ordinance, due to the fact that the State Code already addresses the issue, or because of our belief that keeping our local requirements in line with the rest of the state will allow our development community to better understand the codes and to deliver a higher quality project in less time, without compromising the unique character of our city.

Training Required: Due to the blending of the requirements from all three codes, as opposed to the minor changes that occur in the codes on a normal three-year adoption cycle, these new codes are wide-spread and significant in their changes and will require a concerted effort on training for City staff. The staff of the Building and Safety Division has been proactive in training for these changes, both in seminars provided by others and our own internal training sessions.

Since the publishing of the new International Building Code in July 2007, much discussion has take place with our local contractors, architects and engineers as to the complexity and application of these codes. As such, it is our intention to collaborate with these professional organizations and conduct joint training programs to learn the new codes in order to properly apply them in the design, construction and inspection professions and to ultimately ensure safe construction, habitation and use of buildings in the City of Santa Barbara.

ORDINANCE COMMITTEE REVIEW

On October 30, 2007, the Ordinance Committee reviewed the draft ordinance and unanimously passed the Draft Ordinance on to the City Council for introduction with minor formatting corrections and a promise from staff to review the intended treatment of "Roof Eave Protection" for buildings located in a High Fire Hazard Area or Wildfire Exposure. The draft of the ordinance presented to the Ordinance Committee proposed the deletion of Section 704A.2.3 Eave Protection found in the 2007 Building Code based on an assumption that similar protections were located elsewhere in the codes being adopted by the City. A review of the codes by staff from the Fire Department and the Building and Safety Division concluded that this provision should remain. Therefore, the local amendment deleting Section 704A.2.3 has been removed from the ordinance. Also, staff is preparing an administrative policy to clarify that the City will accept the following materials as being "ignition-resistant materials": 7/8 inch thick stucco, 1/2 inch gypsum board under 3/8 inch minimum finished wood, or exposed (2) inch thick (nominal) tongue and groove decking over minimum 3 x 6 rafters as was previously adopted in Ordinance No. 5256.

Subject to the amendments provided for in Section 22.04.020, the following Codes and certain appendix chapters and the references therein are hereby adopted and shall be known as the City of Santa Barbara Building Code:

1. The “California Administrative Code”, 2007 Edition, as published by the International Code Council.
2. The “California Building Code”, 2007 Edition, except Appendix Chapters A, C, D, E, F, H, as published by the International Code Council.
3. The “California Plumbing Code”, 2007 Edition, as based on the 2006 Uniform Plumbing Code, including the appendix chapters, except Chapter E and including the Installation Standards.
4. The “California Mechanical Code”, 2007 Edition, as based on the 2006 Uniform Mechanical Code, including all appendix chapters, as published by the International Association of Plumbing and Mechanical Officials.
5. The “California Electrical Code”, 2007 Edition, as based on the 2005 National Electrical Code.
6. The “California Historical Building Code”, 2007 Edition, as published by the International Code Council.
7. The “California Existing Building Code”, 2007 Edition, as published by the International Code Council.
8. The “Uniform Housing Code”, 1997 Edition, as published by the International Conference of Building Officials.
9. The “Uniform Code for the Abatement of Dangerous Buildings”, 1997 Edition, as published by the International Conference of Building Officials.
10. The “California Energy Code”, 2007 Edition, as published by the International Code Council (also known as Part 6 of Title 24 of the California Code of Regulations).

ATTACHMENT: Executive Summary of Proposed Local Changes
PREPARED BY: George Estrella, Chief Building Official
SUBMITTED BY: Dave Gustafson, Acting Community Development Director
APPROVED BY: City Administrator's Office

Executive Summary of Proposed Local Changes

Section	Code/Chapter	Title	Concept	Type
<u>1</u>	MC 22.04.010	Adoption of Calif Codes by Reference	Lists the 9 codes to be adopted	Revised
<u>Section 2</u>	<u>MC 22.04.020</u>	<u>Amendments to Calif Building Code</u>		
A	CBC 704A.1.2	Roof Coverings	Roof coverings to be Class A or Non-Combustible	Existing
B, C, D	CBC 903.2	Automatic Sprinkler Systems	Adds local Fire Dept requirements	Existing
E	CBC 1208.4	Efficiency Dwelling Units	Allows limited use of smaller sized units.	Existing
F	CBC 1505.1.3	Roof Coverings	Requires Class A or B in non-Fire Hazard Areas	Existing
G	CBC 1704.1	Special Inspections	Deletes two exemptions for Special Inspections for residential projects.	Revised
H	CBC 1707.3	Structural Wood	Adds an amendment to allow reduced loads to not require Spec Insp.	Revised
I	CBC 1709.1	S.I. General	Requires written report for engineer and/or architect for structural observations made.	Existing
J	CBC 3109	Swimming Pools	Amends depth in definitions of pool and minimum heights of fence.	Existing
K	CBC Appendix 1	Permits	Amends requirements for permits, work exempt from permits, who can be issued permits, and establishes Building & Fire Code Board of Appeals	Existing
L	CBC Appendix B	Board of Appeals	Amends the rules and procedures of the Board of Appeals to match existing	Existing
M	CBC Appendix J	Grading	Language in the new CBC is very simplified and moved to the Appendix to allow local language to be developed. This Chapter has been rewritten to include current code requirements, the recommendations of the Calif Grading Official Association, and has also been modified to reflect local needs. This Chapter constitutes the bulk of the changes to the code.	New/Existing

<u>Section</u> <u>3</u>	<u>22.040.030</u>	<u>Amendments to Calif. Plumbing Code</u>		
A	CPC 412.11	Existing Building Fixture Count	Allows remodels of existing tenant spaces to have a reduced number of water closets	Existing
B	CPC 419	Water Meters	Requires a separate water meter for each dwelling unit	Existing
C	CPC 603.0	Cross-connection Control	Clarifies requirement in case of a conflict in codes	Existing
D	CPC 608.2	Excessive Water Pressure	Requires a pressure regulator for all buildings	Revised
E	CPC 710	Drainage Fixtures below Next Upstream Manhole.	Requires failure warning devices on lift pumps or ejectors and clarifies that a backwater valve is required for major remodels or additions.	Existing
F	CPC 713.2	Sewer Required	Clarifies that existing private systems (septic) shall be abandoned when a public sewer line becomes available.	Existing
<u>Section</u> <u>4</u>	<u>22.04.040</u>	<u>Calif. Mechanical Code</u>		
A	CMC 205	Board of Appeals	References the Building Code Section	Existing
B	CMC 115.2	Fees	References the Fee Ordinance	Existing
<u>Section</u> <u>5</u>	<u>22.04.050</u>	<u>Calif Electrical Code</u>		
	CEC 89.108.8	Appeals Board	References the Building Code Section	Existing
<u>Section</u> <u>6</u>	<u>22.04.060</u>	<u>Unif. Code for the Abatement of Dangerous Buildings</u>		
A	UCADB 205	Board of Appeals	References the Building Code Section	Existing
B	UCADG 401.2	Notice and Order	Revises code language to reflect current local requirements	Existing
<u>Section</u> <u>7</u>	<u>22.04.070</u>	<u>Uniform Housing Code</u>		
A	UHC 203	Board of Appeals	References the Building Code Section	Existing
B	UHC 1001.11	Hazardous or Unsanitary Premise	Revises definition to continue current language	Existing
C	UHC 1101.2	Notice and Order	Revises code language to reflect current local requirements	Existing
<u>Section</u> <u>8</u>			Requires copies of the codes be kept at the Building Division and available to the public.	
<u>Section</u> <u>9</u>			Repeals previous adoption ordinance	
<u>Section</u> <u>10</u>			Establishes Jan. 1, 2008 as the effective date.	