



CITY OF SANTA BARBARA

CITY COUNCIL AGENDA REPORT

AGENDA DATE: April 8, 2008
TO: Mayor and Councilmembers
FROM: Building and Safety Division, Community Development Department
SUBJECT: Amendments And Additions To Adopted 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 Chapter 22.04 of Title 22 of the Santa Barbara Municipal Code Concerning Local Amendments to the California Building Code and California Plumbing Code, and Revising References to the Uniform Building Code in the Code to Refer to the California Building Code.

DISCUSSION:

The upcoming codes are substantially different from the codes we have used over the last several decades. We have had the chance to learn them more thoroughly since late July 2007. It has become clear that several items were overlooked or inadvertently deleted from the original adopting ordinance. The draft Building Code Ordinance revisions are attached.

Proposed Changes:

1. In Section 1, Item A makes clear that the provisions of the High Fire Chapter (7A) apply to additions and remodels to existing buildings in the High Fire Hazard Area.
2. Items B through F are changes in the item numbers only. No changes to the text are proposed.
3. Item G adds a new Section to Chapter 15 that requires reroofs in the High Fire Hazard Area to meet the requirements of the High Fire Chapter (7A). This is a continuation of the last adopted ordinance (not the current) that was missed during the latest adoption process.

REVIEWED BY: _____ Finance _____ Attorney

Agenda Item No. _____

4. Item H adds back an exception, #3, that should not have been deleted when the code was adopted in January. This exception gives the building official flexibility for single family residences (Group R-3's) and their garages (Group U's) when it comes to the rigorous special inspection requirements of the new code.
5. Item J is a change in the item number only. No changes to the text are proposed.
6. Item K adds requirements for foundations for "Conventional Construction" projects from the previous code. This allows structures that have prescriptive requirements for the framing and other above-grade portions of the project to also have prescriptive requirements for the foundations. These requirements have been in use by the previous edition of the building code and have been utilized extensively throughout Santa Barbara and the State for the last six years.
7. Item L adds prescriptive requirements for the installation of a T-bar ceiling system. The amendment, by setting out specific, detailed instructions and materials, eliminates the need for engineering new T-bar systems and changes to existing systems.
8. Item M removes an exception under Sub-Item 3 that would allow pools or spas to be installed without an enclosure (fence) for a single-family residence when it is supplied with a powered cover. Staff feels that the requirement for a fence is necessary because the topography in our area is such that many rear yards are accessible from a public way, and the lack of a fence could allow unauthorized access to a private pool.
9. Section 2 is changes to the item numbers only.
10. Section 3 adds two "new" requirements under "A" to California Plumbing Code Section 402, Water Conserving Fixtures & Fittings. Requirements 1 & 2 were in the ordinance that amended the 2001 Calif. Codes, but were not continued. The Water Resources Division has requested that they be included with updated and expanded language and a new requirement added (402.8.3).
11. Items B through E are renumbering of existing Plumbing Code amendments due to the previous addition.

PREPARED BY: Chris Hansen, Inspection/Plan Check Supervisor

SUBMITTED BY: Dave Gustafson, Acting Community Development Director

APPROVED BY: City Administrator's Office