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LOCAL ADOPTION OF THE LATEST CALIFORNIA BUILDING STANDARDS CODE AND UNIFORM HOUSING CODE

May 16, 2016

Prepared By

LBD **DEVELOPMENT** SERVICES



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OVERVIEW

TOPICS TO BE DISCUSSED

- Code Adoption Process
- Codes
- State and Local Amendments
- Public Notice
- Outreach Effort
- Implementation



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OVERVIEW

INTRODUCTION

- What is the purpose of the Codes?
- Why is the City required to adopt this?
- What happens if the City does nothing?
- Why can't the City use the older Codes?
- What is BEAC's role in the adoption process?
- What is the City doing to get the word out?



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CODE ADOPTION PROCESS

- Building Standards Code (“Codes”) are laws governing the construction residential and nonresidential buildings and structures
- Every 3 years the Codes are updated by the State
- CA HSC Sections 17958, 18941.5 and 13869
- State agencies (i.e., CBSC, HCD, DSA, SFM, etc)
- CA Building Standards Commission (CBSC) is responsible for the administration and implementation of each code cycle



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CODE ADOPTION PROCESS

- CBSC adopts the Codes on 1-1-16
- Codes are published on 7-1-16
- Codes take effect 180 days after on 1-1-17
- City is mandated by State law to adopt the Codes
- City may amend the Codes to address local issue
- Amendments to “Building Standards” need to be justified on the basis of local geologic, topographic, climatic or environmental conditions



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CODE ADOPTION PROCESS

- Amendments must be more restrictive, not less
- Establishment or amendments to “Administrative Standards” does not require justification
- BEAC assist the Building Official as an advisory body to recommend the adoption of the Codes and local amendments to the City Council (CC)
- BEAC meetings serves as a public forum to allow input and feedback by stakeholders



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CODE ADOPTION PROCESS

- Public hearing at the CC meetings to consider a citywide Ordinance and Resolution to adopt the Codes and local amendments (10-11-16 and TBD)
- File Ordinance and Resolution with the CBSC
- Adopted Codes becomes effective 1-1-17
- All projects submitted prior to 1-1-17 are subject to the older Codes
- All projects submitted on or after 1-1-17 are subject to the newly adopted Codes

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CODES

- Model Codes
- California Code of Regulations (CCR)
- Long Beach Municipal Code (LBMC)



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CODES

MODEL CODES

- 2015 International Building Code (IBC)
- 2015 International Residential Code (IRC)
- 2015 International Fire Code (IFC)
- 2014 National Electrical Code (NEC)
- 2015 Uniform Mechanical Code (UMC)
- 2015 Uniform Plumbing Code (UPC)
- 1997 Uniform Housing Code (UHC)



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CODES

CALIFORNIA CODE OF REGULATIONS (CCR)

- Title 19 Public Safety
- Title 24 Building Standards Code
- Title 25 Housing and Community Development



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CODES

CCR TITLE 24 CA BUILDING STANDARDS CODE

- Part 1 California Administrative Code (CAC)
- Part 2 California Building Code (CBC)
- Part 2.5 California Residential Code (CRC)
- Part 3 California Electrical Code (CEC)
- Part 4 California Mechanical Code (CMC)
- Part 5 California Plumbing Code (CPC)
- Part 6 California Energy Code (CEEC)



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CODES

CCR TITLE 24 CA BUILDING STANDARDS CODE

- Part 7 (*Currently Vacant, formerly Elevator Code*)
- Part 8 California Historical Building Code (CHBC)
- Part 9 California Fire Code (CFC)
- Part 10 California Existing Building Code (CEBC)
- Part 11 California Green Building Standards Code (CALGreen)
- Part 12 California Reference Standards Code



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CODES

LONG BEACH MUNICIPAL CODE (LBMC)

- LBMC Title 8 Health and Safety
- LBMC Title 9 Public Peace, Morals and Welfare
- LBMC Title 10 Vehicles and Traffic
- LBMC Title 12 Oil Production Regulations
- LBMC Title 14 Streets and Sidewalks
- LBMC Title 15 Public Utilities
- LBMC Title 18 Building Standards Code



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CODES

LBMC TITLE 18 BUILDING STANDARDS CODE

- Chapters 18.01 thru 18.30 – Administration Reg.
- Chapters 18.40 thru 18.48 – Adopted Bldg. Reg.
- Chapters 18.60 thru 18.77 – Other Constr. Reg.
- Chapter 18.99 Findings



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STATE AND LOCAL AMENDMENTS

UPDATES ADOPTED BY THE STATE

- Extensive update of all CA Codes
- Changes to the CBC, deleting of Ch. 34, accessibility regulations for EVs
- Extensive changes to the CEBC
- Changes to the CALGreen for requirements to water, EVs, waste reductions



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STATE AND LOCAL AMENDMENTS

UPDATES UNDER CONSIDERATION BY THE CITY

- Administrative changes in Chapters 18.01 – 18.30 to reflect current practices and procedures that were not previously codified or needs update
- Re-adopt previously adopted amendments in Chapters 18.40 – 18.48 related to structural and fire-life safety provisions, including any addition or deletion of amendments
- Add Chapter 18.49 to adopt the CEBC



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STATE AND LOCAL AMENDMENTS

UPDATES UNDER CONSIDERATION BY THE CITY

- Add Chapter 18.50 to adopt the Historical Code
- Update Chapter 18.61 to correlate NPDES/SUSMP requirements to match PW's Storm Water Permit
- Update Chapter 18.65 to strengthen protection for historic buildings
- Update Chapter 18.67 to address construction and demolition recycling debris program



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STATE AND LOCAL AMENDMENTS

UPDATES UNDER CONSIDERATION BY THE CITY

- Update Chapter 18.73 to correlate latest flood regulations with those contained in the LBMC
- Add Chapter 18.78 to adopt EV standards
- Update Title 12 to correlate fire prevention requirements to match with the CFC



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STATE AND LOCAL AMENDMENTS

RECOMMENDATION TO THE CITY COUNCIL

- Declare the Ordinance adopting and amending the 2016 California Building Standards Code and the 1997 Uniform Housing Code by amending Title 18 of the LBMC
- Adopt a Resolution making findings and determinations relating to the adoption of more restrictive Building Standards Code provisions, where appropriate

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STATE AND LOCAL AMENDMENTS

COPY OF STATE AMENDMENTS AND ANALYSIS

CA Building Standards Commission

<http://www.bsc.ca.gov/Rulemaking/adoptcycle/2015CodeAdoptionCycle.aspx>

Office of the State Fire Marshal

<http://osfm.fire.ca.gov/codedevelopment/codedevelopment>



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STATE AND LOCAL AMENDMENTS

COPY OF STATE AMENDMENTS AND ANALYSIS

Housing and Community Development

<http://www.hcd.ca.gov/codes/>

Division of the State Architect

<http://www.dgs.ca.gov/dsa/Programs/progCodes.aspx>



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STATE AND LOCAL AMENDMENTS

COPY OF CITY AMENDMENTS AND ANALYSIS

Department of Development Services

- Proposed Code Amendments
- Statement of Reasons
- Findings

http://www.lbds.info/building/engineering_n_development_services/building_codes.asp



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PUBLIC NOTICE

- Post information on website
- Public flyers available at public counter
- Information included in newsletter
- Multiple press releases
- Post information to City social networking sites
- Spread news via several E-Notify and email distribution lists
- Post to local newspapers



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OUTREACH EFFORT

STAKEHOLDER PARTICIPATION

- ICC Los Angeles Basin Chapter's Committees (Structural, Fire-Life Safety, Green Building and Sustainability, and Administration)
- Public hearings at the Sustainability Committee
- Public hearings at the BEAC meetings
- Public hearings at the City Council meetings
- Stakeholder meetings with City staff



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OUTREACH EFFORT

CONDUCTING COMMUNITY WORKSHOPS

- Workshop to provide participants with update on state and local changes to the Codes
- Anticipate on having a few workshop meetings at a public venue
- Anticipate on having private workshop meetings at local organizations or associations
- Dates and locations TBD



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IMPLEMENTATION

TRAINING AND PREPARATION EFFORTS

- Technical staff to provide general training of new Codes to the broader staff, including Building, Planning, Code Enforcement or other
- Supplement technical training for staff by outside organizations such as ICC, CALBO, ICC-LABC, So. Cal. FPO, etc.



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IMPLEMENTATION

TECHNICAL INFORMATION FOR THE PUBLIC

- Training materials
- Design and construction checklists
- Information bulletins
- Guidelines
- Illustrative handouts



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NEXT STEP

- Continue public hearings at the next BEAC meetings on 6-20-16 and 7-18-16 (more if needed)
- Provide more detail of amendments and changes proposed
- Have all information and analysis posted on the Department's website
- Respond to and incorporate any public input or discussion from these and other meetings
- BEAC to adopt staff's recommendations

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CONCLUSION

- Open for question/discussion from the BEAC members
- Open for question/discussion from the public members