

ATTACHMENT



BEAC PUBLIC HEARING

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

AUGUST 29, 2016

PREPARED BY

LBD DEVELOPMENT SERVICES



SUSTAINABLE
LONG BEACH

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PROPOSED AMENDMENT:

Chapter 12.16 of the Long Beach Municipal Code is deleted in its entirety and replaced to read as follows:

~~12.16.010 Compliance required.~~

~~Notwithstanding any other provisions of this Title, it is unlawful and a nuisance for any person to drill any well, or to erect any derrick or production equipment, at any location within those areas in the City within which such drilling, erection, operation and maintenance are permitted as in this Title provided unless such well, derrick and production equipment are located as provided in this Chapter. The provisions of this Chapter shall not apply to wells for which permits have been issued prior to the effective date of the ordinance codified in this Chapter.~~

~~12.16.020 Seventy five feet from street.~~

~~No oil well shall be drilled within seventy five feet (75') of the exterior boundary of any dedicated public street, highway, railroad right of way or private street except wherein a greater distance is required by State statutes or the Division of Oil and Gas. Private street, as used in this Section, means a street designated as such in a recorded subdivision map. The seventy five-foot requirement may be waived if the applicant complies with any special safety requirements imposed by the Fire Department. If the drill site is to be located on a corner lot having streets bordering on two (2) sides, then no oil well shall be drilled within seventy five feet (75') of the exterior boundary of the shorter street frontage and within twenty five feet (25') of the longer street frontage.~~

~~12.16.030 One hundred feet from buildings.~~

~~No well shall be located within one hundred feet (100') of any building, nor shall any such building be erected within one hundred feet (100') of any well not abandoned, except buildings incidental to the operation of the well. The one hundred foot (100') distance requirement shall be waived by the Director provided the Director finds:~~

- ~~A. That the use or occupancy of the building is such that the one hundred foot (100') distance requirement is not necessary;~~
- ~~B. That the building or the drill site incorporates adequate structural and fire safety features to compensate for the reduction in the one hundred foot (100') requirement of this Section; and~~
- ~~C. That the owner of the structure complies with any special safety requirements imposed by the Fire Department.~~

~~12.16.040 Three hundred feet from school lands.~~

~~No well shall be located within three hundred feet (300') of any building used as an auditorium, institution or school; nor shall any such building be erected within three hundred feet (300') of any well not abandoned. The three hundred foot (100') distance requirement shall be waived by the Director provided the Director finds:~~

- ~~A. Adequate structural, safety and sound-proofing features are incorporated into the permit application to compensate for the reduction of the three hundred foot (100') requirement of this Section; and~~
- ~~B. No alternate drill sites are available to the permittee. In no event shall the three hundred foot (100') distance requirement be reduced to less than two hundred feet (200').~~

~~12.16.050 Consolidated drill site plans.~~

~~To encourage the consolidation of oil production facilities whenever feasible so as to make surface land areas available for productive non-oil surface use, special consideration shall be given to modification of well setback requirements when necessary to make feasible the use of sites for consolidated oil drilling surface facilities. Such modifications shall be reviewed and approved in the same manner as other exemptions, variances and modifications under this Code. An application for a drilling permit may include a request for review and approval of an overall plan for the location of facilities, including future well bores, within a consolidated drill site. Upon approval of such plan, facilities and well bores located in accordance therewith shall be deemed to be in compliance with the setback requirements of this Code.~~

12.16.010 Compliance required.

~~Notwithstanding any other provisions of this title, it is unlawful and a nuisance for any person to drill or redrill any well, or to erect any derrick or production equipment, at any location within those areas in the City within which such drilling, redrilling, erection, operation and maintenance are permitted as in this title provided unless such well, derrick and production equipment are located as provided in this chapter. The provisions of this chapter shall not apply to wells for which permits have been issued prior to the effective date of the ordinance codified in this chapter. Where there is conflict between this chapter and any provisions required by State statutes or the D.O.G.G.R., the most restrictive shall govern.~~

12.16.020 Location.

~~The location of new wells to existing buildings, structures or sources of ignition and the location of new buildings, structures or sources of ignition to existing wells shall comply with the Section 5706.3.1 of the California Fire Code adopted in Chapter 18.48.~~

12.16.030 Consolidated drill site plans.

~~To encourage the consolidation of oil production facilities whenever feasible so as to make surface land areas available for productive non-oil surface use, special consideration shall be given to modification of well setback requirements when necessary to make feasible the use of sites for consolidated oil drilling surface facilities. Such modifications shall be reviewed and approved in the same manner as other exemptions, variances and modifications under this title. An application for a drilling or redrilling permit may include a request for review and approval of an overall plan for the location of facilities, including future well bores, within a consolidated drill site. Upon approval of such plan, facilities and well bores located in accordance therewith shall be deemed to be in compliance with the setback requirements of this title.~~

RATIONALE:

The amendment makes administrative changes to include "redrill" as part of the scope of work. Additional language added to ensure that the more restrictive provision of the State statutes or those of D.O.G.G.R. shall apply to the project.

The amendment makes administrative changes to reference the latest edition of the CFC to ensure that the location of oil wells are properly separated from sources of ignition, buildings and structures.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

PROPOSED AMENDMENT:

Section 18.01.050 of the Long Beach Municipal Code is amended to read as follows:

18.01.050 – Referenced codes.

The codes listed in ~~Subsections A through I~~ this section and referenced elsewhere in this title shall be considered part of the requirements of this title to the ~~prescribed~~ prescribed extent of each such reference.

- A. Building Code. The provisions of the California Building Code adopted in Chapter 18.40 shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
- B. Residential Code. The provisions of the California Residential Code adopted in Chapter 18.41 shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three (3) stories above grade plane in height with a separate means of egress and their accessory structures not more than three (3) stories above grade plane in height.

EXCEPTIONS:

- ~~1. Live/work units complying with the requirements of Section 419 of the California Building Code adopted in Chapter 18.40 shall be permitted to be built as one- and two-family dwellings or townhouses. Fire suppression required by Section 419.5 of the California Building Code when constructed under the California Residential Code adopted in Chapter 18.41 shall conform to Section R313.~~
- ~~2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the California Residential Code when equipped with a fire sprinkler system in accordance with Section R313.~~
- C. Electrical Code. The provisions of the California Electrical Code adopted in Chapter 18.42 shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.
- D. Plumbing Code. The provisions of the California Plumbing Code adopted in Chapter 18.43 shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

EXCEPTION: Chapter 18.43 shall not apply to any sewer constructed and maintained by a City department or agency within the public right of way.

- E. Mechanical Code. The provisions of the California Mechanical Code adopted in Chapter 18.44 shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.
- F. Housing Code. The provisions of the Uniform Housing Code adopted in Chapter 18.45 shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing buildings or portions thereof used, or designed or intended to be used, for human habitation.

- G. Energy Code. The provisions of the California Energy Code adopted in Chapter 18.46 shall apply to all matters governing the design and construction of buildings for energy efficiency.
- H. Green Building Standards Code. The provisions of the California Green Building Standards Code adopted in Chapter 18.47 shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, unless otherwise indicated in this title, throughout the City.
- I. Fire Code. The provisions of the California Fire Code adopted in Chapter 18.48 shall ~~apply to matters~~establishes regulations affecting or relating to structures, processes, and ~~premises and safeguards relating to all of the following: from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.~~
 - 1. The hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices.
 - 2. Conditions hazardous to life, property or public welfare in the occupancy of structures or premises.
 - 3. Fire hazards in the structure or on the premises from occupancy or operation.
 - 4. Matters related to the construction, extension, repair, alteration or removal of fire suppression and alarm systems.
 - 5. Conditions affection the safety of fire fighters and emergency responders during emergency operations.
- J. Existing Building Code. The provisions of the California Existing Building Code adopted in Chapter 18.49 shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings and structures.
- K. Historical Building Code. The provisions of the California Historical Building Code adopted in Chapter 18.50 shall apply in permitting repairs, alterations and additions necessary for the preservation, restoration, reconstruction, rehabilitation, relocation or continued use of a qualified historical building or property when so elected by the private property owner.

RATIONALE:

Administrative changes to strike out "Subsections A through I" and instead reference "this section". Subsection numbers may change over time and deleting it will also help to avoid updating this reference in the future.

Administrative changes to insert the word "Code" after each subsection heading to reiterate that the provisions pertain to the code.

Administrative changes to update the CRC provisions based upon changes to the model residential code limiting accessory structures to no more than 3 stories and to remove the exceptions language as it is already covered under the CRC and does not need to be repeated. Section numbers may change over time and deleting it will also help to avoid updating this reference in the future.

Administrative changes to update the CFC provisions based upon changes to the model fire code.

Administrative changes to reference the latest edition of the State's code. State law requires that local jurisdictions adopt the 2016 Edition of the California Existing Building Code by January 1, 2017. This code will be adopted in Chapter 18.49.

Administrative changes to reference the latest edition of the State's code. State law requires that local jurisdictions adopt the 2016 Edition of the California Historical Building Code by January 1, 2017. This code will be adopted in Chapter 18.50.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

PROPOSED AMENDMENT:

Section 18.40.310 of the Long Beach Municipal Code is amended to read as follows:

18.40.310 – Amend CBC Section 2308.9.3.1 ~~2308.6.5.1~~—~~Alternative bracing~~ Alternate braced wall.

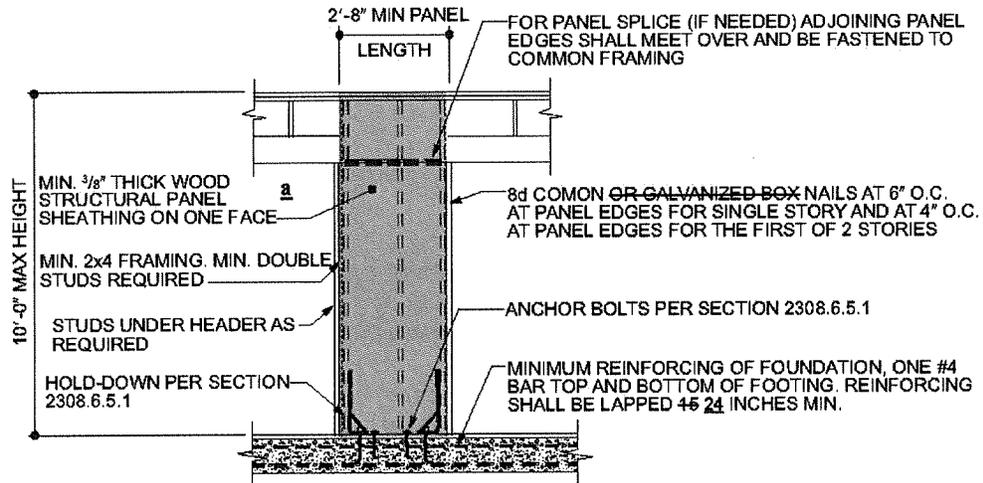
Section ~~2308.9.3.1~~ ~~Item 12308.6.5.1~~ of the 2013~~2016~~ Edition of the California Building Code is amended to read as follow:

~~1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8-inch minimum thickness (9.5 mm) wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table 2304.9.1 and blocked at wood structural panel edges. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch minimum thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports. Two anchor bolts installed in accordance with Section 2308.6 shall be provided in each panel. Anchor bolts shall be placed at each panel outside quarter points. Each panel end stud shall have a tie-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (8006 N). The tie-down device shall be installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation or on floor framing supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom.~~

~~Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing or turned-down slab edge is permitted at door openings in the braced wall line. This continuous footing or turned-down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.~~

2308.6.5.1 Alternate braced wall (ABW). An ABW shall be constructed in accordance with this section and Figure 2308.6.5.1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (813 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with 3/8-inch (3.2 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Table 2304.10.1 and blocked at wood structural panel edges. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports. Two anchor bolts installed in accordance with Section 2308.3.1 shall be provided in each panel. Anchor bolts shall be placed at each panel outside quarter points. Each panel end stud shall have a hold-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (8006 N). The hold-down device shall be installed in accordance with the manufacturer's recommendations. The ABW shall be supported directly on a foundation or on floor framing supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing is permitted at door openings in the braced wall line. This continuous footing shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 24 inches (610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where the ABW is installed at the first story of two-story buildings, the wood structural panel sheathing shall be provided on both faces, three anchor bolts shall be placed at one-quarter points and tie-down device uplift capacity shall be not less than 3,000 pounds (13 344 N).



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch-minimum-thickness (1.19 mm) wood structural panel sheathing.

**FIGURE 2308.6.5.1
ALTERNATE BRACED WALL PANEL (ABW)**

RATIONALE:

3/8" thick, 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3-ply plywood during the Northridge Earthquake. This proposed amendment specifies minimum sheathing thickness, nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damages to property. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake.

FINDINGS:

Local Geologic Condition – Amendment is necessary on the basis of a local geologic condition. This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. The amendment makes modification and changes to better limit personal injury and property damage as a result of seismic activity and to establish criteria for repair of damaged property following a local emergency.

PROPOSED AMENDMENT:

Section 18.40.320 of the Long Beach Municipal Code is amended to read as follows:

18.40.320 – Amend CBC Section ~~2308.9.3.2~~2308.6.5.2 and Figure ~~2308.9.3.2~~2308.6.5.2—Alternate bracing wall panel adjacent to a door or window opening.

Section ~~2308.9.3.2~~ ~~Item 1~~2308.6.5.2 and Figure ~~2308.9.3.2~~2308.6.5.2 of the ~~2013~~2016 Edition of the California Building Code is amended to read as follow:

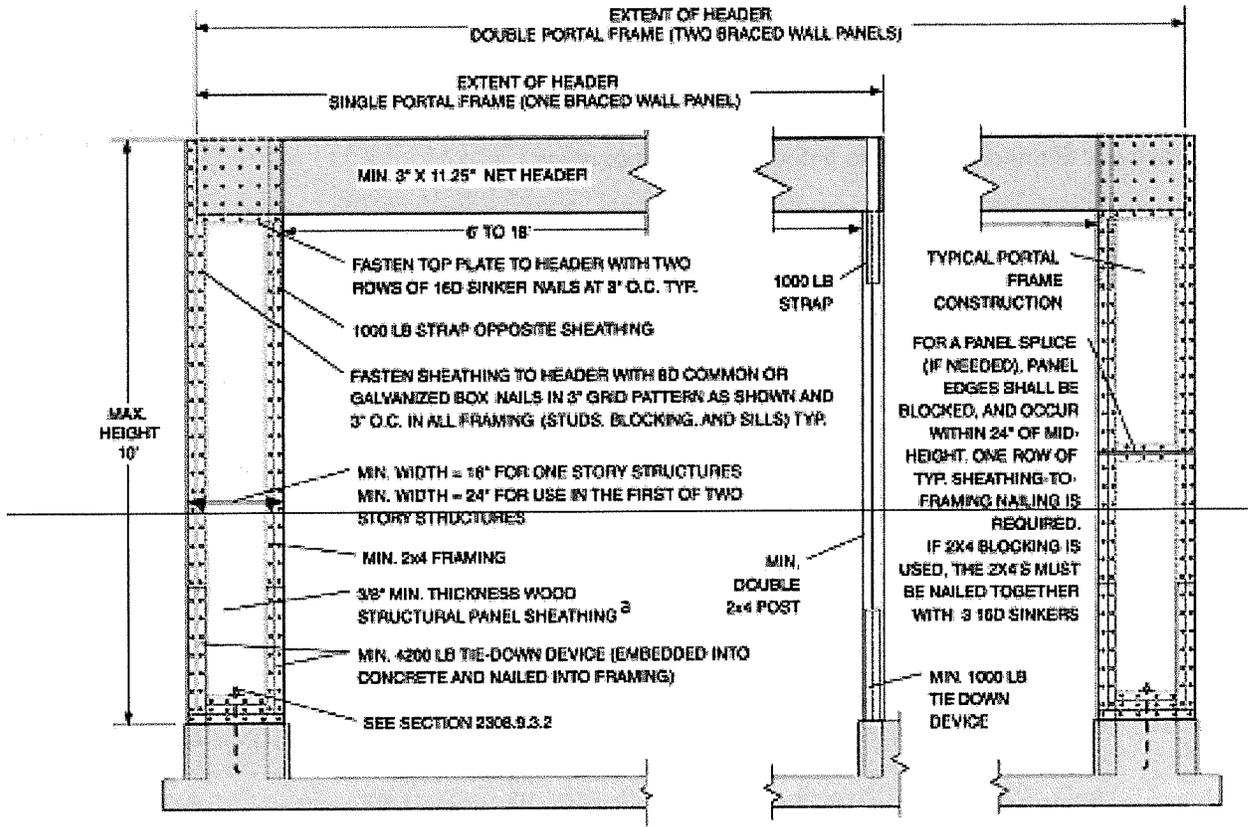
~~1. In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8 inch (9.5 mm) minimum thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure 2308.9.3.2. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch minimum thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports and in accordance with Figure 2308.9.3.2. The wood structural panel sheathing shall extend up over the solid sawn or glued laminated header and shall be nailed in accordance with Figure 2308.9.3.2. A built-up header consisting of at least two 2 x 12s and fastened in accordance with Item 24 of Table 2304.9.1 shall be permitted to be used. A spacer, if used, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1,000 pounds (4,400 N) shall fasten the header to the inner studs opposite the sheathing. One anchor bolt not less than 5/8 inch (15.9 mm) diameter and installed in accordance with Section 2308.6 shall be provided in the center of each sill plate. The studs at each end of the panel shall have a tie-down device fastened to the foundation with an uplift capacity of not less than 4,200 pounds (18 480 N).~~

~~Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full-length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than 1,000 pounds (4400 N) shall fasten the header to the bearing studs. The bearing studs shall also have a tie-down device fastened to the foundation with an uplift capacity of not less than 1,000 pounds (4400 N).~~

~~The tie-down devices shall be an embedded strap type, installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom.~~

~~Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing or turned down slab edge is permitted at door openings in the braced wall line. This continuous footing or turned down slab edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than 15 inches (381 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.~~

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For SI: 1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound = 4.448 N.

- a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch minimum thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 6 inches on panel edges, 12 inches at intermediate supports.

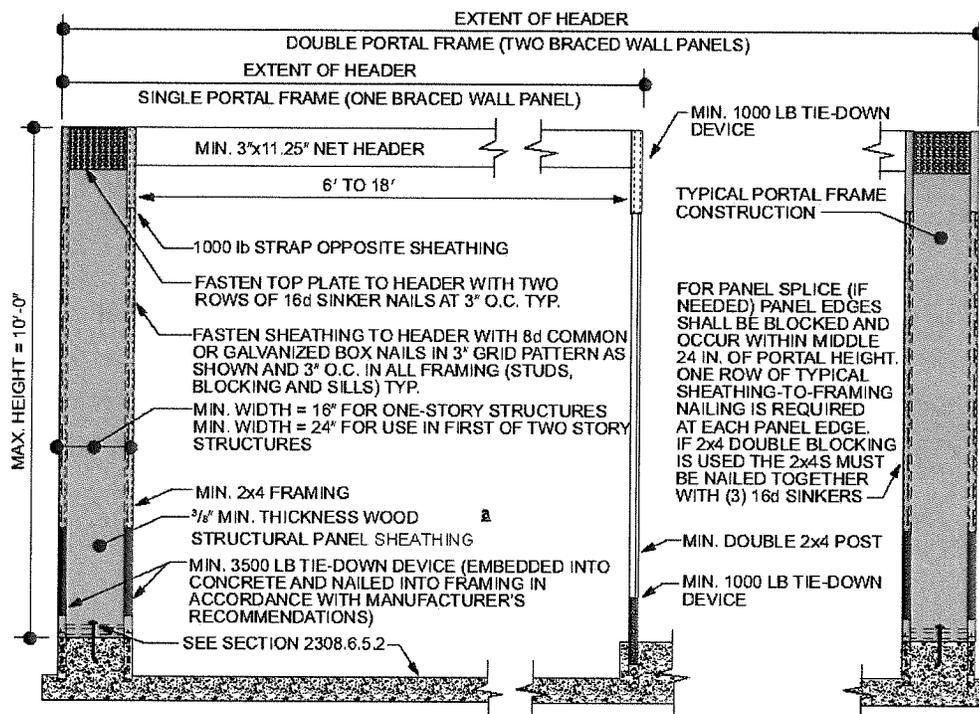
**FIGURE 2308.9.3.2
ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING**

2308.6.5.2 Portal frame with hold-downs (PFH). A PFH shall be constructed in accordance with this section and Figure 2308.6.5.2. The adjacent door or window opening shall have a full-length header.

In one-story buildings, each panel shall have a length of not less than 16 inches (406 mm) and a height of not more than 10 feet (3048 mm). Each panel shall be sheathed on one face with a single layer of 3/8-inch (9.5 mm) minimum-thickness wood structural panel sheathing nailed with 8d common or galvanized box nails in accordance with Figure 2308.6.5.2. For structures assigned to Seismic Design Category D or E, each panel shall be sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing nailed with 8d common nails spaced 3 inches on panel edges, 3 inches at intermediate supports and in accordance with Figure 2308.6.5.2. The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header and shall be nailed in accordance with Figure 2308.6.5.2. A built-up header consisting of at least two 2-inch by 12-inch (51 mm by 305 mm) boards, fastened in accordance with Item 24 of Table 2304.10.1 shall be permitted to be used. A spacer, if used, shall be placed on the side of the built-up beam opposite the wood structural panel sheathing. The header shall extend between the inside faces of the first full-length outer studs of each panel. The clear span of the header between the inner studs of each panel shall be not less than 6 feet (1829 mm) and not more than 18 feet (5486 mm) in length. A strap with an uplift capacity of not less than 1,000 pounds (4,400 N) shall fasten the header to the inner studs opposite the sheathing. One anchor bolt not less than 5/8 inch (15.9 mm) diameter and installed in accordance with Section 2308.3.1 shall be provided in the center of each sill plate. The studs at each end of the panel shall have a hold-down device fastened to the foundation with an uplift capacity of not less than 3,500 pounds (15 570 N).

Where a panel is located on one side of the opening, the header shall extend between the inside face of the first full-length stud of the panel and the bearing studs at the other end of the opening. A strap with an uplift capacity of not less than 1,000 pounds (4400 N) shall fasten the header to the bearing studs. The bearing studs shall also have a hold-down device fastened to the foundation with an uplift capacity of not less than 1,000 pounds (4400 N). The hold-down devices shall be an embedded strap type, installed in accordance with the manufacturer's recommendations. The PFH panels shall be supported directly on a foundation that is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. Where the continuous foundation is required to have a depth greater than 12 inches (305 mm), a minimum 12-inch by 12-inch (305 mm by 305 mm) continuous footing is permitted at door openings in the braced wall line. This continuous footing shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped not less than 24 inches (610 mm) with the reinforcement required in the continuous foundation located directly under the braced wall line.

Where a PFH is installed at the first story of two-story buildings, each panel shall have a length of not less than 24 inches (610 mm).



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.448 N.

a. For structures assigned to Seismic Design Category D or E, sheathed on one face with 15/32-inch-minimum-thickness (11.9 mm) wood structural panel sheathing.

**FIGURE 2308.6.5.2
PORTAL FRAME WITH HOLD-DOWNS (PFH)**

RATIONALE:

3/8" thick, 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3-ply plywood during the Northridge Earthquake. This proposed amendment specifies minimum sheathing thickness, nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands and reduce and limit potential damages to property. This proposed amendment reflects

the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake.

FINDINGS:

Local Geologic Condition – Amendment is necessary on the basis of a local geologic condition. This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. The amendment makes modification and changes to better limit personal injury and property damage as a result of seismic activity and to establish criteria for repair of damaged property following a local emergency.

DRAFT

PROPOSED AMENDMENT:

Section 18.40.330 of the Long Beach Municipal Code is amended to read as follows:

18.40.330 – Amend CBC Table 2308.12.4 ~~2308.6.1~~ 2308.6.1 ~~Braced wall line sheathing~~ Wall bracing requirements.

Table ~~2308.12.4~~ 2308.6.1 of the ~~2013~~ 2016 Edition of the California Building Code is amended to read as follows:

TABLE 2308.12.4
WALL BRACING IN SEISMIC DESIGN CATEGORIES D AND E
(Minimum Percentage of Wall Bracing per each Braced Wall Line^a)

| CONDITION | SHEATHING TYPE ^b | $S_{DS} < 0.50$ | $0.50 \leq S_{DS} < 0.75$ | $0.75 \leq S_{DS} \leq 1.00$ | $S_{DS} > 1.00$ |
|-----------|-----------------------------|-----------------|---------------------------|------------------------------|-----------------|
| One Story | G-P ^c | 43 | 59 | 75 | 100 |
| | S-W ^d | 27 | 32 | 37 | 48 |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

- a. Minimum length of panel bracing of one face of the wall for S-W sheathing shall be at least 4'-0" long or both faces of the wall for G-P sheathing shall be at least 8'-0" long; h/w ratio shall not exceed 2:1. For S-W panel bracing of the same material on two faces of the wall, the minimum length is permitted to be one-half the tabulated value but the h/w ratio shall not exceed 2:1 and design for uplift is required. The 2:1 h/w ratio limitation does not apply to alternate braced wall panels constructed in accordance with Section 2308.9.3.1 or 2308.9.3.2. Wall framing to which sheathing used for bracing is applied shall be nominal 2-inch wide [actual 1 1/2 inch (38 mm)] or larger members and spaced a maximum of 16 inches on center. Braced wall panel construction types shall not be mixed within a braced wall line.
- b. G-P = gypsum board, portland cement plaster or gypsum sheathing boards; S-W = wood structural panels.
- c. Nailing as specified below shall occur at all panel edges at studs, at top and bottom plates and, where occurring, at blocking:
 - For 1/2-inch gypsum board, 5d (0.113 inch diameter) cooler nails at 7 inches on center;
 - For 5/8-inch gypsum board, No. 11 gage (0.120 inch diameter) cooler nails at 7 inches on center;
 - For gypsum sheathing board, 1 3/4 inches long by 7/16-inch head, diamond point galvanized nails at 4 inches on center;
 - For gypsum lath, No. 13 gage (0.092 inch) by 1 1/8 inches long, 19/64-inch head, plasterboard at 5 inches on center;
 - For Portland cement plaster, No. 11 gage (0.120 inch) by 1 1/2 inches long, 7/16-inch head at 6 inches on center;
- d. S-W sheathing shall be a minimum of 15/32" thick nailed with 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center and 12 inches on center along intermediate framing members.

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**TABLE 2308.6.1*
WALL BRACING REQUIREMENTS**

| SEISMIC DESIGN CATEGORY | STORY CONDITION (SEE SECTION 2308.2) | MAXIMUM SPACING OF BRACED WALL LINES | BRACED PANEL LOCATION, SPACING (O.C.) AND MINIMUM PERCENTAGE (%) | | | MAXIMUM DISTANCE OF BRACED WALL PANELS FROM EACH END OF BRACED WALL LINE |
|---------------------------|--------------------------------------|--------------------------------------|--|--|--|--|
| | | | Bracing method ^b | | | |
| | | | LIB | DWB, WSP | SFB, PBS, PCP, HPS, GB ^{c,d} | |
| A and B | | 35'- 0" | Each end and ≤ 25'- 0" o.c. | Each end and ≤ 25'- 0" o.c. | Each end and ≤ 25'- 0" o.c. | 12'- 6" |
| | | 35'- 0" | Each end and ≤ 25'- 0" o.c. | Each end and ≤ 25'- 0" o.c. | Each end and ≤ 25'- 0" o.c. | 12'- 6" |
| | | 35'- 0" | NP | Each end and ≤ 25'- 0" o.c. | Each end and ≤ 25'- 0" o.c. | 12'- 6" |
| C | | 35'- 0" | NP | Each end and ≤ 25'- 0" o.c. | Each end and ≤ 25'- 0" o.c. | 12'- 6" |
| | | 35'- 0" | NP | Each end and ≤ 25'- 0" o.c. (minimum 25% of wall length) ^e | Each end and ≤ 25'- 0" o.c. (minimum 25% of wall length) ^e | 12'- 6" |
| D and E <i>f, g, h</i> | | 25'- 0" | NP | $S_{DS} < 0.50$: Each end and ≤ 25'- 0" o.c. (minimum 21% of wall length) ^e | $S_{DS} < 0.50$: Each end and ≤ 25'- 0" o.c. (minimum 43% of wall length) ^e | 8'- 0" |
| | | | | $0.5 \leq S_{DS} < 0.75$: Each end and ≤ 25'- 0" o.c. (minimum 32% of wall length) ^e | $0.5 \leq S_{DS} < 0.75$: Each end and ≤ 25'- 0" o.c. (minimum 59% of wall length) ^e | |
| | | | | $0.75 \leq S_{DS} \leq 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 37% of wall length) ^e | $0.75 \leq S_{DS} \leq 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 75% of wall length) | |
| | | | | $S_{DS} > 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 48% of wall length) ^e | $S_{DS} > 1.00$: Each end and ≤ 25'- 0" o.c. (minimum 100% of wall length) ^e | |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

NP = Not Permitted.

- a. This table specifies minimum requirements for braced wall panels along interior or exterior braced wall lines.
- b. See Section 2308.6.3 for full description of bracing methods.
- c. For Method GB, gypsum wallboard applied to framing supports that are spaced at 16 inches on center.
- d. The required lengths shall be doubled for gypsum board applied to only one face of a braced wall panel.
- e. Percentage shown represents the minimum amount of bracing required along the building length (or wall length if the structure has an irregular shape).
- f. DWB, SFB, PBS, and HPS wall braces are not permitted in Seismic Design Categories D or E.
- g. Minimum length of panel bracing of one face of the wall for WSP sheathing shall be at least 4'-0" long or both faces of the wall for GB or PCP sheathing shall be at least 8'-0" long; h/w ratio shall not exceed 2:1. Wall framing to which sheathing used for bracing is applied shall be nominal 2 inch wide factual 1 1/2 inch (38 mm) or larger members and spaced a maximum of 16 inches on center. Braced wall panel construction types shall not be mixed within a braced wall line.
- h. WSP sheathing shall be a minimum of 15/32" thick nailed with 8d common placed 3/8 inches from panel edges and spaced not more than 6 inches on center and 12 inches on center along intermediate framing members.

RATIONALE:

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This proposed amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

FINDINGS:

Local Geologic Condition – Amendment is necessary on the basis of a local geologic condition. This amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. The amendment makes modification and changes to better limit personal injury and property damage as a result of seismic activity and to establish criteria for repair of damaged property following a local emergency.

DRAFT

PROPOSED AMENDMENT:

Section 18.40.360 of the Long Beach Municipal Code is amended to read as follows:

18.40.360 – Amend CBC Section 2503.1—Inspection.

~~Section 2503.1 of the 2013 Edition of the California Building Code is amended by changing the reference to "Section 110.3.5, Chapter 1, Division II" to read "Section 18.07.050 of the Long Beach Municipal Code."~~

Section 2503.1 of the 2016 Edition of the California Building Code is amended to read as follows:

2503.1 Inspection. Lath, gypsum board and gypsum panel products shall be inspected in accordance with Section 18.07.050 of the Long Beach Municipal Code.

RATIONALE:

This amendment makes minor editorial changes to reflect the appropriate reference to the City's Municipal Code for inspection related requirements.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

DRAFT

PROPOSED AMENDMENT:

Section 18.40.370 of the Long Beach Municipal Code is amended to read as follows:

18.40.370 – Amend CBC Section 3307.1—Protection required.

Section 3307.1 of the ~~2013~~2016 Edition of the California Building Code is amended to read as follows:

3307.1 Protection required. Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection shall be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water runoff and erosion during construction or demolition activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than ~~ten~~ (10) days prior to the scheduled starting date of the excavation.

The requirements of protection of adjacent property with respect to excavations shall be as provided in Section 832 of the California Civil Code.

Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Building Official with evidence that the adjacent property owner or owners have been given a thirty (30) day written notice of such intent to make an excavation. This notice shall state the depth to which such excavation is intended to be made and when the excavation will commence. This notice shall be by certified mail, return receipt requested.

This section shall not be construed to waive the requirements of the General Safety Orders of the California Department of Industrial Relations, nor the provisions of Section 832 of the California Civil Code concerning the rights of coterminous owners as to excavations.

RATIONALE:

This amendment makes administrative changes to reflect the noticing requirement of adjacent property owners due to excavation that meets certain conditions as stipulated in Section 832 of the California Civil Code. Administrative procedures are provided to clarify to permit applicants regarding how this provision is to be satisfied.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

18

PROPOSED AMENDMENT:

Section 18.40.380 of the Long Beach Municipal Code is deleted as follows:

~~18.40.380— Amend CBC Section 3408.1—Change of occupancy, conformance.~~

Section 3408.1 of the 2013 Edition of the California Building Code is amended to read as follows:

~~3408.1 Conformance. No change shall be made in the use or occupancy of any building that would place the building in a different division of the same group of occupancies or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancies. Subject to the approval of the Building Official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.~~

~~Except for groups A, E and I occupancies, which were constructed prior to January 9, 1934, and are not within the scope of Chapter 18.68 of the Long Beach Municipal Code, a change of occupancy group or division may be made to another equal or lesser hazard as listed herein. For the purpose of this section, the order of least hazardous group to highest hazardous group is as follows:~~

- ~~Group U (least hazardous group)~~
- ~~Groups R-3 and R-3.1~~
- ~~Group S-2~~
- ~~Groups B, F, L, M, H and S-4~~
- ~~Groups R-1, R-2, R-2.1 and R-4~~
- ~~Groups A, E and I (highest hazardous group)~~

~~Every change of use or increased occupant load within the same division of an occupancy group shall require compliance with the provisions of Chapters 3, 10 and 16 of this code applicable to the proposed use or increased occupant load if the Building Official determine that there is an overall increase in hazard to life, limb, health, property or public welfare.~~

RATIONALE:

This amendment is proposed to be deleted from Chapter 18.40 and relocated to the new Chapter 18.49.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

PROPOSED AMENDMENT:

Section 18.40.390 of the Long Beach Municipal Code is deleted as follows:

~~18.40.390 — Amend CBC Section 3410.1 — Moved structures, general.~~

~~Section 3410.1 of the 2013 Edition of the California Building Code is amended to read as follows:~~

~~3410.1 Conformance. Structures moved into or within the City shall comply with the provisions of this code for new structures and Chapter 18.60 of the Long Beach Municipal Code.~~

RATIONALE:

This amendment is proposed to be deleted from Chapter 18.40 and relocated to the new Chapter 18.49.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

DRAFT

PROPOSED AMENDMENT:

Section 18.40.400 of the Long Beach Municipal Code is deleted as follows:

~~18.40.400 – Amend CBC Section H101.2 of Appendix H – Signs exempt from permits.~~

~~Section H101.2 of Appendix H of the 2013 Edition of the California Building Code is amended by deleting Item 4.~~

RATIONALE:

This amendment is proposed to be deleted from Chapter 18.40. Appendix H is not adopted.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

DRAFT

PROPOSED AMENDMENT:

Section 18.40.410 of the Long Beach Municipal Code is deleted as follows:

~~18.40.410 – Amend CBC Section H105.2 of Appendix H – Permits, drawings and specifications.~~

~~Section H105.2 of Appendix H of the 2013 Edition of the California Building Code is amended by changing the reference to "Chapter 1" to read "Chapter 18.04 of the Long Beach Municipal Code."~~

RATIONALE:

This amendment is proposed to be deleted from Chapter 18.40. Appendix H is not adopted.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

DRAFT

PROPOSED AMENDMENT:

Section 18.40.420 of the Long Beach Municipal Code is deleted as follows:

18.40.420 — Amend CBC Section H110.1 of Appendix H — General.

~~Section H110.1 of Appendix H of the 2013 Edition of the California Building Code is amended by deleting the last two sentences.~~

RATIONALE:

This amendment is proposed to be deleted from Chapter 18.40. Appendix H is not adopted.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

DRAFT

PROPOSED AMENDMENT:

Section 18.40.430 is added to Chapter 18.40 of the Long Beach Municipal Code to read as follows:

18.40.430 – Amend CBC Section 202—Definitions.

Section 202 of the 2016 Edition of the California Building Code is amended by revising the definition of “high-rise structure” in “High-Rise Building” to read as follows:

High-rise structure. Every building of any type of construction or occupancy having floors used for human occupancy located more than seventy five (75) feet above the lowest floor level having building access (see Section 403.1.2 of the California Building Code) or the lowest level of Fire Department vehicle access, whichever is more restrictive, except buildings used as hospitals as defined in Health and Safety Code Section 1250.

RATIONALE:

This proposed amendment provides clarity to the definition for high-rise structures to better ensure compliance with the provision of Section 403. This amendment is in conjunction with a corresponding amendment to Chapter 18.48 and the California Fire Code, specifically Section 18.48.240.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

DRAFT

PROPOSED AMENDMENT:

Section 18.40.440 is added to Chapter 18.40 of the Long Beach Municipal Code to read as follows:

18.40.440 – Amend CBC Section 903.1—General.

Section 903.1 of the 2016 Edition of the California Building Code is amended to read as follows:

903.1 General. Automatic sprinkler systems shall comply with this section.

903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems comply with Section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

903.1.2 Existing buildings. An automatic sprinkler system shall be installed in all existing occupancies as required by this section if any of the following occurs:

1. A change in occupancy classification to another occupancy classification that would require an automatic sprinkler system as required by this code for the new occupancy.
2. A determination by the fire code official that an automatic sprinkler system is required to provide a minimum level of public safety.

903.1.3 Partial automatic sprinkler systems. Partial automatic sprinkler systems are not allowed. Where automatic sprinkler systems are required to be installed by this section, any other sections in this code, any nationally recognized standards, or are electively installed, the automatic sprinkler system shall be installed throughout the entire building, unless a fire wall is constructed in accordance with the Section 706 to separate the areas.

RATIONALE:

This proposed amendment provides clarity for the design and installation of fire sprinkler systems. This amendment is in conjunction with a corresponding amendment to Chapter 18.48 and the California Fire Code, specifically Section 18.48.420.

FINDINGS:

Local Geologic Condition – Amendment is necessary on the basis of local geological conditions. The City of Long Beach is located by the International Building Code in Seismic Design Category D, E or F, and by the International Residential Code in Seismic Design Category D2 or E, which is considered by experts to be one of the most active seismic regions in the world, and therefore requires these extra margins of safety due to the necessity of providing on site fire protection in a seismic emergency when fire department resources could be greatly delayed and overwhelmed. The amendment makes modification and changes to better limit personal injury and property damage as a result of seismic activity and to establish criteria for repair of damaged property following a local emergency.

PROPOSED AMENDMENT:

Section 18.41.010 of the Long Beach Municipal Code is amended to read as follows:

18.41.010 – Adoption.

The City Council adopts and incorporates by reference as though set forth in full in this chapter ~~the 2013~~²⁰¹⁶ Edition of the California Residential Code, ~~excluding sections, chapters or appendices pursuant to Section 18.41.040~~ (herein referred to as the "California Residential Code"). The California Residential Code is Part 2.5 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the ~~2012~~²⁰¹⁵ Edition of the International Residential Code (model code herein referred to as the "International Residential Code") as developed by the International Code Council with necessary California amendments. The following sections, chapters, parts or appendices of the California Residential Code are deleted: Sections R101 through R114 of Chapter 1, Division II; Section R319 of Chapter 3; Chapters 11 through 43, Parts IV through VIII; and Appendices A through W.

The adoption of the ~~2013~~ Edition of the California Residential Code (herein referred to as "California Residential Code") is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Residential Code. A copy of the California Residential Code, printed as code in book form, shall be on file in the ~~e~~Office of the City Clerk.

RATIONALE:

Administrative changes to reference the latest edition of the State's code. State law requires that local jurisdictions adopt the 2016 Edition of the California Residential Code by January 1, 2017. This amendment adopts the latest edition of the California Residential Code and makes minor editorial changes to reflect that certain non-mandatory sections, chapters, parts, and/or appendices are either included or deleted as part of the code adoption. Section R319 is deleted as provisions for site address is regulated by the LBMC Chapter 14.32 House Numbering.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

PROPOSED AMENDMENT:

Section 18.41.020 of the Long Beach Municipal Code is amended to read as follows:

18.41.020 – Application.

The provisions of the ~~model code (the International Residential Code)~~, which are incorporated into the California Residential Code, are applicable to all ~~occupancy groups and uses~~ detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height regulated by the ~~model code~~ International Residential Code. The amendments made by the State agencies to the ~~model code~~ International Residential Code and incorporated into the California Residential Code are applicable only to those occupancies or uses that the State ~~agency~~ agencies making the amendments ~~is~~ are authorized to regulate, as listed in Chapter 1, Division I of the California Residential Code. The Building and Safety Bureau shall ~~only~~ adopt and enforce ~~those~~ such provisions and amendments made by the following State agencies:

- A. ~~The California Energy Commission (CEC) as specified in Section 1.5 of the California Residential Code.~~ The California Building Standards Commission as specified in Section 1.2 of the California Residential Code and identified in the Matrix Adoption Tables under the acronyms BSC and BSC-CG.
- B. ~~The Department of Housing and Community Development (HCD) as specified in Section 1.8 of the California Residential Code and identified in the Matrix Adoption Tables under the acronyms HCD 1 and HCD 1-AC.~~
- C. ~~The Division of the State Architect, Access Compliance (DSA/AC) as specified in Section 1.9 of the California Residential Code and identified in the Matrix Adoption Tables under the acronym DSA-AC.~~
- D. ~~The Office of Statewide Health, Planning and Development (OSHPD-3) as specified in Section 1.10 of the California Residential Code and identified in the Matrix Adoption Tables under the acronym OSHPD 3.~~
- E. ~~The Office of the State Fire Marshal (SFM) as specified in Section 1.11 of the California Residential Code and identified in the Matrix Adoption Tables under the acronym SFM.~~

RATIONALE:

This amendment makes minor editorial changes to reflect the state agencies and the applicable provisions or amendments that will be adopted and enforced by the City.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

PROPOSED AMENDMENT:

Section 18.41.030 of the Long Beach Municipal Code is deleted as follows:

~~18.41.030— Amendments to the adopted code.~~

~~The California Residential Code is amended and modified as set forth in Sections 18.41.040 through 18.41.270.~~

RATIONALE:

The language regarding sections, chapters or appendices to be amended and/or modified in the CRC has been relocated to and incorporated with the LBMC Section 18.41.010. This section is proposed to be reserved for a future provision.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

DRAFT

PROPOSED AMENDMENT:

Section 18.41.040 of the Long Beach Municipal Code is deleted as follows:

~~18.41.040 – Sections, chapters or appendices deleted from the adopted code.~~

~~The following sections, chapters or appendices of the California Residential Code are deleted: Sections R101 through R114 of Chapter 1, Division II; Section R319 of Chapter 3; Section R602.10.9.1 of Chapter 6; Parts IV through VIII; and Appendices A through Q.~~

RATIONALE:

The language regarding sections, chapters or appendices to be deleted from the CRC has been relocated to and incorporated with the LBMC Section 18.41.010. This section is proposed to be reserved for a future provision.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

DRAFT

PROPOSED AMENDMENT:

Section 18.41.050 of the Long Beach Municipal Code is amended to read as follows:

18.41.050 – Amend CRC Section 201.4—Terms not defined.

Section R201.4 of the ~~2013~~2016 Edition of the California Residential Code is amended to read as follows:

R201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. Webster's Third New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

RATIONALE:

Administrative changes to reference the latest edition of the State's code. State law requires that local jurisdictions adopt the 2016 Edition of the California Residential Code by January 1, 2017. This amendment makes minor editorial changes to reference a specific dictionary to be used for words not defined in the code since the IRC does not have such a reference.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

DRAFT

30

PROPOSED AMENDMENT:

Section 18.41.060 of the Long Beach Municipal Code is amended to read as follows:

18.41.060 – Amend CRC Section R301.1.3.2—Woodframe structures.

Section R301.1.3.2 of the ~~2013~~2016 Edition of the California Residential Code is amended to read as follows:

R301.1.3.2 Woodframe structures. The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than two stories and basement in height located in Seismic Design Category A, B or C. Notwithstanding other sections the law, the law establishing these provisions is found in Business and Professions Code Section 5537 and ~~6737~~.1.

The Building Official shall require construction documents to be approved and stamped by a California licensed architect or engineer for all dwellings of woodframe construction more than one story in height or with a basement located in Seismic Design Category D₀, D₁, D₂ or E.

RATIONALE:

Administrative changes to reference the latest edition of the State's code. State law requires that local jurisdictions adopt the 2016 Edition of the California Residential Code by January 1, 2017. After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of wood frame construction need to be greatly improved. One such recommendation identified by the Task Force is to improve the quality and organization of structural plans prepared by the engineer or architect so that plan examiners, building inspectors, contractors and special inspectors may logically follow and construct the presentation of the seismic force-resisting systems in the construction documents. For buildings or structures located in Seismic Design Category D₀, D₁, D₂ or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in wood frame buildings. Structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code can be readily addressed by a registered design professional.

FINDINGS:

Local Geologic Condition – Amendment is necessary on the basis of a local geologic condition. After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of wood frame construction needed to be greatly improved. One such recommendation identified by the Task Force is to improve the quality and organization of structural plans prepared by the engineer or architect so that plan examiners, building inspectors, contractors and special inspectors may logically follow and construct the presentation of the seismic force-resisting systems in the construction documents. For buildings or structures located in Seismic Design Category D₀, D₁, D₂ or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in wood frame buildings. Structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code can be readily addressed by a registered design professional. The amendment makes modification and changes to better limit personal injury and property damage as a result of seismic activity and to establish criteria for repair of damaged property following a local emergency.

PROPOSED AMENDMENT:

Section 18.43.010 of the Long Beach Municipal Code is amended to read as follows:

18.43.010 – Adoption.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2013~~2016 Edition of the California Plumbing Code, including Appendices A, B, D, I and K, but excluding sections, chapters or appendices pursuant to Section 18.43.040 (herein referred to as "California Plumbing Code"). The California Plumbing Code is Part 5 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the ~~2012~~2015 Edition of the Uniform Plumbing Code (~~model code~~) as developed by the International Association of Plumbing and Mechanical Officials with necessary California amendments. The following appendices of the California Plumbing Code are included: Appendices A, B, D, H, and I. The following sections, chapters or appendices of the California Plumbing Code are deleted: Sections 101.0 through 103.8 and Table 103.4 of Chapter 1, Division II; Chapters 13, 15 and 16A; and Appendices C, E, F, G, J, K and L.

The adoption of the ~~2013~~ Edition of the California Plumbing Code (herein referred to as "California Plumbing Code") is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Plumbing Code. A copy of the California Plumbing Code, printed as code in book form, shall be on file in the ~~e~~Office of the City Clerk.

RATIONALE:

Administrative changes to reference the latest edition of the State's code. State law requires that local jurisdictions adopt the 2016 Edition of the California Plumbing Code by January 1, 2017. This amendment adopts the latest edition of the California Plumbing Code and makes minor editorial changes to reflect that certain non-mandatory sections, chapters, and/or appendices are either included or deleted as part of the code adoption.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

PROPOSED AMENDMENT:

Section 18.45.010 of the Long Beach Municipal Code is amended to read as follows:

18.45.010 – Adoption.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the 1997 Edition of the Uniform Housing Code, ~~excluding sections, chapters or appendices pursuant to Section 18.45.040 (herein referred to as the "Uniform Housing Code").~~ Adoption and enforcement of the Uniform Housing Code is mandated through the State Housing Law pursuant to Section 17960, Part 1.5, Division 13, of the California Health and Safety Code. Section 17922 of the California Health and Safety Code requires the adoption of the latest edition of the Uniform Housing Code. The 1997 Edition of the Uniform Housing Code was adopted by the California Department of Housing and Community Development as provided for in Section 32, Article 5, Subchapter 1, Division 1, of Title 25 of the California Code of Regulations. The provisions of the 1997 Uniform Housing Code were developed by the International Conference of Building Officials. The following chapters of the Uniform Housing Code are deleted: Chapters 1, 2, 3, 4, 10, 11, 12, 13, 14, 15 and 16.

The adoption of the 1997 Edition of the Uniform Housing Code (herein referred to as "Uniform Housing Code") is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Housing Code. ~~A copy of the Uniform Housing Code, printed as code in book form, shall be on file in the eOffice of the City Clerk.~~

RATIONALE:

Administrative changes to reference the latest edition of the State's code. Section 32, Article 5, Subchapter 1, Division 1, of Title 25 of the California Code of Regulations requires local jurisdictions to adopt the 1997 Edition of the Uniform Housing Code. This amendment adopts the latest edition of the Uniform Housing Code and makes minor editorial changes to reflect that certain chapters are deleted as part of the code adoption.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code or State Housing Law pursuant to Division 13, Part 1.5, Section 17960 and Section 17922 of the California Health and Safety Code.

PROPOSED AMENDMENT:

Section 18.45.030 of the Long Beach Municipal Code is deleted in its entirety and replaced to read as follows:

~~18.45.030 – Amendments to the adopted code.~~

~~The Uniform Housing Code is amended and modified as set forth in Sections 18.45.040 and 18.45.050.~~

18.45.030 – Add UHC Chapter 17—Prohibited uses and maintenance.

Chapter 17 is added to the 1997 Edition of the Uniform Housing Code to read as follows:

Chapter 17
PROHIBITED USES AND MAINTENANCE

SECTION 1701 – PROHIBITED USES

- A. Cooking. It shall be unlawful for any person to cook or prepare food or to permit another person to cook or prepare food in any bath, shower, slop sink, toilet room, water closet compartment, any room not designed and intended to be used as a kitchen, or in any other portion of a building in which the cooking or preparation of food is detrimental to the health of the occupants or the proper sanitation of the building.
- B. Sleeping. It shall be unlawful for any person to use or to permit another person to use any of the following portions of a building for sleeping purposes:
1. Kitchen, hallway, water closet, bath, cellar, shower compartment or slop sink room.
 2. Any other room or place which does not comply with the provisions of this code as a sleeping room or in which sleeping is dangerous to life or health.

SECTION 1702 – MAINTENANCE AND REPAIR

- A. Maintenance. Every building shall be maintained in good repair.
- B. Roof. The roof of every building shall be kept watertight and all storm or casual water shall be properly drained and conveyed from the roof to a storm drain or street gutter in accordance with other applicable provisions of this chapter.
- C. Drainage. All portions of a lot about a building, including the yards, areaways, vent shafts, court and passageways, shall be graded and drained to efficiently carry the water away from the building.
- D. Surfacing. If the Building Official finds it necessary for the protection of the health and safety of the occupants, or for the proper sanitation of a dwelling, apartment house or hotel, it may require that the yards, areaways, vent shafts, court, passageways, or other parts of the lot surrounding the building be graveled, or properly paved and surfaced with concrete, asphalt or similar materials.
- E. Painting of room walls and ceilings. The walls and ceilings of every room in a dwelling, apartment house or hotel shall be finished, sealed, coated or covered in an approved manner. Approved materials shall be applied as often as may be necessary to maintain the walls and ceilings in a clean and sanitary condition.
- F. Painting of court and shaft walls. Unless built of light-colored materials, the walls of courts and shafts shall be painted in a light color, or shall be whitewashed. The paint or whitewash shall be applied as often as may be necessary to maintain the walls in a light color.

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- G. Wallpaper. Not more than two (2) thicknesses of wallpaper shall be placed upon any wall, partition, or ceiling of any room in any dwelling, apartment house or hotel. If any wall, partition, or ceiling with two (2) thicknesses of wallpaper in any such room is to be repapered, the old wallpaper shall first be removed. Any wallpaper which has become loose or dilapidated shall be removed and the surface repapered, calcimined or painted.
- H. Painting of wallpaper. Paint or calcimine over wallpaper is permissible if the plaster under the wallpaper is in good condition.
- I. Screening. Whenever necessary for the health of the occupants, or for the proper sanitation or cleanliness of any building, acceptable mosquito screening shall be provided for each exterior door, window, or other opening in the exterior walls of the buildings.
- J. Garbage receptacle compartment. Every residential building shall be provided with facilities adequate for the storing of all garbage and waste, either within an approved compartment or receptacles. These facilities shall be maintained in a clean and sanitary condition.
- K. Fences. All fences shall be maintained in good repair and shall be kept straight, uniform and structurally sound. Wooden fences shall be either painted or stained or otherwise treated or sealed in an approved manner to prevent their becoming a nuisance from weathering or deterioration.
- L. Sanitation. Each room, hallway, passageway, stairway, wall, partition, ceiling, floor, skylight, glass window, door carpet, rug, matting, window curtain, water closet, compartment, or room, toilet room, bathroom, slop sink room, washroom, plumbing fixtures, drain, roof, closet, cellar, basement, yard, court, lot and the premises of every building shall be kept in every part clean, sanitary, and free from all accumulation of debris, abandoned or inoperable motor vehicles and vehicle parts, filth, rubbish, garbage, rodents, insects and other vermin, excessive vegetation and other offensive matter.
- M. Dangerous articles. No article that is dangerous or detrimental to life or to the health of the occupants, including any feed, hay, straw, excelsior, cotton, paper stock, rags, junk, or any other material that may create a fire hazard, shall be kept, stored or handled in any part of a dwelling, apartment house or hotel, or on the lot on which such building is located.
- N. Caretaker. A janitor, housekeeper, or other responsible person shall reside upon the premises and shall have charge of every apartment house in which there are sixteen (16) or more apartments, of every hotel in which there are twelve (12) or more guest rooms, unless the owner of any such apartment house or hotel resides upon said premises. If the owner does not reside upon the premises of any apartment house in which there are more than four (4) but less than sixteen (16) apartments, a notice stating the owner's name and address or the name and address of his agent in charge of the apartment house shall be posted in a conspicuous place on the premises.
- O. Bedding. In every apartment house or hotel, every part of every bed, including mattress, sheets, blankets, and bedding, shall be kept in a clean, dry and sanitary condition, free from filth, urine or other foul matters, and from the infection of lice, bedbugs or other insects. The bed linen of a bed in a hotel shall be changed at least as often as a new guest occupies the bed.

RATIONALE:

This amendment makes minor editorial changes to prohibit certain uses and provide provisions for the maintenance and repair of existing buildings and structures.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code or State Housing Law pursuant to Division 13, Part 1.5, Section 17960 and Section 17922 of the California Health and Safety Code.

DRAFT

PROPOSED AMENDMENT:

Section 18.45.040 of the Long Beach Municipal Code is deleted as follows:

~~18.45.040 – Sections, chapters or appendices deleted from the adopted code.~~

~~The following sections, chapters or appendices of the Uniform Housing Code are deleted: Chapters 1, 2, 3, 4, 10, 11, 12, 13, 14, 15 and 16.~~

RATIONALE:

The language regarding chapters to be deleted in the Housing Code has been relocated to and incorporated with the LBMC Section 18.45.010.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code or State Housing Law pursuant to Division 13, Part 1.5, Section 17960 and Section 17922 of the California Health and Safety Code.

DRAFT

PROPOSED AMENDMENT:

Section 18.45.050 of the Long Beach Municipal Code is deleted as follows:

~~18.45.050 — Add UHC Chapter 17 — Prohibited uses and maintenance.~~

~~Chapter 17 is added to the 1997 Edition of the Uniform Housing Code to read as follows:~~

~~Chapter 17
PROHIBITED USES AND MAINTENANCE~~

~~SECTION 1701 — PROHIBITED USES~~

- ~~A. Cooking. It shall be unlawful for any person to cook or prepare food or to permit another person to cook or prepare food in any bath, shower, slop sink, toilet room, water closet compartment, any room not designed and intended to be used as a kitchen, or in any other portion of a building in which the cooking or preparation of food is detrimental to the health of the occupants or the proper sanitation of the building.~~
- ~~B. Sleeping. It shall be unlawful for any person to use or to permit another person to use any of the following portions of a building for sleeping purposes:~~
 - ~~1. Kitchen, hallway, water closet, bath, cellar, shower compartment or slop sink room.~~
 - ~~2. Any other room or place which does not comply with the provisions of this code as a sleeping room or in which sleeping is dangerous to life or health.~~

~~SECTION 1702 — MAINTENANCE AND REPAIR~~

- ~~A. Maintenance. Every building shall be maintained in good repair.~~
- ~~B. Roof. The roof of every building shall be kept watertight and all storm or casual water shall be properly drained and conveyed from the roof to a storm drain or street gutter in accordance with other applicable provisions of this chapter.~~
- ~~C. Drainage. All portions of a lot about a building, including the yards, areaways, vent shafts, court and passageways, shall be graded and drained to efficiently carry the water away from the building.~~
- ~~D. Surfacing. If the Building Official finds it necessary for the protection of the health and safety of the occupants, or for the proper sanitation of a dwelling, apartment house or hotel, it may require that the yards, areaways, vent shafts, court, passageways, or other parts of the lot surrounding the building be graveled, or properly paved and surfaced with concrete, asphalt or similar materials.~~
- ~~E. Painting of room walls and ceilings. The walls and ceilings of every room in a dwelling, apartment house or hotel shall be finished, sealed, coated or covered in an approved manner. Approved materials shall be applied as often as may be necessary to maintain the walls and ceilings in a clean and sanitary condition.~~
- ~~F. Painting of court and shaft walls. Unless built of light-colored materials, the walls of courts and shafts shall be painted in a light color, or shall be whitewashed. The paint or whitewash shall be applied as often as may be necessary to maintain the walls in a light color.~~
- ~~G. Wallpaper. Not more than two (2) thicknesses of wallpaper shall be placed upon any wall, partition, or ceiling of any room in any dwelling, apartment house or hotel. If any wall, partition, or ceiling with two (2) thicknesses of wallpaper in any such room is to be repapered, the old wallpaper shall first be removed. Any wallpaper which has become loose or dilapidated shall be removed and the surface repapered, calcimined or painted.~~

- ~~H. Painting of wallpaper. Paint or calcimine over wallpaper is permissible if the plaster under the wallpaper is in good condition.~~
- ~~I. Screening. Whenever necessary for the health of the occupants, or for the proper sanitation or cleanliness of any building, acceptable mosquito screening shall be provided for each exterior door, window, or other opening in the exterior walls of the buildings.~~
- ~~J. Garbage receptacle compartment. Every residential building shall be provided with facilities adequate for the storing of all garbage and waste, either within an approved compartment or receptacles. These facilities shall be maintained in a clean and sanitary condition.~~
- ~~K. Fences. All fences shall be maintained in good repair and shall be kept straight, uniform and structurally sound. Wooden fences shall be either painted or stained or otherwise treated or sealed in an approved manner to prevent their becoming a nuisance from weathering or deterioration.~~
- ~~L. Sanitation. Each room, hallway, passageway, stairway, wall, partition, ceiling, floor, skylight, glass window, door carpet, rug, matting, window curtain, water closet, compartment, or room, toilet room, bathroom, slop sink room, washroom, plumbing fixtures, drain, roof, closet, cellar, basement, yard, court, lot and the premises of every building shall be kept in every part clean, sanitary, and free from all accumulation of debris, abandoned or inoperable motor vehicles and vehicle parts, filth, rubbish, garbage, rodents, insects and other vermin, excessive vegetation and other offensive matter.~~
- ~~M. Dangerous articles. No article that is dangerous or detrimental to life or to the health of the occupants, including any feed, hay, straw, excelsior, cotton, paper stock, rags, junk, or any other material that may create a fire hazard, shall be kept, stored or handled in any part of a dwelling, apartment house or hotel, or on the lot on which such building is located.~~
- ~~N. Caretaker. A janitor, housekeeper, or other responsible person shall reside upon the premises and shall have charge of every apartment house in which there are sixteen (16) or more apartments, of every hotel in which there are twelve (12) or more guest rooms, unless the owner of any such apartment house or hotel resides upon said premises. If the owner does not reside upon the premises of any apartment house in which there are more than four (4) but less than sixteen (16) apartments, a notice stating the owner's name and address or the name and address of his agent in charge of the apartment house shall be posted in a conspicuous place on the premises.~~
- ~~O. Bedding. In every apartment house or hotel, every part of every bed, including mattress, sheets, blankets, and bedding, shall be kept in a clean, dry and sanitary condition, free from filth, urine or other foul matters, and from the infection of lice, bedbugs or other insects. The bed linen of a bed in a hotel shall be changed at least as often as a new guest occupies the bed.~~

RATIONALE:

The language regarding prohibited uses and maintenance to be added in the Housing Code has been relocated to and incorporated with the LBMC Section 18.45.030.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code or State Housing Law pursuant to Division 13, Part 1.5, Section 17960 and Section 17922 of the California Health and Safety Code.

PROPOSED AMENDMENT:

Section 18.46.010 of the Long Beach Municipal Code is amended to read as follows:

18.46.010 – Adoption.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2013~~2016 Edition of the California Building Energy Efficiency Standards Code (herein referred to as the “California Energy Code”). The California Building Energy Efficiency Standards Code is Part 6 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is developed by the California Energy Commission.

The adoption of the ~~2013~~ Edition of the California Building Energy Efficiency Standards (herein referred to as “California Energy Code” and certain provisions of the Long Beach Municipal Code shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Energy Code. A copy of the California Energy Code, printed as code in book form, shall be on file in the Office of the City Clerk.

RATIONALE:

Administrative changes to reference the latest edition of the State’s code. State law requires that local jurisdictions adopt the 2016 Edition of the California Energy Code by January 1, 2017. This amendment adopts the latest edition of the California Energy Code and makes minor editorial changes to reflect that certain non-mandatory sections, chapters, and/or appendices are either included or deleted as part of the code adoption.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

PROPOSED AMENDMENT:

Section 18.47.030 of the Long Beach Municipal Code is deleted in its entirety and replaced to read as follows:

~~18.47.030 – Amendments to the adopted code.~~

~~The California Green Building Standards Code is amended and modified as set forth in Sections 18.47.040 through 18.47.060.~~

18.47.030 – Amend CALGreen Section 4.106.4.2—New multifamily dwelling.

Section 4.106.4.2 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

4.106.4.2 New multifamily dwellings. Where a building contains 3 or more dwelling units is constructed on a building site, at least one electric vehicle charging spaces (EV spaces) capable of supporting future EVSE shall be provide for each dweking unit. Where guest parking spaces are provided on a building site, 25 percent of the total number of guest parking spaces, but in no case less than one, shall be EV spaces capable of supporting future EVSE and 5 percent of the total number of guest parking spaces, but in no case less than one, shall have EV chargers installed. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Exception: On a case-by-case basis, where the Building Official has determined EV charging and infrastructure are not feasible based upon the installation of an alternative and innovative parking system, the following required number of EV spaces and EV chargers may be permitted in lieu of providing one EV space for each dwelling unit:

1. 100 percent of the total number of guest parking spaces shall be EV spaces capable of supporting future EVSE; and
2. 10 percent of the total number of guest parking spaces shall have EV charges installed.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

RATIONALE:

The language regarding sections, chapters or appendices to be amended and/or modified in the CALGreen Code has been relocated to and incorporated with the LBMC Section 18.47.010.

This proposed amendment requires a certain percentage of parking stalls to be provided with EV charging space capable of supporting future EVSE and EV charging station. Increasing the number of EV charging space or station will allow both the community and residents to benefit from reduced local air and noise pollution, help to combat climate change and enable residents to improve their health and lifestyle.

FINDINGS:

Local Environmental Condition – The City of Long Beach is a densely populated area having buildings and structures constructed within heavily traveled traffic corridors and highways, near and within the proximity of the Long Beach airport and port, and near the ocean and within flood prone area. This impacts the quality of the air, causes higher decibel noise level, and increases the risk of rising sea or flood levels. The proposed modification to increase the number of EV charging space and station will help to address and significantly reduce local air and noise pollutions and greenhouse gas emissions will improve the health and welfare of the city's residents, businesses and visitors and reduce the rise in sea or flood levels, including in San Pedro Bay, that could put at risk the city's homes and businesses, public facilities, airport

and port. Therefore this amendment needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

DRAFT

PROPOSED AMENDMENT:

Section 18.47.040 of the Long Beach Municipal Code is deleted in its entirety and replaced to read as follows:

~~18.47.040 – Sections, chapters or appendices deleted from the adopted code.~~

~~The following sections, chapters or appendices of the California Green Building Standards Code are deleted: Appendices A4, A5, and A6.1.~~

~~18.47.040 – Add CALGreen Section 4.106.4.3—New hotels.~~

Section 4.106.4.3 is added to Chapter 4 of the 2016 Edition of the California Green Building Standards Code to read as follows:

4.106.4.3 New hotels. Where hotels are constructed on a building site, 30 percent of the total number of parking spaces, but in no case less than one, shall be EV spaces capable of supporting future EVSE and 10 percent of the total number of parking spaces, but in no case less than one, shall have EV chargers installed. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of EVSE. When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code, Section 5.106.5.3.1 or Section 5.106.5.3.2, and Section 5.106.5.3.4.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

RATIONALE:

The language regarding sections, chapters or appendices to be deleted in the CALGreen Code has been relocated to and incorporated with the LBMC Section 18.47.010.

This proposed amendment requires a certain percentage of parking stalls to be provided with EV charging space capable of supporting future EVSE and EV charging station. Increasing the number of EV charging space or station will allow both the community and residents to benefit from reduced local air and noise pollution, help to combat climate change and enable residents to improve their health and lifestyle.

FINDINGS:

Local Environmental Condition – The City of Long Beach is a densely populated area having buildings and structures constructed within heavily traveled traffic corridors and highways, near and within the proximity of the Long Beach airport and port, and near the ocean and within flood prone area. This impacts the quality of the air, causes higher decibel noise level, and increases the risk of rising sea or flood levels. The proposed modification to increase the number of EV charging space and station will help to address and significantly reduce local air and noise pollutions and greenhouse gas emissions will improve the health and welfare of the city's residents, businesses and visitors and reduce the rise in sea or flood levels, including in San Pedro Bay, that could put at risk the city's homes and businesses, public facilities, airport and port. Therefore this amendment needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

PROPOSED AMENDMENT:

Section 18.47.050 of the Long Beach Municipal Code is deleted in its entirety and replaced to read as follows:

~~18.47.050 – Amend CGBSC Section 4.408 – Construction and demolition recycling program.~~

~~Section 4.408 of the 2013 Edition of the California Green Building Standards Code is deleted in its entirety and replaced to read as follows:~~

~~SECTION 4.408
CONSTRUCTION AND DEMOLITION RECYCLING PROGRAM~~

~~4.408.1 General. Covered projects meeting the threshold of Section 18.67.020 of Title 18 of the Long Beach Municipal Code shall comply with Chapter 18.67 Construction and Demolition Recycling Program of Title 18 of the Long Beach Municipal Code.~~

18.47.050 – Amend CALGreen Section 5.106.5.3.3 – EV charging space calculation.

Section 5.106.5.3.3 of the 2016 Edition of the California Green Building Standards Code is amended to read as follows:

5.106.5.3.3 EV charging space calculation. [N] Where nonresidential buildings or structures are constructed on a building site, 25 percent of the total number of parking spaces, but in no case less than one, shall be EV spaces capable of supporting future EVSE and 5 percent of the total number of parking spaces, but in no case less than one, shall have EV chargers installed. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

RATIONALE:

The language regarding amendment to the CALGreen Code Section 4.408 has been relocated to and incorporated with the LBMC Section 18.47.060.

This proposed amendment requires a certain percentage of parking stalls to be provided with EV charging space capable of supporting future EVSE and EV charging station. Increasing the number of EV charging space or station will allow both the community and residents to benefit from reduced local air and noise pollution, help to combat climate change and enable residents to improve their health and lifestyle.

FINDINGS:

Local Environmental Condition – The City of Long Beach is a densely populated area having buildings and structures constructed within heavily traveled traffic corridors and highways, near and within the proximity of the Long Beach airport and port, and near the ocean and within flood prone area. This impacts the quality of the air, causes higher decibel noise level, and increases the risk of rising sea or flood levels. The proposed modification to increase the number of EV charging space and station will help to address and significantly reduce local air and noise pollutions and greenhouse gas emissions will improve the health and welfare of the city's residents, businesses and visitors and reduce the rise in sea or flood levels, including in San Pedro Bay, that could put at risk the city's homes and businesses, public facilities, airport and port. Therefore this amendment needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

PROPOSED AMENDMENT:

Chapter 18.49 is added to Title 18 of the Long Beach Municipal Code to read as follows:

CHAPTER 18.49
EXISTING BUILDING CODE

18.49.010 – Adoption.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the 2016 Edition of the California Existing Building Code (herein referred to as "California Existing Building Code"). The California Existing Building Code is Part 10 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the 2015 Edition of the International Existing Building Code (herein referred to as the "International Existing Building Code") as developed by the International Code Council with necessary California amendments. The following chapters or appendices of the California Existing Building Code are included: Chapters A1 and A6 of Appendix A. The following sections, chapters or appendices of the California Existing Building Code are deleted: Sections 101 through 117 of Chapter 1, Division II; Sections 407.4.1, 407.4.1 Exceptions 1 and 2, 408 and 410 of Chapter 4; Chapters 5 through 14; Chapter C2; Chapters A2 through A5 of Appendix A; Appendices B and C; and Resource A.

The adoption of the California Existing Building Code is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Existing Building Code. A copy of the California Existing Building Code, printed as code in book form, shall be on file in the Office of the City Clerk.

18.49.020 – Application.

The provisions of the International Existing Building Code, which are incorporated into the California Existing Building Code, are applicable to all occupancy groups and uses regulated by the International Existing Building Code. The amendments made by the State agencies to the International Existing Building Code and incorporated into the California Existing Building Code are applicable only to those occupancies or uses that the State agencies making the amendments are authorized to regulate, as listed in Chapter 1, Division I of the California Existing Building Code. The Building and Safety Bureau shall adopt and enforce such provisions and amendments made by the following State agencies:

- A. The California Building Standards Commission as specified in Section 1.2 of the California Building Code and identified in the Matrix Adoption Tables under the acronyms BSC and BSC-CG.
- B. The Department of Housing and Community Development as specified in Section 1.8 of the California Existing Building Code and identified in the Matrix Adoption Tables under the acronyms HCD 1 and HCD 1-AC.
- C. The Division of the State Architect as specified in Section 1.9 of the California Existing Building Code and identified in the Matrix Adoption Tables under the acronym DSA-AC.
- D. The Office of Statewide Health, Planning and Development as specified in Section 1.10 of the California Existing Building Code and identified in the Matrix Adoption Tables under the acronym OSHPD 3.
- E. The Office of the State Fire Marshal as specified in Section 1.11 of the California Existing Building Code and identified in the Matrix Adoption Tables under the acronym SFM.

18.49.030 – Amend CEBC Section 201.4—Terms not defined.

Section 201.4 of the 2016 Edition of the California Existing Building Code is amended to read as follows:

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. Webster's Third New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

18.49.040 – Amend CEBC Section 407.1—Change of occupancy, conformance.

Section 407.1 of the 2016 Edition of the California Existing Building Code is amended to read as follows:

407.1 Conformance. No change shall be made in the use or occupancy of any building unless such building is made to comply with the requirements of the California Building Code for the use or occupancy. Changes in use or occupancy in a building or portion thereof shall be such that the existing building is no less complying with the provisions of this code than the existing building or structure was prior to the change. Subject to the approval of the Building Official, the use or occupancy of existing buildings shall be permitted to be changed and the building is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use. For the purpose of this section, the order of least hazardous group to highest hazardous group is as follows:

- Group U (least hazardous group)
- Groups R-3 and R-3.1
- Group S-2
- Groups B, C, F, L, M, H and S-1
- Groups R-1, R-2, R-2.1 and R-4
- Groups A, E and I (highest hazardous group)

Exception: The building need not be made to comply with the seismic requirements for a new structure unless required by Section 407.4.

18.49.050 – Amend CEBC Section 407.1.1—Change of occupancy, change in the character of use.

Section 407.1.1 of the 2016 Edition of the California Existing Building Code is amended to read as follows:

407.1.1 Change in the character of use. A change in occupancy with no change of occupancy classification or an increase in occupant load within the same occupancy classification shall not be made to any building or structure that will subject the building or structure to any special provisions of the applicable California codes, without approval of the Building Official. Compliance shall be only as necessary to meet the specific provisions and is not intended to require the entire building be brought into compliance.

18.49.060 – Amend CEBC Section 407.4—Change of occupancy, structural.

Section 407.4 of the 2016 Edition of the California Existing Building Code is amended to read as follows:

407.4 Structural. When a change of occupancy results in a building or structure being reclassified to a higher risk category, the building or structure shall conform to the seismic requirements for a new structure of the higher risk category. When a change of occupancy results in Groups A, E or I occupancies in a building or structure constructed prior to January 9, 1934 and is within the scope of Chapter 18.68 of the Long Beach Municipal Code, the building or structure shall conform to the seismic requirements for a new structure of the risk category for that occupancy group. For purposes of this section, compliance with ASCE 41, using a Tier 3 procedure and the two-level performance objective in Table 301.1.4.1 for the applicable risk category, shall be deemed to meet the requirements of Section 1613 of the California Building Code.

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Exceptions:

1. Specific seismic detailing requirements of Section 1613 of the California Building Code for a new structure shall not be required to be met where the seismic performance is shown to be equivalent to that of a new structure. A demonstration of equivalence shall consider the regularity, overstrength, redundancy and ductility of the structure.
2. When a change of use results in a structure being reclassified from Risk Category I or II to Risk Category III and the structure is located where the seismic coefficient, SDS, is less than 0.33, compliance with the seismic requirements of Section 1613 of the California Building Code is not required.
3. [BSC] For state-owned buildings, including those owned by the University of California and the California State University and the Judicial Council, the performance level requirements of Section 407.4 are replaced with the performance level requirements of Section 317.5.

18.49.070 – Amend CEBC Section 409.1—Moved structures, conformance.

Section 409.1 of the 2016 Edition of the California Existing Building Code is amended to read as follows:

409.1 Conformance. Structures moved into or within the City shall comply with the provisions of this code and Chapter 18.60 of the Long Beach Municipal Code for new structures.

Exception: (HCD 1 & HCD 2) After July 1, 1978, local ordinances or regulations for moved apartment houses and dwellings shall permit the retention of existing materials and methods of construction, provided the apartment house or dwelling complies with the building standards for foundations applicable to new construction and does not become or continue to be a substandard building. For additional information, see Health and Safety Code Section 17958.9.

RATIONALE:

Administrative changes by adding LBMC Sections 18.49.010 and 18.49.020 to reference the latest edition of the State's code. State law requires that local jurisdictions adopt the 2016 Edition of the California Building Code by January 1, 2017. This amendment adopts the latest edition of the California Building Code and makes minor editorial changes to reflect that certain non-mandatory sections, chapters, and/or appendices are either included or deleted as part of the code adoption.

Administrative changes by adding LBMC Section 18.49.030 to clarify dictionary edition to use for purpose of determining the definition of words.

Administrative changes by adding LBMC Section 18.49.040 to clarify order of least hazardous group to highest hazardous group.

Administrative changes by adding LBMC Sections 18.49.050 to clarify that an increase in occupant load is subject to this section.

Establish more restrictive Building Standards by adding LBMC Sections 18.49.060 to ensure that certain occupancies located within existing URM buildings are designed to the City's seismic retrofit standards to safeguard the public and the occupants from these buildings or structures.

Administrative changes by adding LBMC Section 18.49.070 to reference Chapter 18.60 of the Long Beach Municipal Code for procedures on moved buildings and structures within the City.

FINDINGS:

Local Geological Conditions – Amendment is necessary on the basis of a local geologic condition. Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this amendment ensures that new occupancies with a high occupant load are properly evaluated to reduce or mitigate any potential hazards to future occupants in existing URM buildings or structures. The amendment makes modification and changes to better limit personal injury and property damage as a result of seismic activity and to establish criteria for repair of damaged property following a local emergency.

AND

Administrative – Amendment is necessary for administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

DRAFT

PROPOSED AMENDMENT:

Chapter 18.50 is added to Title 18 of the Long Beach Municipal Code to read as follows:

CHAPTER 18.50
HISTORICAL BUILDING CODE

18.50.010 – Adoption.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the 2016 Edition of the California Historical Building Code (herein referred to as the "California Historical Building Code"). The California Historical Building Code is Part 8 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is developed by the State Historical Building Safety Board.

The adoption of the California Historical Building Code is subject to the changes, amendments and modifications to said code as provided in this chapter, and certain provisions of the Long Beach Municipal Code, which shall remain in full force and effect as provided in this title. Such codes and code provisions shall constitute and be known as the Long Beach Historical Building Code. A copy of the California Historical Building Code, printed as code in book form, shall be on file in the Office of the City Clerk.

18.50.020 – Application.

The provisions of the California Historical Building Code are applicable to all occupancy groups and uses for qualified historical buildings or properties and shall apply in permitting repairs, alterations and additions necessary for the preservation, restoration, reconstruction, rehabilitation, relocation or continued use of qualified historical buildings or properties when so elected by the private property owner.

18.50.030 – Amend CHBC Section 8-201—Definitions.

Section 8-201 of the 2016 Edition of the California Historical Building Code is amended the first paragraph to read as follows:

For the purpose of the CHBC, certain terms and phrases, words and their derivatives shall be construed as specified in the chapter. Additional definitions and/or terms may appear in the various other chapters relative to terms or phrases primarily applicable thereto. Any reference to "authority having jurisdiction" does not necessarily preclude the appellate process of Section 8-104.3.

Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies. Webster's Third New International Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

18.50.040 – Amend CHBC Section 8-706.1.2—Evaluation and seismic improvement of URM buildings.

Section 8-706.1.2 of the 2016 Edition of the California Historical Building Code is amended to read as follows:

8-706.1.2 Evaluation and seismic improvements of unreinforced masonry bearing wall buildings shall comply with Chapter 18.68 of the Long Beach Municipal Code, or the California Existing Building Code (CEBC), Appendix A1 2016 Edition if approved by the Building Official, and as modified by the CHBC.

Exceptions:

1. Alternative standards may be used on a case-by-case basis when approved by the Building Official. It shall be permitted to exceed the strength limitation of 100 psi in Chapter 18.68 of the Long Beach Municipal Code or Section A108.2 of the CEBC when test data and building configuration supports higher values subject to the approval of the Building Official.
2. CEBC Section A102.2 shall not apply to Qualified Historical Buildings in Risk Category III buildings and other structures whose primary occupancies are public assembly with an occupancy load greater than 300.

18.50.050 – Amend CHBC Section 8-805.1—Existing solid masonry.

Section 8-805.1 of the 2016 Edition of the California Historical Building Code is amended by replacing the reference to the “2010 Edition of the CEBC” to the “2016 Edition of the CEBC”.

18.50.060 – Amend CHBC Section 8-805.2.1—Solid backed stone masonry.

Section 8-805.2.1 of the 2016 Edition of the California Historical Building Code is amended by replacing the reference to the “2009 IEBC” to the “2016 Edition of the CEBC”.

18.50.070 – Amend CHBC Section 8-805.2.3—Testing of stone masonry.

Section 8-805.2.3 of the 2016 Edition of the California Historical Building Code is amended by replacing the reference to the “2010 CEBC” to the “2016 Edition of the CEBC”.

RATIONALE:

Administrative changes to reference the latest edition of the State's code. State law requires that local jurisdictions adopt the 2016 Edition of the California Historical Building Code by January 1, 2017. This amendment adopts the latest edition of the California Historical Building Code and makes minor editorial changes to reflect that certain non-mandatory sections, chapters, and/or appendices are either included or deleted as part of the code adoption.

FINDINGS:

Local Administrative Clarification – Amendment is necessary for local administrative clarification, and does not modify a Building Standard pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.