

# Local Adoption of The Latest California Building Standards Code & Uniform Housing Code

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Presented By

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## Overview

### TOPICS TO BE DISCUSSED

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

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# Overview

## INTRODUCTION

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

# Code Adoption Process

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

# Code Adoption Process

- CBSC is set to adopt the Codes around 1-1-19
- Codes are published on 7-1-19
- Codes take effect 180 days after on 1-1-20
- City is mandated by State law to adopt the Codes
- City may amend the Codes to address local issue
- Amendments to “Building Standards” need to be justified on the basis of local geologic, topographic, climatic or environmental conditions

# Code Adoption Process

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

# Code Adoption Process

- Public hearing at the CC meetings to consider a citywide Ordinance and Resolution to adopt the Codes and local amendments (TBD in late 2019)
- File Ordinance and Resolution with the CBSC
- Adopted Codes becomes effective 1-1-20
- All projects submitted prior to 1-1-20 are subject to the older Codes
- All projects submitted on or after 1-1-20 are subject to the newly adopted Codes

# Codes

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

# Codes

## MODEL CODES

- 2018 International Building Code (IBC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Residential Code (IRC)
- 2018 International Fire Code (IFC)
- 2017 National Electrical Code (NEC)
- 2018 Uniform Mechanical Code (UMC)
- 2018 Uniform Plumbing Code (UPC)

# Codes

## MODEL CODES

- 1997 Uniform Housing Code (UHC)

# Codes

## CALIFORNIA CODE OF REGULATIONS (CCR)

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

# Codes

## CCR TITLE 24 CA BUILDING STANDARDS CODE

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

# Codes

## CCR TITLE 24 CA BUILDING STANDARDS CODE

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

# Codes

## LONG BEACH MUNICIPAL CODE (LBMC)

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

# Codes

## LBMC TITLE 18 BUILDING STANDARDS CODE

- Chapters 18.01 thru 18.30 – Administration Reg.
- Chapters 18.40 thru 18.50 – Adopted Bldg. Reg.
- Chapters 18.60 thru 18.77 – Other Constr. Reg.
- Chapter 18.99 Findings

# State & Local Amendments

## UPDATES UNDER CONSIDERATION BY THE STATE

- Update of all CA Codes
- Electric Vehicle
- Accessory and Junior Dwelling Units
- Exterior Elevated Elements
- Solar Photovoltaic
- CBC Appendix O Emergency Housing Shelter
- Swimming Pool Safety Act



# State & Local Amendments

## UPDATES UNDER CONSIDERATION BY THE CITY

- Administrative changes in Chapters 18.01 – 18.30 to reflect current practices and procedures that were not previously codified or needs update
- Consider relocation chapters related to impact fees to Chapters 18.15 and 18.16
- Re-adopt previously adopted amendments in Chapters 18.40 – 18.50 related to structural, fire-life safety and green provisions

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# State & Local Amendments

## UPDATES UNDER CONSIDERATION BY THE CITY

- Consider changing to the IPMC in lieu of the UHC as adopted in Chapter 18.45
- Combine and update Chapters 18.61 and 18.74 to correlate with the latest NPDES/SUSMP/LID requirements
- Update Chapter 18.73 to correlate latest flood regulations with those contained in the CBC
- Add new Chapter 18.77 to expedite solar PV

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# State & Local Amendments

## UPDATES UNDER CONSIDERATION BY THE CITY

- Potentially add new Chapter 18.78 to address methane mitigation
- Update Title 12 Oil Production to address development near or over existing oil wells

# State & Local Amendments

## RECOMMENDATION TO THE CITY COUNCIL

- Declare the Ordinance adopting and amending the 2019 California Building Standards Code and the 1997 Uniform Housing Code by amending Title 18 of the LBMC
- Adopt a Resolution making findings and determinations relating to the adoption of more restrictive Building Standards Code provisions, where appropriate

# State & Local Amendments

## COPY OF STATE AMENDMENTS AND ANALYSIS

- CA Building Standards Commission

<http://www.bsc.ca.gov/Rulemaking/adoptcycle/2018TriennialCodeAdoptionCycle/CodeAdvisoryCommitteeReview.aspx>

- Office of the State Fire Marshal

[http://osfm.fire.ca.gov/codedevelopment/codedevelopment\\_2018TriennialCodeAdoptionCycle](http://osfm.fire.ca.gov/codedevelopment/codedevelopment_2018TriennialCodeAdoptionCycle)

# State & Local Amendments

## COPY OF STATE AMENDMENTS AND ANALYSIS

- Housing and Community Development

<http://www.hcd.ca.gov/building-standards/buiding-code/index.shtml>

- Division of the State Architect

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

# State & Local Amendments

## COPY OF CITY AMENDMENTS AND ANALYSIS

- Proposed Code Amendments
- Statement of Reasons
- Findings

[http://www.lbds.info/building/building\\_code\\_adoption.asp](http://www.lbds.info/building/building_code_adoption.asp)

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# Public Notice

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

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# Outreach Effort

## STAKEHOLDER PARTICIPATION

- Public hearings at the Sustainability Committee
- Public hearings at the BEAC meetings
- Public hearings at the City Council meetings

# Outreach Effort

## CONDUCTING COMMUNITY WORKSHOPS

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

# Implementation

## TRAINING AND PREPARATION EFFORTS

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

# Implementation

## TECHNICAL INFORMATION FOR THE PUBLIC

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

# Next Step

- Continue public hearings at the next BEAC meetings through rest of this year and next
- Provide more detail of amendments and changes proposed
- Have all information and analysis posted on the Department's website
- Respond to and incorporate any public input or discussion from these and other meetings
- Request BEAC to adopt staff's recommendations

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# Conclusion

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

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