Local Adoption of the Latest California Building Standards Code and Uniform Housing Code

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Topics to be Discussed

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

• What is the purpose of the Codes?
• Why is the City required to adopt the Codes?
• 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?
• Building Standards Code ("Codes") are laws governing the construction of 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.)
• California Building Standards Commission (CBSC) is responsible for the administration and implementation of each code cycle.
• CBSC is set to adopt the Codes on or around 1-1-22
• Codes to be published on 7-1-22
• Codes take effect 180 days after on 1-1-23
• 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 (10-18-22)
• File Ordinance and Resolution with the CBSC
• Adopted Codes becomes effective 1-1-23
• All projects submitted prior to 1-1-23 are subject to the older Codes
• All projects submitted on or after 1-1-23 are subject to the newly adopted Codes
Codes

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

- 2021 International Building Code (IBC)
- 2021 International Existing Building Code (IEBC)
- 2021 International Residential Code (IRC)
- 2021 International Fire Code (IFC)
- 2020 National Electrical Code (NEC)
- 2021 Uniform Mechanical Code (UMC)
- 2021 Uniform Plumbing Code (UPC)
Model Codes

• 1997 Uniform Housing Code (UHC)
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)
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
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
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 18.79 – Other Constr. Reg.
• Chapter 18.99 Findings
State & Local Amendments

Updates under consideration by the State

• Update of all CA Codes
• Electric Vehicle
• Energy Storage Systems
• Intermodal Shipping Containers
• Mass Timber Construction (Type IV Construction)
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
• Re-adopt previously adopted amendments in Chapters 18.40 – 18.50 related to structural, fire-life safety and green provisions
State & Local Amendments

Updates under consideration by the City

• Update Chapters 18.40 and 18.41 to incorporate revisions to the model code for Intermodal Shipping Containers

• Combine and integrate Chapters 18.61 and 18.74 into Chapter 8.96 to correlate the latest NPDES/SUSMP/LID requirements
Updates under consideration by the City

• Update Chapter 18.47 to address desired EV Charging requirements in coordination with the revised model code and SCC input

• Update and improve Chapters 18.78 and 18.79 for Construction Near Abandoned Oil Wells and Methane Gas Mitigation
Recommendation to the City Council

• Declare the Ordinance adopting and amending the 2022 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

State Amendments and Analysis

• CA Building Standards Commission

• Office of the State Fire Marshal
State Amendments and Analysis

• Housing and Community Development

• Division of the State Architect
  https://www.dgs.ca.gov/DSA/Resources/Page-Content/Resources-List-Folder/Structural-Safety-Code-Development
City Amendments and Analysis

- Proposed Code Amendments
- Statement of Reasons
- Findings

https://longbeach.gov/lbds/building/plan-review-service/code/

https://www.longbeach.gov/lbds/enforcement/beac/
• 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
Stakeholder Participation

• Public hearings at the Sustainability Committee
• Public hearings at the BEAC meetings
• Public hearings at the City Council meetings
• Various stakeholders to be notified of all hearing dates
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.
Technical Information for the Public

• Training materials
• Design and construction checklists
• Information bulletins
• Guidelines
• Illustrative handouts
Next Steps

• Continue public hearings at the next BEAC meetings in the next few months
• 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
Conclusion

- Open for questions/discussion from the BEAC members
- Open for questions/discussion from the public members
Thank you

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