

CITY OF LONG BEACH

BEAC PUBLIC HEARING 2 FINDINGS

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

April 18, 2022

PREPARED BY



LONG BEACH
DEVELOPMENT
SERVICES



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FOOTNOTE:

1. E = Existing chapter with no changes (omitted from this document)
A = Altered chapter
D = Deleted chapter

Please note: Only findings related to chapters and their associated sections with amendments presented at BEAC Meeting 2, April 18, 2022, are included in this document. Chapters presented at BEAC Meeting 1, March 21, 2022, have been excluded from the table of contents and this document, as a whole, and are addressed in the supporting documentation for BEAC Meeting 1, March 21, 2022. The use of ellipses (...) in this document represent the omission of text within a chapter or section.

Findings and determinations relative to the adoption of administrative amendments to the 2022 Edition of the California Building Standards Code, Title 24 of the California Code of Regulations.

Sections 8.96.040, 8.96.130 and 8.96.210 – Amendment is necessary on the basis of local climatic, environmental and geologic conditions. The City’s Mediterranean and semi-arid climate system produces warm dry summers and cool wet winters that results in an average of 13 inches of rainwater received annually. A geologic condition resulting from impermeable layers of clay found between the City’s surface and groundwater basin prevents any precipitation that falls locally from replenishing the basin. These local conditions limit the City’s groundwater pumping activities from meeting the water demand of nearly half a million residents and businesses. This section requires the use of low impact development (LID) standards in the planning and construction of development projects. LID standards promote the goal of environmental sustainability by helping improve the quality of receiving waters, protecting the Los Angeles and San Gabriel River watersheds, maintaining natural drainage paths, and protecting potable water supplies within the City. The LID objective of controlling and maintaining flow rate is addressed through land development and stormwater management techniques that imitate the natural hydrology (or movement of water) found on the site. Using site design and best management practices that allow for storage and retention, infiltration, filtering, and flowrate adjustments achieve the goals of LID, advances sustainability and reduces the overall cost of stormwater management. The use of engineered systems, structural devices, and vegetated natural designs distributes stormwater and urban runoff across a development site maximizing the effectiveness of LID. The amendment makes modification and changes to better preserve and protect the community where environmental resources are scarce due to varying and occasional immoderate temperatures and weather conditions and to realize a healthier, cleaner and more viable environment for the City’s residents, its workforce and visitors.

Chapters 18.01 thru 18.30 and 18.60 thru 18.99 – Amendment is necessary for local administrative clarification, does not modify a Building Standards as defined in Section 18909(c) of the California Health and Safety Code, and does not require the express findings and determination required by Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

Section 18.04.020.B.4 - Amendment is necessary on the basis of a local geologic and climatic condition. The City of Long Beach is a densely populated city having buildings and structures constructed over or near a vast array of fault traces resulting from the active Newport-Inglewood fault system that is capable of producing a major earthquake and within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. Additionally, construction quality of fences installed without the requirement of a permit is often poor and present safety concerns. The proposed amendment reducing the maximum height of fences constructed of materials other than concrete, masonry, brick, or other similar materials not requiring a permit is provided to better limit personal injury and property damage due to geologic and climatic activity and poor construction standards for unpermitted fences, and therefore needs to be incorporated into the code to assure that new fences are designed and constructed in accordance with the scope and objectives of the California Building Code, California Residential Code and Long Beach Municipal Code.

Findings and determinations relative to the adoption of administrative amendments, and where appropriate, the adoption of more restrictive building standards code provisions amendments to the 2022 Edition of the California Building Code, Part 2, Title 24 of the California Code of Regulations.

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Sections 18.40.330 – Amendment is necessary on the basis of a local geologic condition. The City of Long Beach is a densely populated city having buildings and structures constructed over or near a vast array of fault traces resulting from the active Newport-Inglewood fault system that is capable of producing a major earthquake. The proposed amendment requiring safe design and construction requirements for ceiling suspension systems to resist seismic loads is intended to minimize the amount of damage within a building and along the path of the means of egress to better limit personal injury and property damage as

a result of geologic activity and therefore need 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 Building Code.

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Section 18.40.500 – Amendment is necessary on the basis of a local geologic condition. The City of Long Beach is a densely populated city having buildings and structures constructed over or near a vast array of fault traces resulting from the active Newport-Inglewood fault system that is capable of producing a major earthquake. The proposed amendment limits or prohibits the shear value of overdriven nails or the use of box and clipped head nails to better limit personal injury and property damage as a result of geologic activity and therefore need 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 Building Code.

...

Sections 18.40.540 – Amendment is necessary on the basis of a local geologic condition. The City of Long Beach is a densely populated city having buildings and structures constructed over or near a vast array of fault traces resulting from the active Newport-Inglewood fault system that is capable of producing a major earthquake. The proposed amendment reduces allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing to better limit personal injury and property damage as a result of geologic activity and therefore need 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 Building Code.

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Section 18.40.600 – Amendment is necessary on the basis of a local geologic condition. The City of Long Beach is a densely populated city having buildings and structures constructed over or near a vast array of fault traces The proposed amendment limit the use of staple fasteners in resisting or transferring seismic forces to better limit personal injury and property damage as a result of seismic activity and therefore need 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 Building Code.

...

Section 18.40.630 – Amendment is necessary on the basis of a local geologic and climatic condition. The City of Long Beach is a densely populated city having buildings and structures constructed over or near a vast array of fault traces resulting from the active Newport-Inglewood fault system that is capable of producing a major earthquake and within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. The City is further impacted by construction of buildings and structures utilizing tradition construction materials that impact the amount of energy, air quality, greenhouse gas emission and construction waste in the area. The proposed amendment to address structural designs specific to intermodal shipping containers, reduce environmental impact of unused and unrecycled intermodal shipping containers, and increase sustainability by reducing consumption of traditional construction materials are intended to better limit personal injury and property damage as a result of geologic and climatic activity and therefore 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 Building Code.

...

Findings and determinations relative to the adoption of administrative amendments, and where appropriate, the adoption of more restrictive building standards code provisions amendments to the 2022 Edition of the California Residential Code, Part 2.5, Title 24 of the California Code of Regulations.

...

Section 18.41.170 – Amendment is necessary on the basis of a local geologic condition. The City of Long Beach is a densely populated city having buildings and structures constructed over or near a vast array of fault traces resulting from the active Newport-Inglewood fault system that is capable of producing a major earthquake. The proposed amendment requires a minimum braced wall length in high seismic region to better limit personal injury and property damage as a result of geologic activity and therefore 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 Residential Code.

...

Findings and determinations relative to the adoption of administrative amendments, and where appropriate, the adoption of more restrictive building standards code provisions amendments to the 2022 Edition of the California Existing Building Code, Part 10, Title 24 of the California Code of Regulations.

Sections 18.49.010 – 18.49.020 – Amendment is necessary for local administrative clarification, and does not modify a Building Standards as defined in Section 18909(c) of the California Health and Safety Code pursuant to Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.

Section 18.49.030 – Amendment is necessary on the basis of a local geologic condition. The City of Long Beach is a densely populated city having buildings and structures constructed over or near a vast array of fault traces resulting from the active Newport-Inglewood fault system that is capable of producing a major earthquake. The proposed amendment to ensure 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 proposed amendment makes modification and changes to better limit personal injury and property damage as a result of geologic activity and to establish criteria for repair of damaged property following a local emergency. Therefore, it 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 Existing Code.

Section 18.49.040 – Amendment is necessary on the basis of a local geologic condition. The City of Long Beach is a densely populated city having buildings and structures constructed over or near a vast array of fault traces resulting from the active Newport-Inglewood fault system that is capable of producing a major earthquake. The proposed amendment to ensure 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 proposed amendment makes modification and changes to better limit personal injury and property damage as a result of geologic activity and to establish criteria for repair of damaged property following a local emergency. Therefore, it 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 Existing Code.

...

Section 18.49.060 – Amendment is necessary for local administrative clarification, does not modify a Building Standards as defined in Section 18909(c) of the California Health and Safety Code, and does not require the express findings and determination required by Sections 17958, 17958.5 and 17958.7 of the California Health and Safety Code.