Local Code Adoption of the Latest Edition of the California Building Standards Code

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ACCESS TO INFORMATION

- A copy of the proposed amendments discussed today, reasons for the changes, and the associated findings can be found on the Department of Development Services’ website at:

https://longbeach.gov/lbds/building/plan-review-service/code/
This presentation is intended to focus on specific changes and the reasons behind those changes.

Generally, these slides present changes in content or technical changes that are not editorial or administrative in nature.

In some cases, the proposed revision presented is intended to clarify a technical requirement in an existing amendment.

Administrative changes shown in this presentation were not presented during the March BEAC meeting and have been included here for completeness.
LONG BEACH MUNICIPAL CODE (LBMC)

- LBMC Title 18 Long Beach Building Standards Code
- Amendments are proposed by the Building and Safety Bureau
- Amendments at future BEAC meetings may be proposed by the Department of Public Works, Fire Prevention Bureau, or Building and Safety Bureau
- More Substantive and Technical Changes
- Further changes will be presented at May BEAC meeting
GENERAL FINDINGS

• Geologic/Topographic Conditions
• Climatic Conditions
• Environmental Conditions

(Specific findings and reasons for changes will be discussed in this presentation and can be found in the supporting documentation)
SECTION 8.96.040 DEFINITIONS

• Change (Administrative) to incorporate all applicable Department Directors in consolidated Stormwater Chapter.

8.96.040 – Definitions.

C. "Director" shall mean the Director of Public Works of the City of Long Beach, the Director of Environmental Planning of the Port of Long Beach, the Director of Development Services of the City of Long Beach or duly authorized designee.

(See documentation page 3)
8.96.130 – Control of pollutants from new development/reevelopment projects.

A. Applicability. Prior to the construction of any new development and redevelopment project that is subject to development the planning and land development program or construction program requirements specified in the MS4 NPDES Permit, such project shall be evaluated by the City for its potential to discharge pollutants to the MS4 and shall reduce or prevent such discharge to the maximum extent possible. Such projects must also shall comply with the development requirements specified in the Los Cerritos Channel Watershed Management Program, Near Shore Long Beach Watershed Management Program, the Lower San Gabriel River Watershed Management Program, or any other Watershed Management Program to which the City is currently a participant applicable requirements of the MS4 NPDES Permit and Low Impact Development (LID) standards and implemented in accordance with National Pollutant Discharge Elimination System (NPDES) Manual developed by the City. The City's Watershed Management Programs are NPDES Manual is hereby incorporated by reference and shall be made available for review and use by the public in the Public Works Department Office.

(See documentation page 3 for complete language)
SECTION 8.96.210 FEES

• Change (Administrative) to clarify language.

8.96.210 – Fees.

The City Council may establish fees to recover costs for complying with the requirements of this Chapter, including, but not limited to, plan checkingreview fees, cleanup and abatement fees, and industrial and commercial inspection fees, which may be fixed and established from time to time by the City Council by resolution.

(See documentation page 3)
SECTION 18.05.010 SUBMITTAL DOCUMENTS

• Change (Administrative) to include digital documents
• This language was included in the Model Code.

18.05.010 – General.

Submittal documents consisting of construction documents, written record of computations, statement of special inspections, geotechnical report and other pertinent data shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional licensed in the State of California to practice as such. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional. Where allowed by the building official, documents may be submitted in a digital format.

(See documentation page 4 for complete language)
SECTION 18.05.030 CONSTRUCTION DOCUMENTS

- Change (Administrative) to update references to consolidated 18.05.030 – Construction documents.

A. Information on building or structure required.

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6. Construction documents shall show all mitigation measures required under the National Pollutant Discharge Elimination System (NPDES) permit issued to the City of Long Beach and the requirements of the Standard Urban Storm Water Mitigation Plan (SUSMP) mandated by the California Regional Water Quality Control Board in accordance with Chapter 18.61 NPDES and SUSMP Regulations Section 8.96.130.

(See documentation page 4)
PROPOSED AMENDMENTS

SECTION 18.07.050 REQUIRED INSPECTIONS

• Change (Administrative) to include inspection for new Type IV construction.
• This language was included in the Model Code.

5. Types IV-A, IV-B and IV-C construction protection inspection. In buildings of Types IV-A, IV-B and IV-C construction, where connection fire-resistance ratings are provided by wood cover calculated to meet the requirements of Section 2304.10.1, inspection of the wood cover shall be made after the cover is installed, but before any other coverings or finishes are installed.

(See documentation page 4 for complete language)
SECTION 18.08.030 CONTENTS OF CERTIFICATE

• Change (Administrative) to include type of automatic sprinkler system on Certificate of Occupancy.

18.08.030 – Contents of certificate.

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11. If an automatic sprinkler system is provided, *the type of automatic sprinkler system and* whether the sprinkler system is required.

(See documentation page 5)
SECTION 18.40.330 SUSPENDED CEILING

- Change (Geologic) to clarify all existing special ceiling requirements at Means of Egress apply to lobbies accessory to Group A Occupancies.

1613.6.4 Special Requirements for Means of Egress. Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more and lobbies accessory to Group A Occupancies shall comply with the following provisions.

1613.6.4.1 General. Ceiling suspension systems shall be connected and braced with vertical hangers attached directly to the structural deck along the means of egress serving an occupant load of 30 or more and at lobbies accessory to Group A Occupancies. Spacing of vertical hangers shall not exceed 2 feet (610 mm) on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.

(See documentation page 5 for complete language)
SECTION 18.40.500 QUALITY OF NAILS

- Change (Geologic) to clarify requirements for mechanically driven nails in wood structural panel shear walls.

18.40.500 – Add CBC Section 2304.10.3.12.1—Quality of nails.

Section 2304.10.3.12.1 is added to Chapter 23 of the California Building Code to read as follows:

2304.10.3.12.1 Quality of Nails. In Seismic Design Category D, E or F, mechanically driven nails used in wood structural panel shear walls shall meet the same dimensions as that required for hand-driven nails, including diameter, minimum length penetration and minimum head diameter. Clipped head or box nails are not permitted in new construction. The allowable design value for clipped head nails in existing construction may be taken at no more than shall be multiplied by the nail-head-area ratio of the clipped head nails to that of the same size hand-driven nails.

(See documentation page 6 for complete language)
SECTION 18.40.540 WOOD-FRAME SHEAR WALLS

• Change (Geologic) to clarify requirements for wood-frame shear walls and update standard reference.

2306.3 Wood-frame shear walls. Wood-frame shear walls shall be designed and constructed in accordance with ANSI/AWC SDPWS. For structures assigned to Seismic Design Category D, E, or F, application of Tables 4.3A and 4.3B of ANSI/AWC SDPWS shall include the following:

4. Table 4.3B application is not allowed for structures assigned to Seismic Design Category D, E, or F.

For structures assigned to Seismic Design Category D, E, or F, application of Table 4.3B of ANSI/AWC SDPWS shall not be allowed.

(See documentation page 6 for complete language)
PROPOSED AMENDMENTS

SECTION 18.40.600 ATTACHMENT OF SHEATHING

• Change (Geologic) to clarify lateral bracing requirements for braced wall panels.

All braced wall panels shall extend to the roof sheathing and shall be attached to parallel roof rafters or blocking above with framing clips (18 gauge minimum) spaced at a maximum of 24 inches (6096 mm) on center with four 8d nails per leg (total eight 8d nails per clip, minimum). Braced wall panels shall be laterally braced at each top corner and at intervals not to exceed maximum 24 inches (6096 mm) intervals along the top plate of discontinuous vertical framing.

(See documentation page 7 for complete language)
SECTION 18.40.630 INTERMODAL SHIPPING CONTAINERS

• Change (Geologic and Climatic) to coordinate with State adopted code language and incorporate future clarifying model code language.

31143115.1 General. The provisions of Section 31143115 and other applicable sections of this code shall apply to intermodal shipping containers that are repurposed for use as buildings or structures or as a part of buildings or structures.

Exceptions:

1. Stationary storage battery arrays located in intermodal shipping containers complying with Chapter 12 of the California Fire Code. Intermodal shipping containers previously approved as existing relocatable buildings complying with Chapter 14 of the California Existing Building Code.

(See documentation page 7 for complete language)
SECTION 18.41.170 MINIMUM NUMBER OF BRACED WALL PANELS

• Change (Geologic) to clarify language regarding the minimum length of braced wall panels with pointing language to applicable code section.

R602.10.2.3 Minimum number of braced wall panels. Braced wall lines with a length of 16 feet (4877 mm) or less shall have not less than a minimum of two braced wall panels of any length or one braced wall panel equal to 48 inches (1219 mm) or more. Braced wall lines greater than 16 feet (4877 mm) shall have note less than a minimum of two braced wall panels. In Seismic Design Category D0, D1, or D2, no braced wall panel shall have a contributing length be less than 48 inches in length or as required in Section R602.10.3, whichever is greater, in Seismic Design Category D0, D4, or D2.

(See documentation page 15 for complete language)
SECTION 18.49.010 ADOPTION OF CA EXISTING BUILDING CODE

- Change (Administrative) to adopted appendices to coordinate with Chapter 18.68

The City Council adopts and incorporates by reference as though set forth in full in this chapter the 2022 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 2021 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 appendix and chapters of the California Existing Building Code are included: Appendix A, Chapters A2, A3, and A4. The following sections, chapters or appendices of the California Existing Building Code are deleted: Sections 101 through 117 of Chapter 1, Division II; Chapters 6 through 1413; Appendix A, Chapter A1, Appendices B throughout DG; and Resource A.

(See documentation page 15 for complete language)
PROPOSED AMENDMENTS

SECTIONS 18.49.020, 18.49.030, 18.49.040, 18.49.060

• Change (Administrative) to revert amendment description to existing language.
• This language was inadvertently altered in previous documentation.

18.49.020 – Amend CEBC Section 201.4—Terms not defined.
18.49.030 – Amend CEBC Section 506.1—Change of occupancy, compliance.
18.49.040 – Amend CEBC Section 506.1.1—Change of occupancy, change in the character of use.
18.49.060 – Amend CEBC Section 1401.2—Moved structures, conformance.

(See documentation pages 15 - 16 for complete language)
CHAPTER 18.61 NPDES AND SUSMP REGULATIONS

• Change (Administrative) to consolidate with Chapters 8.96 and 18.74.
• This chapter is proposed to be deleted with requirements relocated to Chapter 8.96.

(See documentation page 16 for complete language)
CHAPTER 18.66 VISITABILITY OF DWELLING UNITS

• Change (Administrative) to remove redundant language.
• This chapter is proposed to be deleted.
• Chapter 11A of the adopted California Building Code addresses Housing Accessibility.

(See documentation page 17 for complete language)
CHAPTER 18.71 VOLUNTARY EARTHQUAKE HAZARD REDUCTION IN EXISTING REINFORCED CONCRETE BUILDINGS

- Change (Geologic) to correct requirements for modeling of diaphragms and make them consistent with ASCE 7-16

Cast-in-place reinforced concrete floors with span-to-depth ratios less than three (3) to one (1) may be assumed to be idealized as rigid diaphragms. Other floors, including floors constructed of precast elements with or without a reinforced concrete topping, shall be analyzed in conformance with ASCE 7-16 Section 12.3.1.3 to determine if they must be considered as flexible diaphragms. All other floors not permitted to be idealized as rigid or flexible diaphragms shall be analyzed considering their effective in-plane stiffness of the diaphragm, including effects of cracking and discontinuity between precast elements, as described in ASCE 7-16 Section 12.3.1. Ramps that interconnect floor levels shall be modeled as having mass appropriately distributed on that element. The lateral stiffness of the ramp may be calculated as having properties based on the uncracked cross section of the slab exclusive of beams and girders.

(See documentation page 20 for complete language)
• Change (Administrative) to consolidate with Chapters 8.96 and 18.61.
• This chapter is proposed to be deleted with requirements relocated to Chapter 8.96.

(See documentation page 20 for complete language)
The following chapters are under consideration for changes to content:

- 18.15 Police Facilities Impact Fee
- 18.16 Fire Facilities Impact Fee
- 18.17 Transportation Improvement Fee
- 18.47 Green Building Standards Code
- 18.48 Fire Code
- 18.78 Construction in the Vicinity of Abandoned Oil Wells
- 18.79 Methane Gas Mitigation

A detailed presentation of these items will be given at a future BEAC meeting.
UPCOMING BEAC MEETINGS

• May 16, 2022 and Beyond
  • Continued presentation of amended and added sections
  • Upon completion of the presentations, BEAC will be requested to reaffirm the items we will have looked at during all previous presentations and vote to support the proposed amendments in totality (Anticipated in July)
CITY COUNCIL

- October 18, 2022
  - First reading of proposed amendments with City Council
- November 1, 2022
  - Second reading and City Council to adopt the Ordinance and Resolution
• Questions/discussion from BEAC members
• Questions/discussion from public attendees