



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

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May 16, 2022

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/>

LONG BEACH MUNICIPAL CODE (LBMC)

- 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 June BEAC meeting

LONG BEACH MUNICIPAL CODE (LBMC)

- “Track Changes” are used in this presentation and the supporting documents to indicate where alterations to existing text
- ~~Strikeout~~ is used for deletions from existing text
- Underline is used to indicate insertions into existing text
- Amendments may show up in blue, purple or red
- There is no significance to the color, just indicates a different editor

LONG BEACH MUNICIPAL CODE (LBMC)

- The following is an example of “Track Changes”. The text shown in black is existing and colored text (red in this case) represents the alterations.

This is an example ~~of~~ to show the use of strikeout and underline “Track Changes.” This MS Word feature is used to clearly show ~~changes~~ alterations to the original text. New text or added sections are shown completely as underlined. The final documents presented to City Council for approval will not include “track changes.”

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)

PROPOSED AMENDMENTS

SECTION 18.01.030 SUBMITTAL DOCUMENTS

- Change (Administrative) to clarify where Title 18 is applicable and update code references.
- No change in technical content.

The provisions of this title shall apply to:

1. The site preparation and the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or ~~appertunances~~appurtenances connected or attached to such buildings and structures within the City, except work located primarily in a public way, as regulated by Title 14, other than pedestrian protection structures required by ~~Chapter 32~~Section 3306 of the California Building Code adopted in Chapter 18.40, public utility, towers and poles, mechanical equipment not specifically regulated in this title, and hydraulic flood control structures.

(See documentation page 3 for complete language)

SECTION 18.05.030 CONSTRUCTION DOCUMENTS

- Change (Administrative) to incorporate moisture barrier detailing requirements for weather-exposed balconies and walking surfaces.

A. Information on building or structure required.

...

6. Where balconies or other walking surfaces have weather-exposed surfaces, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include manufacturer's installation instructions.

(See documentation page 3)

SECTION 18.05.030 CONSTRUCTION DOCUMENTS

- Change (Administrative) to update an outdated threshold and coordinate where the weight of mechanical equipment is required to be noted on the drawings with thresholds in ASCE 7.

d. Location of all fans, warm-air furnaces, boilers, absorption units, refrigerant compressors and condensers and the weight of all pieces of such equipment weighing ~~two~~four hundred (~~200~~400) pounds or more.

(See documentation page 3)

SECTION 18.07.050 REQUIRED INSPECTIONS

- Change (Administrative) to the language to align with the other sections of the LBMC and to clarify the applicability of this section.
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 of the California Building Code adopted in Chapter 18.40, inspection of the wood cover shall be made after the cover is installed, but before any other coverings or finishes are installed.
1413. Final inspection. Final inspection shall be made after all work required by the permit is completed and prior to occupancy. If located in a flood hazard area, flood hazard documentation required in Chapter 16 and Appendix G of the California Building Code adopted in Chapter 18.40, or Chapter 3 of the California Residential Code adopted in Chapter 18.41, as applicable, shall be submitted to the Building Official prior to final inspection.

(See documentation page 4)

SECTION 18.40.340 STRUCTURAL OBSERVATIONS

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

1704.6 Structural observations. Where required by the provisions of Section 1704.6.1, ~~1704.6.2 or 1704.6.3~~, the owner or the owner's authorized agent shall employ a structural observer to perform structural observations. The structural observer shall visually observe representative locations of structural systems, details and load paths for general conformance to the approved construction documents. Structural observation does not include or waive the responsibility for the inspections or special inspections in Chapter 18.07 of the Long Beach Municipal Code or the special inspections in Section 1705 or other sections of this code. The structural observer shall be one of the following individuals:

The requirement for structural observation shall be noted and prominently displayed on the front sheet of the approved plans and incorporated into the general notes on the approved plans.

(See documentation page 4)

SECTION 18.40.530 WOOD-FRAME DIAPHRAGMS

- Change (Geologic) to clarify this section is specific to the attachment of wood structural panels in diaphragms.

Wood structural panels ~~s diaphragms~~ used to resist seismic diaphragm forces in structures assigned to Seismic Design Category D, E or F shall be applied directly to the framing members.

Exception: Wood structural panels ~~s diaphragms~~ are permitted to be fastened over solid lumber planking or laminated decking, provided the panel joints and lumber planking or laminated decking joints do not coincide.

(See documentation page 5 for complete language)

PROPOSED AMENDMENTS

SECTION 18.40.650, 18.40.660, 18.40.670, 18.40.680

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

18.40.650 – Amend CBC Section G101.3—Flood hazard scope.

18.40.660 – Amend CBC Section G101.4—Flood hazard violation.

18.40.670 – Add CBC Section G101.65—Flood hazard disclaimer of liability.

18.40.680 – ~~Add~~ Amend CBC Section G101.56—Flood hazard designation of local floodplain administrator.

(See documentation page 5 for complete language)

PROPOSED AMENDMENTS

SECTION 18.40.690, 18.40.700, 18.40.710, 18.40.720

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

18.40.690 – Amend CBC Section G10~~32~~.1—Flood hazard general.

18.40.700 – Amend CBC Section G10~~32~~.2—Flood hazard establishment.

18.40.710 – Add CBC Section G10~~32~~.3—Flood hazard interpretation of FIRM boundaries.

18.40.720 – Amend CBC Section G10~~43~~.3—Flood hazard determination of design flood elevation.

(See documentation page 5 for complete language)

PROPOSED AMENDMENTS

SECTION 18.40.730, 18.40.740, 18.40.750, 18.40.760

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

18.40.730 – Amend CBC Section G10~~43~~.5—Flood hazard floodway encroachment.

18.40.740 – Amend CBC Sections G10~~43~~.6 and G10~~43~~.6.1—Flood hazard watercourse alteration and engineering analysis.

18.40.750 – Amend CBC Section G10~~43~~.7—Flood hazard alterations in coastal areas.

18.40.760 – Add CBC Section G10~~43~~.1~~0~~10—Flood hazard letter of map revision.

(See documentation page 6 for complete language)

PROPOSED AMENDMENTS

SECTION 18.40.770, 18.40.780, 18.40.790, 18.40.800, 18.40.810

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

18.40.770 – Amend CBC Section G10~~54~~.4—Flood hazard expiration.

18.40.780 – Amend CBC Section G10~~65~~.1—Flood hazard general variance.

18.40.790 – Amend CBC Section G10~~65~~.2—Flood hazard records.

18.40.800 – Amend CBC Section G10~~56~~.7—Flood hazard conditions for issuance.

18.40.810 – Amend CBC Section G~~102201~~.1—Flood hazard general definitions.

(See documentation page 6 for complete language)

PROPOSED AMENDMENTS

SECTION 18.41.170 MINIMUM NUMBER OF BRACED WALL PANELS

- Change (Geologic) to clarify requirements for number of braced wall panels.

18.41.170 – Amend CRC Section R602.10.2.3—Minimum number of braced wall panels.

Section R602.10.2.3 of the California Residential Code is amended to read as follows:

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 not 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, D₁, or D₂.

(See documentation page 6 for complete language)

PROPOSED AMENDMENTS

SECTION 18.71.060 DYNAMIC LATERAL ANALYSIS PROCEDURE

- Change (Geologic) to correct intent and coordinate language 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-~~1605~~ Section 12.3.1.3 ~~to determine if they may~~ must be ~~considered idealized~~ as flexible diaphragms. All other floors not permitted to be idealized as rigid or flexible diaphragms shall be analyzed considering ~~the~~ effective in-plane stiffness of the diaphragm, including effects of cracking and discontinuity between precast elements, ~~shall be considered 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 6 for complete language)

CHAPTERS UNDER CONSIDERATION FOR CONTENT CHANGES

- 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

- June 13, 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

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- **Questions/discussion from BEAC members**
 - **Questions/discussion from public attendees**



Thank you

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