

CITY OF LONG BEACH

BEAC PUBLIC HEARING 4 AMENDMENTS

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

July 18, 2022

This document includes text using the “Track Changes” feature of Microsoft Word. It is used to distinguish between existing Municipal Code text and revised text. Deletions are represented by ~~strikeout~~ language, and insertions represented by underlined language. Please note the color of the altered text is not significant, and only indicates a different editor made the changes.

PREPARED BY



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For an electronic version of this document, visit our website at longbeach.gov/lbds/building/plan-review-service/code/.

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FOOTNOTE:

1. E = Existing chapter/section with no changes
 A = Altered chapter/section
 D = Deleted chapter/section
 N = New chapter/section

Please note: Only chapters and their associated sections with known amendments being presented at the July BEAC meeting are included in this document. Chapters and sections with additional anticipated amendments, to be presented at a future BEAC meeting, have been excluded from the table of contents and this document, as a whole, and will be addressed in the supporting documentation for upcoming BEAC meetings. The use of ellipses (...) in this document represent the omission of text within a chapter or section.

Omitted text is anticipated to remain unchanged and may be found in the 2020 Long Beach Municipal Code at https://library.municode.com/ca/long_beach/codes/municipal_code.

RATIONALE AND FINDINGS:

A description of the specific rationale and findings for the amendments referenced in this document can be found in the separate “Findings” document prepared for BEAC Public Hearing 4.

PROPOSED AMENDMENTS:

18.05.030 – Construction documents.

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- A. Information on building or structure required.

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7. 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.

~~7.8.~~ Construction documents for buildings and structures providing a methane gas mitigation system shall provide drawings indicating compliance with Chapter 18.79 Methane Gas Mitigation. The construction documents shall provide details of the sub-slab ventilation system, membrane barrier, above-grade ventilation, signage, and methane gas detection and alarm system.

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18.06.010 – Permit fees.

- A. Building permit fees. A building permit (exclusive of subtrade permits) shall be issued for each building or structure to be erected or upon which work is to be done thereunder when required pursuant to Section 18.04.010 and for each such permit the permit applicant shall pay a permit filing fee as set forth in the schedule of fees and charges established by City Council resolution plus a fee computed on the basis of the estimated total cost of the work proposed to be done, in accordance with the building permit fee as set forth in the schedule of fees and charges established by City Council resolution.

EXCEPTION: A single combined permit may be issued for the following:

1. The construction, addition or alteration of any building or structure of a one- or two-family dwelling and related accessory building and structure, which includes all building, electrical, plumbing, heating, ventilating, and air conditioning work; or
2. The construction, addition or alteration of any sign or sign support structure, which includes all building and electrical work.

The total permit fee for the combined building permit shall be as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Chapter ~~18.61 NPDES and SUSMP Regulations~~ 8.96 Stormwater and Runoff Pollution Control shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Title 24, Parts 2 and 2.5, of the California Code of Regulations, the State's Building and Residential Codes for flood resistant design and construction regulation, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

~~In addition to the above, projects regulated under Chapter 18.74 Low Impact Development Standards shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.~~

In addition to the above, projects regulated under Chapter 18.79 Methane Gas Mitigation shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

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- B. Grading permit fees. A grading permit shall be issued to each property or site upon which grading work is to be done thereunder when required pursuant to Subsection 18.04.010.B, and for each such permit the permit applicant shall pay a filing fee as set forth in the schedule of fees and charges established by City Council resolution plus a grading permit fee computed on the basis of the estimated total cubic yard of work proposed to be done as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Chapter ~~18.61 NPDES and SUSMP Regulations~~ 8.96 Stormwater and Runoff Pollution Control shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

~~In addition to the above, projects regulated under Chapter 18.74 Low Impact Development Standards shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.~~

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18.06.020 – Plans examination fees.

Except where the Building Official has determined that the submittal of construction documents and other data are not required if the Building Official finds that the nature of the work applied for is such that the examination of construction documents is not necessary to obtain compliance with this title, plans examination and the fees for such examination shall be required for the following:

- A. Buildings and structures plans ~~examination~~ examination fees. Except as provided in this section, the permit applicant for a building permit shall, in addition to the fee prescribed therefore and at the time of making application for such building permit, pay a plans examination fee as set forth in the schedule of fees and charges established by City Council resolution, including the filing fee. The plans examination fee for a combined permit shall be as set forth in the schedule of fees and charges established by City Council resolution for a building permit of the same valuation.

EXCEPTIONS: No plans examination fee shall be required when the Building Official has determined that the submittal of construction documents and other data are not required if it is found that the nature of the work applied for is such that the examination of construction documents is not necessary to obtain compliance with this title.

In addition to the above, projects regulated under Chapter ~~18.61 NPDES and SUSMP Regulations~~ 8.96 Stormwater and Runoff Pollution Control shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Title 24, Parts 2 and 2.5, of the California Code of Regulations, the State's Building and Residential Codes for flood resistant design and construction regulation, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

~~In addition to the above, projects regulated under Chapter 18.74 Low Impact Development Standards shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.~~

~~In addition to the above, projects regulated under Chapter 18.79 Methane Gas Mitigation shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.~~

In addition to the above, projects regulated under Sections 1.8.2.1.2 and 1.9.1 of Title 24, Part 2, of the California Code of Regulations, the State's Disabled Access and Adaptability Requirements, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Title 24, Part 6, of the California Code of Regulations, the State's Building Energy Efficiency Standards Code as developed by the California Energy Commission, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

In addition to the above, projects regulated under Chapter 1 of Title 24, Part 11, of the California Code of Regulations, the State's Green Building Standards Code, shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.

- B. Grading plans examination fees. The permit applicant for a grading permit shall, in addition to the fee prescribed therefore and at the time of making application for such grading permit, pay a plans examination fee to the City as set forth in the schedule of fees and charges established by City Council resolution, including the filing fee.

~~In addition to the above, projects regulated under Chapter 18.61 NPDES and SUSMP Regulations 8.96 Stormwater and Runoff Pollution Control shall pay an additional fee as set forth in the schedule of fees and charges established by City Council resolution.~~

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18.07.050 – Required inspections.

- A. Building. The Building Official, upon notification as specified in Section 18.07.030, shall make the inspections set forth in subsection, if applicable.

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3. Methane gas mitigation system inspection. Vent collector and sub-slab pipe routing shall be inspected prior to placement of the methane barrier. Methane barrier shall be inspected after installation is complete and a certificate of installation is provided by the installer. Exterior wall vent riser shall be inspected prior to concealment within the wall.

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18.40.270 – Amend CBC Section 1207.4—Efficiency dwelling units.

Section 1207.4 of the California Building Code is amended to read as follows:

1207.4 Efficiency dwelling units. As modified pursuant to California Health and Safety Code Section 17958.1, efficiency dwelling units shall comply with the following:

1. The unit for occupancy by no more than two persons shall have a minimum floor area of 150 square feet. An additional 50 square feet of floor area shall be provided for each occupant of such unit in excess of two.
2. The unit shall be provided with a separate closet.
3. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front. Light and ventilation conforming to this code shall be provided.
4. The unit shall be provided with a separate bathroom containing a water closet, lavatory, and bathtub or shower.

18.40.630 – ~~Add~~Amend CBC Section ~~3115~~3115—Intermodal shipping containers.

Section ~~3115~~3115 of the California Building Code is amended to read as follows:

SECTION ~~3115~~3115
INTERMODAL SHIPPING CONTAINERS

~~3115~~3115.1 General. The provisions of Section ~~3115~~3115 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.

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~~3115.8.5.2~~ 3115.8.5.2 ~~Structural~~Simplified structural design assumptions. Where permitted by Section ~~3115.8.5.1~~3115.8.5.1, single-unit, stand-alone intermodal shipping containers shall be designed using the following assumptions for the profiled steel panel side walls and end walls:

1. The appropriate detailing requirements contained in Chapters 16 through 23.
2. Response modification coefficient, $R = 2$.
3. Over strength factor, $\Omega_o = 2.5$.
4. Deflection amplification factor, $C_d = 2$ ~~and~~.
5. Limits on structural height, $h_n = 9.5$ feet (2900 mm).