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/
LONG BEACH MUNICIPAL CODE (LBMC)

• This presentation is intended to focus on specific changes and the reasons behind those changes
• Generally, these slides present administrative or editorial changes. Technical Changes are included as well.
• Administrative changes shown in this presentation were not presented during previous BEAC meetings 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 and Fire Prevention Bureau
- Amendments at future BEAC meetings may be proposed by the Department of Public Works, Fire Prevention Bureau, or Building and Safety Bureau
- Further, significant, changes will be presented at September 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, it 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 18.01.040 WORK NOT IN SCOPE

• Change (Administrative) to remove a “Reserved” notation and renumber.

(See documentation page 3 for complete language)
SECTION 18.04.020 EXEMPTIONS FROM PERMIT

• Change (Administrative) to coordinate title with content of section and to increase the minimum valuation for which a permit is required.

(See documentation page 3 for complete language)
SECTION 18.40.080 WHERE REQUIRED (Fire Sprinklers)

- Change (Administrative) to update a language in this section to match with the California Building Code language and coordinate this amendment with the corresponding amendment to the California Fire Code in 18.48.430.

18.40.080 – Amend CBC 903.2—Where required.

Section 903.2 of the California Building Code is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12 and Sections 903.2.14 through 903.2.21.

All new commercial, industrial and or in new nonresidential buildings and structures that require two or more exits are required or exceed that are greater than 3,000 square feet (279 m²) shall be protected by an automatic sprinkler system. This shall not apply to existing buildings.

(See documentation page 3)
SECTION 18.40.120 ALARMS

• Change (Administrative) to update a language in this section to coordinate this amendment with the corresponding amendment to the California Fire Code in 18.48.480.

18.40.120 – Amend CBC Section 903.4.2—Alarms.

Section 903.4.2 of the California Building Code is amended to read as follows:

903.4.2 Alarms. One exterior approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Visible alarm notification appliances shall not be required except when required by Section 907. The exterior alarm device shall be a horn and strobe device, located on the address side of the building, 30 feet above grade with no building obstructions and closest to the location of the fire department connection.

(See documentation page 3)
SECTION 18.40.620 ACCESS TO SMOKEPROOF ENCLOSURE

- Change (Administrative) to clarify the requirements for a protected path of travel between the fire service elevator lobby and exit stairway or ramp.

18.40.620 – Amend CBC Section 3007.6.1—Access to smokeproof enclosure.

Section 3007.6.1 of the California Building Code is amended to read as follows:

3007.6.1 Access to a smokeproof enclosure. The enclosed fire service elevator lobby shall have direct access from the enclosed elevator lobby to a smokeproof enclosure with an interior exit stairway or ramp complying with Section 609.20.

Exception: Access to a smokeproof enclosure with an interior exit stairway or ramp shall be permitted to be through a protected path of travel that has a level of fire protection not less than the elevator lobby enclosure. The wall and floor/ceiling assemblies of the protected path shall comply with the requirements of Section 3007.6.2 and doors opening into the protected path shall comply with the requirements of Section 3007.6.3. The protected path shall be separated from the enclosed elevator lobby through an opening protected by a smoke and draft control assembly in accordance with Section 716.2.2.1.

(See documentation page 4)
SECTION 18.47.020 MULTIFAMILY AND HOTELS (<20 units/rooms)

• Change (Administrative) to the clarify that exemptions apply to automated parking facilities as well as parking lifts. The language also now aligns with the 2022 CALGreen requirements.

Exceptions:

1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

3. Areas of parking facilities served by parking lifts or parking spaces accessible only by automated mechanical car parking systems.

(See documentation page 4)
SECTION 18.47.030 MULTIFAMILY AND HOTELS (>20 units/rooms)

- Change (Administrative) to the clarify that exemptions apply to automated parking facilities as well as parking lifts. The language also now aligns with the 2022 CALGreen requirements.

Exceptions:

1. When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

2. Areas of parking facilities served by parking lifts or parking spaces accessible only by automated mechanical car parking systems.

Exception: Areas of parking facilities served by parking lifts or parking spaces accessible only by automated mechanical car parking systems.

(See documentation page 5)
SECTION 18.47.040 CONSTRUCTION WASTE REDUCTION

• Change (Administrative) to the incorporate additional section references in the 2022 CALGreen.

18.47.040 — Amend CALGreen Sections 4.408.1 through 4.408.5—Construction waste reduction, disposal and recycling.

Sections 4.408.1 through 4.408.5 of the California Green Building Standards Code is deleted in its entirety and replaced to read as follows:


(See documentation page 6)
SECTION 18.47.050 ELECTRIC VEHICLE (EV) CHARGING

• Change (Administrative) to the clarify that exemptions apply to automated parking facilities as well as parking lifts. The language also now aligns with the 2022 CALGreen requirements.

Exceptions:

1. On a case by case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:

2. Areas of parking facilities served by parking lifts or parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.

(See documentation page 6)
SECTION 18.47.060 METERS

• Change (Administrative) to relocate Section 18.47.070 to keep the chronology of Section 5.408.1 Construction Waste Reduction relative to its location in CALGreen. See next two slides addressing this change.

18.47.060 – Amend CALGreen Section 5.408.1—Construction waste reduction, disposal and recycling.

Section 5.408.1 of the California Green Building Standards Code is deleted in its entirety and replaced to read as follows:

5.408.1 General. Covered projects meeting the threshold of Section 18.47.020 of Title 18 of the Long Beach Municipal Code shall comply with Chapter 18.47 Construction and Demolition Recycling Program of Title 18 of the Long Beach Municipal Code.

18.47.060 – Amend CALGreen Section 5.303.1—Meters.

Section 5.303.1 of the California Green Building Standards Code is amended to read as follows:

5.303.1 Meters. Separate submeters or metering devices shall be installed for the uses described in Sections 5.303.1.1 through 5.303.1.3.

(See documentation page 7)
SECTION 18.47.070 MIXED-USE OCCUPANCY

• Change (Administrative) to relocate Section 18.47.080 to keep the chronology of Section 5.408.1 Construction Waste Reduction relative to its location in CALGreen. See previous and following slides addressing this change.

18.47.080 — Add CALGreen Section 5.303.1.3—Mixed-use occupancy.

Section 5.303.1.3 is added to Chapter 5 of the California Green Building Standards Code to read as follows:

5.303.1.3 Mixed-use occupancy. In new buildings with mixed-use occupancies, separate metering devices shall be dedicated solely to each residential and nonresidential uses. The plumbing system downstream of the meters for the residential and nonresidential uses shall be independent of the other and not cross-connected.

(See documentation page 7)
SECTION 18.47.080 CONSTRUCTION WASTE REDUCTION

• Change (Administrative) to relocate Section 18.47.060 to keep the chronology of Section 5.408.1 Construction Waste Reduction relative to its location in CALGreen. See previous two slides addressing this change.

18.47.080 -- Amend CALGreen Sections 5.408.1 through 5.408.14—Construction waste reduction, disposal and recycling.

Sections 5.408.1 through 5.408.14 of the California Green Building Standards Code are deleted in its entirety and replaced to read as follows:

5.408.1 General. Covered projects meeting the threshold of Section 18.67.020 of Title 18 of the Long Beach Municipal Code shall comply with Chapter 18.67 Construction and Demolition Recycling Program of Title 18 of the Long Beach Municipal Code.

(See documentation page 7)
SECTION 18.48.045 CREATION OF AGENCY

• Change (Administrative) to the complete a blank table (template) and to define the function of the Fire Prevention Bureau and Fire Code Official.

18.48.045 - CFC Chapter 1, Section 103.1 – Creation of Agency.

Section 103.1 of Chapter 1 of the California Fire Code is amended to read as follows:

103.1 Creation of agency. The Long Beach Fire Prevention Bureau and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

(See documentation page 7)
SECTION 18.48.130 REQUIRED OPERATIONAL PERMITS

• Change (Administrative) to an existing amendment to remove language that was added to the California Fire Code and is not longer required as an amendment.

18.48.130 – CFC Chapter 1, Section 105.45—Required operational permits.

Section 105.4 of Chapter 1 of the California Fire Code is amended by the addition of Sections 105.6.53 through 105.6.55 to read as follows:

105.6.53 Battery systems. An operational permit is required to operate battery storage systems exceeding the threshold quantities found in Table 1206.21.07.1.1 of this code.

105.6.54 Bulk storage facility. Above ground bulk storage of flammable and combustible liquids for each 225,000 BBL or major fraction thereof.

(See documentation page 8)
**SECTION 18.49.025 EXISTING STRUCTURAL ELEMENTS CARRYING LATERAL LOAD**

- Change (Geologic) to clarify when the lateral load carrying structural elements of an existing structures with an addition need to be evaluated for the modified condition (with the addition).
- Options for the evaluation procedures are also added.

(See documentation page 8)
• Change (Geologic) to clarify when the lateral load carrying structural elements of an existing structures with an alteration need to be evaluated for the modified condition.

• Options for the evaluation procedures and reduced seismic forces are also added.

(See documentation page 8)
SECTION 18.49.050 CHANGE OF OCCUPANCY, SEISMIC LOADS

- Change (Administrative) to incorporate model code language for Group S or U occupancies.
- Change (Geologic) to clarify what procedures can be used when evaluating an existing building with a change of occupancy resulting in an increase in the risk category to demonstrate that the requirements of CBC 1613 are met.

18.49.050 – Amend CEBC Section 506.45.3—Change of occupancy, seismic loads.

Section 506.45.3 of the California Existing Building Code is amended to read as follows:

506.45.3 Seismic loads (seismic force-resisting system). When a change of occupancy results in a building or structure being assigned to a higher risk category, the change is from a Group S or Group U occupancy to any other than Group S or Group U, or the change includes Groups A, E or L occupancies in a building or structure constructed prior to January 9, 1934 and is within the scope of Chapter 18.66 of the Long Beach Municipal Code, the building or structure shall satisfy the requirements of Section 1613 of the California Building Code for the new risk category assigned to the changed occupancy using full seismic forces.

Exceptions:

1. Where the area of the new occupancy is less than 10 percent of the building area, the occupancy is not changing from Group S or Group U occupancy, and the new occupancy is not assigned to Risk Category IV, compliance with this section is not required. The cumulative effect of occupancy changes over time shall be considered.

4. Where the change is from Group S or Group U occupancy and there is no change of risk category, use of reduced seismic forces shall be permitted.

5. Specific seismic detailing requirements of Section 1613 of the California Building Code for a new structure shall not be required to be met where the seismic performance is shown to be equivalent to that of a new structure. A demonstration of equivalence shall consider any irregularities, overstrength, redundancy and appropriate ductility (R-value) of the structure.

6. For the purposes of this section, compliance with ASCE 41, using a Tier 3 procedure and the two-level performance objective in Table 303.3.1 for the applicable risk category shall be deemed an acceptable procedure to demonstrate compliance with the requirements of Section 1613 of the California Building Code. Alternative procedures to demonstrate compliance with Section 1613 of the California Building Code, as determined by the Building Official, may be used.

For a change of occupancy from an existing commercial or industrial use to a residential use that does not result in a higher risk category, refer to Section 503 and Chapter 18.63 of the Long Beach Municipal Code for Alternative Building Standards for Adaptive Reuse Projects.
• Change (Administrative) to clarify the applicability and requirements for development occurring where methane gas occurs.

• Incorporates language that was previously only in Information Bulletin BU-055.

18.79.010—Purpose.

This Chapter sets forth the minimum requirements of the City of Long Beach for control of methane gas intrusion emanating from geologic formations. The requirements do not regulate flammable vapor that may originate in and propagate from other sources, which include, but are not limited to, ruptured hazardous material transmission lines, underground atmospheric tanks, or similar installations.

18.79.020—Scope.

The provisions of this Chapter shall govern methane gas mitigation systems for all buildings and structures. Additional requirements shall apply as follows:

1. Methane gas mitigation system submittal documents shall be required for any project with a methane gas mitigation system in accordance with Section 18.05.030.

2. Methane gas mitigation inspection and plan examination fees shall be required for any project with a methane gas mitigation system in accordance Sections 18.06.010 and 18.06.020.

3. Methane gas mitigation inspections shall be required for any project with a methane gas mitigation system in accordance with Section 18.07.050. A preconstruction meeting shall be scheduled with the Building Official or a duly appointed representative prior to installation of the methane gas mitigation system.

18.79.040—Applicability.

The methane gas mitigation requirements of this Chapter shall be required for all development projects, unless exempted by Section 18.79.050, located in the following areas:

A. All areas overlying petroleum-bearing formations and within the limits of a petroleum reservoir's boundary, as mapped by the State Geological Energy Management Division (CALGEM, or any successor agency). Properties or parcels which partially fall into the areas described herein are fully subject to the methane gas mitigation measures required by this Chapter, for the entire property.

B. All areas three hundred (300) feet or less from any active oil or gas well, or one hundred (100) feet or less from any idle and/or abandoned oil or gas well.

C. All areas one thousand (1,000) feet or less from the refuse footprint of any existing or new landfill or disposal site.

D. Where the building official determines a significant hazard exists from methane gas intrusion at any location within the City, the Building Official is authorized to enforce the requirements of Chapter 18.79 as required to prevent a potential fire or explosion due to methane gas concentrations.

(See documentation page 10)
CHAPTER 18.79 METHANE GAS MITIGATION – Cont’d

PROPOSED AMENDMENTS

18.79.050 – Exemptions.

The following development projects are exempt from the provisions of this Chapter:

1. Buildings or structures with permanent natural ventilation, such as but not limited to, open parking structures, carports, patio covers or similar open structures.

2. Buildings or structures with raised foundations providing adequate underfloor ventilations.

3. Alterations to existing buildings or structures where less than fifty (50) percent of the existing foundations, and slabs-on-grade or raised floor are replaced.

4. Newly constructed buildings or structures accessory to an existing one- or two-family dwellings that are less than fifty (50) percent of the area of the existing one- or two-family dwelling.

5. Addition to existing buildings or structures that are less than fifty (50) percent of the floor area of the existing building or structure.

6. Any development project where methane soil gas testing indicates that methane gas concentrations and pressures on the project site are less than those required for a Site Design Level I classification in accordance with Section 18.79.060.
CHAPTERS UNDER CONSIDERATION FOR CONTENT CHANGES

- The following chapters are under consideration for changes to content
  - Miscellaneous Administrative items in 18.01 to 18.07
  - 18.15 POLICE FACILITIES IMPACT FEE
  - 18.16 FIRE FACILITIES IMPACT FEE
  - 18.17 TRANSPORTATION IMPROVEMENT FEE
  - 18.48 FIRE CODE
- A detailed presentation of these items will be given at September BEAC meeting
UPCOMING BEAC MEETINGS

- September 19, 2022
  - Final presentation of amended and added sections
  - Upon completion of the presentation, 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
CITY COUNCIL

• November 1, 2022
  • First reading of proposed amendments with City Council
• November 15, 2022
  • Second reading and City Council to adopt the Ordinance and Resolution
• Questions/discussion from BEAC members
• Questions/discussion from public attendees