

CITY OF LONG BEACH

BEAC PUBLIC HEARING 6 FINDINGS

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

September 19, 2022

PREPARED BY



LONG BEACH
DEVELOPMENT
SERVICES



This information is available in alternative format by request at (562) 570-5237.
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FOOTNOTE:

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

Please note: Only findings related to chapters and their associated sections with amendments presented at BEAC Meeting 6, September 19, 2022, are included in this document. Chapters presented at BEAC Meeting 1, March 21, 2022, BEAC Meeting 2, April 18, 2022, BEAC Meeting 3, May 16, 2022, BEAC Meeting 4, August 15, 2022, and BEAC Meeting 5, August 29, 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, BEAC Meeting 2, April 18, 2022, BEAC Meeting 3, May 16, 2022, BEAC Meeting 4, August 15, 2022, BEAC Meeting 5, August 29, 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.

Chapters 8.96 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.

Sections 8.96.010 thru 8.96.210 and Sections 18.74.010 thru 18.74.060 – Amendment is necessary on the basis of local climatic, environmental and geologic conditions. The City is located at the foot of three watersheds, Los Angeles River, Los Cerritos Channel, and Lower San Gabriel River, making it the final municipality that waterways flow through before discharging to the ocean. To prevent and reduce pollution from discharging to the MS4 system and ultimately the ocean, this chapter prohibits illicit discharges and non-stormwater discharges, and requires the implementation of controls to reduce the discharge of pollutants in stormwater. These controls include best management practices at industrial and commercial facilities and construction sites. It also includes Low Impact Development (LID) for priority development projects such that the runoff generated from the development will be infiltrated, captured and reused, or treated through biofiltration. Using such site designs and best management practices achieves the goals of pollution prevention through the MS4 and promotes the goal of environmental stewardship by improving the water quality of receiving waters. The amendment is also necessary due to the adoption of a new Municipal NPDES Permit by the Los Angeles Regional Water Quality Control Board. The Municipal NPDES Permit implements the federal Phase I NPDES Stormwater Program requirements. These federal requirements include three fundamental elements: (i) a requirement to effectively prohibit non-stormwater discharges through the MS4, (ii) requirements to implement controls to reduce the discharge of pollutants in stormwater, and (iii) other provisions the Los Angeles Water Board has determined appropriate for the control of such pollutants. The newly adopted Municipal NPDES Permit contains updated requirements and specifications with which municipalities covered under this Permit must comply. The amendment makes modification and changes to be in line with the current Municipal NPDES Permit and to better preserve and protect the community and to realize a healthier, cleaner and more viable environment for the City's residents, its workforce and visitors.

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.

Sections 18.78.010 thru 18.78.260 – Amendment is necessary on the basis of a local geologic and environmental condition. The City of Long Beach is located over several large oil fields that have had over 6,000 oil wells drilled to date. Such wells, whether active, inactive or abandoned, may pose significant hazards to construction in their vicinity as well as environmental hazards to the soil and water systems surrounding them. The proposed amendment clarifies requirements for construction near existing wells to prevent damage to existing wells, avoid hazardous conditions in buildings and structures, and protect the environment for the City's residents, its workforce and visitors.

Sections 18.79.010 thru 18.79.120 – Amendment is necessary on the basis of a local geologic condition. The City of Long Beach is located over several large oil fields that have had over 6,000 oil wells drilled to date. Oil fields and their associated geologic formations can release naturally occurring methane gas, a flammable gas. Methane can collect in enclosed buildings and structures posing significant fire or

explosion risk. Construction of new buildings or structures can mitigate such risk with the installation of appropriate measures to minimize the build-up of methane. The proposed amendment clarifies methane gas mitigation requirements for construction of buildings and structures where methane emanates from the ground to reduce the risk of a fire or explosion, protect from personal injury, and protect property.

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.

Section 18.40.010 – 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. Amendment is necessary on the basis of a local topographic condition. The City of Long Beach is a densely populated city having buildings and structures constructed within or near flood-prone areas that are capable of maximizing public and private losses during times of flooding in specified flood hazard areas. The proposed amendment makes modification and changes to better limit personal injury and property damage during times of flooding and to establish criteria for the design and construction of buildings and structures or repair of damaged property before and 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 Building Code, California Residential Code and Long Beach Municipal Code.

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Section 18.40.085 – 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.

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Section 18.40.120 Amendment is necessary on the basis of a local geologic condition. The City of Long Beach is located in Seismic Design Categories D, E or F as determined by the International Building Code, and in Seismic Design Categories D₂ or E as determined by the International Residential Code, which are considered by experts to be one of the most active seismic regions in the world. The proposed amendment to specify requirement for alarm devices ensures that a reasonable margin of safety is provided due to the necessity of providing on site fire protection in a seismic emergency when fire department resources could be greatly delayed and overwhelmed 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 Fire Code.

Section 18.40.130 – 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.

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Sections 18.40.230 to 18.40.260 – 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.

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Section 18.40.290 – 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. The proposed amendment makes minor editorial changes to reflect the appropriate reference to the City’s Municipal Code for flood related inspections 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.

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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.

Sections 18.41.010 – 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. 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 prohibit the use of strawbale construction is intended to reduce or eliminate potential damages that may result from the prescriptive design of brittle and non-ductile buildings and structures that are subject to high seismic load 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 and Long Beach Municipal Code.

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Findings and determinations relative to the adoption of administrative amendments to the 2022 Edition of the California Plumbing Code, Part 4, Title 24 of the California Code of Regulations.

Section 18.43.010 – 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.

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Findings and determinations relative to the adoption of administrative amendments to the 2022 Edition of the California Mechanical Code, Part 5, Title 24 of the California Code of Regulations.

Section 18.44.010 – 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.

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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 Fire Code, Part 9, Title 24 of the California Code of Regulations.

Sections 18.48.010 to 18.48.020 – 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 13143.5, 17958.7 and 18941.5(b) of the California Health and Safety Code.

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Sections 18.48.040 to 18.48.380 – 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 13143.5, 17958.7 and 18941.5(b) of the California Health and Safety Code.

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Section 18.48.430 – Amendment is necessary on the basis of a local geologic condition. The City of Long Beach is located in Seismic Design Categories D, E or F as determined by the International Building Code, and in Seismic Design Categories D₂ or E as determined by the International Residential Code, which are considered by experts to be one of the most active seismic regions in the world. The proposed amendment to require automatic sprinkler system ensures that a reasonable margin of safety is provided due to the necessity of providing on site fire protection in a seismic emergency when fire department resources could be greatly delayed and overwhelmed 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 Fire Code.

Section 18.48.440 – Amendment is necessary on the basis of a local geologic condition. The City of Long Beach is located in Seismic Design Categories D, E or F as determined by the International Building Code, and in Seismic Design Categories D₂ or E as determined by the International Residential Code, which are considered by experts to be one of the most active seismic regions in the world. The proposed amendment to require automatic sprinkler system ensures that a reasonable margin of safety is provided due to the necessity of providing on site fire protection in a seismic emergency when fire department resources could be greatly delayed and overwhelmed 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 Fire Code.

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Sections 18.48.460 to 18.48.480 – 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 13143.5, 17958.7 and 18941.5(b) of the California Health and Safety Code.

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Section 18.48.500 – 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 13143.5, 17958.7 and 18941.5(b) of the California Health and Safety Code.

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Sections 18.48.680 to 18.48.770 – 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 13143.5, 17958.7 and 18941.5(b) of the California Health and Safety Code.

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Section 11. 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.

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