



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: October 16, 2007

SUBJECT: Adoption of the California Building,
Plumbing, Mechanical, and Electrical
Codes

Report in Brief

This adoption of the 2007 California Building Standards Code, along with other Uniform Codes, will comprise the new Building, Plumbing, Mechanical, and Electrical Codes for the City of Woodland. Code adoption is a two-step process: first at this meeting the Council introduces the new codes, and then, at a following Council meeting, after a public hearing is held, the formal adoption action takes place. If adopted on November 27th the Codes and any amendments will go into effect January 1, 2008. In addition, a resolution has been drafted to reflect the code changes described herein and add a section to clarify the conditions associated with the financing, adjustment and waiver of public facilities fees.

Staff recommends that the City Council **waive reading, read by title only, and Introduce Ordinance No. ____** amending Sections 6-1, 6-1-1, and 6-1-2 of Article I of Chapter 6; repealing Chapter 9; Chapter 17; Chapter 22; and Chapter 23A of the Woodland Municipal Code; and adding Sections 6-1-3, 6-1-4, 6-1-5, 6-1-6, 6-1-7, and 6-1-8 to Article I of Chapter 6 of the Woodland Municipal Code to adopt by reference the 2007 California Building Standards Code that includes the Building, Plumbing, Mechanical, and Electric Codes, and the Uniform Housing Code, 1997 Edition and the Uniform Security Code, 1997 Edition, and the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition with various additions, insertions, deletions, and changes relating to said codes; and approve Resolution No. ____ modifying the City of Woodland Public Facilities Fee Program Administrative Guidelines to add language to reflect the changes described herein to Chapter 6 Article I and to add section VI D to the Guidelines to clarify the financing, adjustment and waiver of public facilities fees.

Background

Every three years, the various State and National Building Codes are revised to reflect the latest in building and fire safety standards. In 2007, the State's Building Standards Commission approved for adoption the following codes: 2006 International Building Code, 2005 National Electrical

Code, 2006 Uniform Mechanical Code, and 2006 Uniform Plumbing Code. Adoption of these codes by reference is required by State law.

Other codes proposed for consideration by the City Council are the Uniform Housing Code, the Uniform Security Code, and the Uniform Code for the Abatement of Dangerous Buildings with amendments. Adoption of Abatement Code will assist during the abatement of dangerous buildings. This code provides a just, equitable, and practicable method whereby buildings or structures, which from any cause, endanger the life and property of the general public may be required to be repaired, vacated, or demolished. The adoption of the Security Code is to provide minimum standards to make dwelling units resistant to unlawful entry. The Security Code gives consideration to the concerns of police, fire, and building officials in establishing requirements for resistance to burglary which are compatible with fire and life safety. The Housing Code is adopted to provide complete requirements affecting conservation and rehabilitation of housing. Its regulations are compatible with the building code.

According to California law, the 2007 California Building Standards Code applies to a building permit application submitted on or after the effective date to all occupancies throughout the state. The revised code will go into effect on January 1, 2008; the full text of all code material is available for public inspection in the Building Officials office and the Office of the City Clerk.

Staff has also drafted a resolution to reflect the renumbering of the Administrative Guidelines of the City Code and to clarify the conditions associated with the financing, adjustment, and waiver of public facilities fees. Council approval of the resolution will make clear that alternative funding will be required prior to the waving of public facilities fees.

Discussion

The proposed adoption of the codes described herein includes a new building code for California published by the International Code Council: the 2006 International Building Code. This Code is currently in use throughout the United States with California and Hawaii being the last two states to adopt. Because of the many different components and issues related to this adoption process and the many differences between the Uniform Building Code (the Code the City currently uses) and the new International Building Code, an information sheet is added as an attachment to this report—see the attachment for a detailed analysis of this issue. While the State is utilizing a new Building Code, the Plumbing, Mechanical, and Electric Codes are the same Uniform Codes as previously adopted except the latest versions are being incorporated into the regulations.

While the City of Woodland and other communities are required by state law to utilize the newest State adopted version of the codes for building permit reviews and inspections, adoption of the codes (by reference) by local jurisdictions provides greater consistency among jurisdictions and allows for minor modifications (amendments) to the codes to reflect local conditions.

State Building Standards Law does not limit the authority of a City to establish more restrictive building standards than those contained in the code that are reasonably necessary because of local climatic, geological, or topographical conditions. The Council could add amendments, as it sees

fit, if the findings for the amendments comply with modifications based on the local topography, climate, or geology.

Each separate amendment is composed of two parts: the findings and the text of the amendment. The findings are local justification for needing the amendment. These findings are sent to the Building Standards Commission and kept on file. The findings must be based upon local topography, climate, or geology. Administrative amendments do not require findings. See Exhibit "A" to the Ordinance for findings to support amendments to the Standards.

All current City amendments have been reviewed for applicability with the new codes. Many of the City's current amendments are no longer needed because their conditions are now reflected within the State's adopted codes or within the Uniform codes being adopted. With this adoption all former amendments have been rewritten, deleted, or revised to reflect the most current needs of the City of Woodland. Some of the most substantive amendments are:

Concrete Slabs: Minimum thickness 4 inches, 5 sack mix, and reinforced with re-bar 18 inches on center.

Concrete Driveways: Minimum thickness 4 inches, 5 sack mix, reinforced with wire, with a 3-inch grave base.

Asphalt Paving: 3 inches asphalt over 8 inches Class II aggregate base.

Water piping in or under Concrete Slabs: Not permitted unless specific conditions are met.

Every effort is being made to keep the amendments to a minimum; this makes for consistency among jurisdictions and helps streamline the building plan checking process. Also, as part of this adoption process, is the reorganization of various City Code sections by grouping all the substantive construction codes under Chapter 6, Article I. This resulted in the repealing of: Chapter 9; Chapter 17; Chapter 22; and Chapter 23A of the Woodland Municipal Code. The regrouping will provide an effective way to understand the adopted codes and ensure that local amendments are easily located and enforced.

Fiscal Impact

The FY 2007-08 budget included an additional \$24,000 to support implementation of the code changes. A total of \$18,000 is allocated to training activities for Building Division staff. The remaining \$6,000 is allocated to purchasing new code books. Building Division fees will substantially offset these increases.

Public Contact

The formal adoption action takes place at a following Council meeting after a public hearing is held. Prior to that meeting there will be two public notices: October 27, 2007 and November 3, 2007. One copy of the 2007 California Building Standards Code, uniform codes, and proposed ordinance will be available for public inspection in the Office of the Woodland City Clerk and at the Office of the Building Official. Information on the new codes is posted on the City's web site.

Many classes and seminars are being taught around the State on the new codes and are available to architects, contractors, and the general public.

Recommendation for Action

Staff recommends that the City Council **waive reading, read by title only, and Introduce Ordinance No. ____** amending Sections 6-1, 6-1-1, and 6-1-2 of Article I of Chapter 6; repealing Chapter 9; Chapter 17; Chapter 22; and Chapter 23A of the Woodland Municipal Code; and adding Sections 6-1-3, 6-1-4, 6-1-5, 6-1-6, 6-1-7, and 6-1-8 to Article I of Chapter 6 of the Woodland Municipal Code to adopt by reference the 2007 California Building Standards Code that includes the Building, Plumbing, Mechanical, and Electric Codes, and the Uniform Housing Code, 1997 Edition and the Uniform Security Code, 1997 Edition, and the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition with various additions, insertions, deletions, and changes relating to said codes; and approve Resolution No. _____ modifying the City of Woodland Public Facilities Fee Program Administrative Guidelines to add language to reflect the changes described herein to Chapter 6 Article I and to add section VI D to the Guidelines to clarify the financing, adjustment and waiver of public facilities fees.

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Community Development Director

Mark G. Deven
City Manager

Attachments:

1. Question and answer sheet on new Building Code.
2. Ordinance adopting the 2007 California Building Standards Code with Exhibit A, *Findings to Support Amendments to 2007 Edition of the California Building Standards Code*.
3. Resolution amending the City of Woodland Administrative Guidelines.

**Questions and Answers on the 2006 International Code
Adopted by the
Building Standards Commission.**

Starting January 1, 2008, all new buildings being constructed in California will be required to comply with the new California building codes, which were published July 2006. Developed by the International Code Council (ICC), the new California codes are based on the International Building Code and International Fire Code and are the first complete building code updates for California since 1997.

Q: What codes does California currently use?

California codes are currently based on the Uniform Codes and National Electrical Code, specifically the 1997 Uniform Building Code, 2000 Uniform Fire Code, 2000 Uniform Mechanical Code, 2002 National Electrical Code and the 2000 Uniform Plumbing Code.

Q: Why were the new codes adopted?

The current codes used in California are based on model codes—the Uniform Codes—that are six to nine years old and a bit dated. The new California codes will be based on the most current model codes available and reflect the latest advances in building and fire safety.

Q: What codes are used for the new California Building Standards?

The 2006 International Building Code, 2006 International Fire Code, 2006 Uniform Plumbing Code, 2006 Uniform Mechanical Code and 2005 National Electrical Code.

Q: What topics do the new codes cover?

They cover a number of topics, including fire and life safety provisions; structural, accessibility, energy, plumbing, mechanical and electrical considerations; the storage of hazardous materials; and residential construction requirements.

Q: What were some of the major changes that were made with the new codes?

As far as structural provisions are concerned, the most significant change is in the way structural loads are determined, most notably snow, wind, and seismic loads that are based on the most current edition of Minimum Design Loads for Buildings and Other Structures (ASCE 7-05). Another significant change in comparison to the Uniform Building Code is that the International Building Code references national standards for structural load determination and design.

On the non-structural side, the most significant change is the increase in design flexibility permitted for the installation of an automatic sprinkler system while maintaining an

appropriate level of fire and life safety. In the IBC, the installation of automatic sprinkler systems can be used to reduce some code requirements in comparison to the UBC.

See below for some additional differences between the 2007 CBC and the 2001 CBC.*

Q: Is there anything unique about the new codes—for example, do they have more stringent seismic design standards compared to other codes in use elsewhere in the country?

Because the new California Building Code is based on the 2006 International Building Code, the structural provisions are based on the most current national standards for structural loads and materials as well as the most current edition of the National Earthquake Hazards Reduction Program (NEHRP) provisions to mitigate losses from earthquake ground motion.

Q: For companies that don't do construction in California, why are the new codes significant?

California has historically been a trendsetter when it comes to building and fire codes. This has an impact on other states. Also, California's use of the International Building Code, International Existing Building Code, and International Fire Code has resulted in a more harmonized approach and will make it easier for manufacturers and design firms who provide products and services throughout the US.

Q: How do the new codes affect buildings that are already under construction? Or does it just affect future projects?

Buildings that are already permitted will not be affected by the new codes. Once the new California codes become effective, all new building construction throughout California must comply with the new code provisions.

*** Some Additional Differences between the 2007 CBC and the 2001 CBC:**

1. Allowable area calculation procedures in general have many significant changes.
2. "Area Separation Walls" have been replaced with "Firewalls" and which now are required to be designed to allow collapse of construction on either side under fire conditions without causing collapse of the wall.
3. Unlimited-area buildings are now permitted to have 40-ft yards on up to 75% of the perimeter instead of the 60-ft yards for the entire perimeter as is currently required. This new provision will allow developers to fit a larger foot-print building on a given site.

5. Type-V (combustible) Construction is no longer permitted in B, F, S, M buildings (including Covered Mall Buildings) of unlimited-area except that unlimited-area F-2 and S-2 buildings are still permitted to be Type-V construction. *CBC 507.3, 507.11 & 402.6*
6. Residential occupancy classifications are revised as follows:
 - The R-1 occupancy classification is now assigned to “Transient” (hotels, motels, & boarding houses).
 - A new R-2 occupancy classification (formerly used by the State Fire Marshal for licensed residential care facilities) is created for “Non-Transient” residential occupancies (apartments, dormitories, non-transient hotels & motels, etc.).
 - State Fire Marshal regulated licensed residential care facilities formerly classified as R-2 and R-6 occupancy classifications have been replaced by new R-4 and R-3.1 occupancy classifications.
7. Type “A” occupancies are no longer classified according to occupant-load thresholds (however that the 50-occupant-load B-to-A assembly threshold is still retained). Under the new code, Type “A” occupancy classifications are driven solely by the use and are defined as follows:
 - A-1 is for performing arts & motion pictures viewing & production;
 - A-2 is for restaurants & bars;
 - A-3 is for churches, recreation, amusement & not-otherwise-classified;
 - A-4 is for indoor spectator sports and
 - A-5 is for viewing outdoor activities.
8. Multiple Type B assembly rooms which in aggregate exceed an occupant load of 50 now constitute the related Type “A” occupancy building.
9. Motor Vehicle Fueling Stations are now classified as M occupancies rather than S-3 occupancies.
10. The residential portions of fire stations are now classified as R occupancies and no longer lumped into the B-occupancy classification (however, generally relaxed occupancy separation requirement under the new code effectively eliminate separation requirements in most situations). Likewise the Garage portions of Police and Fire Stations are no longer classified as B-occupancies.
11. Mixed occupancies are handled differently in many ways:
 - There is a new “Incidental Use” Table that provides separation requirements for certain specific incidental use areas that are defined by the table.
 - There is a newly defined “Accessory Occupancies” category is created that permits aggregated accessory areas up to 10% to be included so long as *Table 503* values are not exceeded (with exceptions for assembly rooms less than 750 ft², assembly areas accessory to Type “E” occupancies and church

education & auditoriums with an occupant-load less than 100 all of which are permitted to be considered part of the major occupancy).

- “Non-Separated Occupancies” are now specifically defined and permitted (excluding certain H and I occupancies) so long as the building conforms to the most restrictive requirements for the occupancies involved.
- “Separated Occupancies” are still permitted to use a unity formula calculation to show compliance with allowable area requirements.

12. *Chapter 4* Special Use and Occupancy Detailed Requirements have many new special uses (e.g., Wine Caves) defined and some special use requirements that were formerly located in other chapter of the code have been moved into *Chapter 4* (e.g., Hazardous Occupancies).