



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 8 Health and Safety
- 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

CHAPTER 8.96 Stormwater and Runoff Pollution Control

- Change (Administrative) to update the existing amendments to be inline with the new Municipal NPDES Permit
- Consolidates the requirements of 8.96 and 18.61 (deleted)
- Revisions are significant, but are too broad to show here. Refer to supporting documents for this presentation noted below for the complete breadth of changes.

(See documentation page 4 for complete language)

PROPOSED AMENDMENTS

SECTION 18.01.050 REFERENCED CODES

- Change (Administrative) to clarify the applicability of the Plumbing Code.
- Chapter 18.43 (Plumbing Code) is not applicable for plumbing elements related to City departments or other agencies

18.01.050 – Referenced codes.

The codes listed in this section and referenced elsewhere in this title shall be considered part of the requirements of this title to the prescribed extent of each such reference.

...

D. Plumbing Code. The provisions of the California Plumbing Code adopted in Chapter 18.43 shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

EXCEPTION: Chapter 18.43 shall not apply to any sewer, potable water, and gas lines or pipes constructed and, maintained and regulated by a City department or agency within the public right of way.

(See documentation page 3 for complete language)

PROPOSED AMENDMENTS

SECTION 18.01.060 APPLICABILITY

- Change (Administrative) to update a language in this section to clarify that the hazardous conditions indicated are determined by the Building Official.

18.01.060 – Applicability.

...

F. Existing subtrade installation.

...

3. Existing mechanical installation. Additions, alterations or repairs may be made to any mechanical system without requiring the existing mechanical system to comply with all the requirements of this title, provided the addition, alteration or repair conforms to that required for a new mechanical system. Additions, alterations or repairs shall not cause an existing system to become unsafe, or create unhealthy or overloaded conditions in the judgment of the Building Official.

EXCEPTION: Minor additions, alterations and repairs to existing mechanical systems may be installed in accordance with the law in effect at the time the original installation was made if such mechanical system may be used safely for such purposes, that there is an urgent necessity for such use, and if approved by the Building Official.

Heating, ventilating, cooling, or refrigeration systems, incinerators or other miscellaneous heat producing appliances lawfully installed prior to the effective date of this title may have their existing use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original design and location and is not a hazard to life, health or property in the judgment of the Building Official.

...

(See documentation page 9)

PROPOSED AMENDMENTS

SECTION 18.02.020 DEFINITIONS

- Change (Administrative) to remove a duplicate definition.

18.02.020 – Definitions.

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~~"Occupancy Certificate" or "Certificate of Occupancy" means the certificate issued by the Building Official pursuant to Chapter 18.08 when, after final inspection, it is found that a building or structure complies with all requirements of this title. When used with reference to a building or structure which was constructed and occupied prior to the effective date of any provisions requiring such a certificate, it shall mean the right to occupy such building or structure....~~

(See documentation page 10)

PROPOSED AMENDMENTS

SECTION 18.03.050 MODIFICATIONS

- Change (Administrative) to clarify the requirements of this section apply to actions granting or denying a requested modification.

18.03.050 – Modifications.

A. General. Whenever there are practical difficulties involved in carrying out the provisions of this title, the Building Official shall have the authority to grant modifications for individual cases, upon the application of the owner or owner's authorized agent, provided the Building Official shall first find that special individual reason makes the strict letter of this title impractical and the modification is in compliance with the intent and purpose of this title and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting or denying modifications shall be recorded and entered in the files of the Building and Safety Bureau. A written application shall be submitted together with a fee set forth in Section 18.06.160.

...

(See documentation page 10)

PROPOSED AMENDMENTS

SECTION 18.03.060 ALTERNATE MATERIALS, DESIGN ...

- Change (Administrative) to clarify the requirements of this section apply to actions, by the Building Official, whether granting or denying an alternative material, design, method of construction, or equipment request.

18.03.060 – Alternate materials, design and methods of construction and equipment.

A. General. The provisions of this title are not intended to prevent the installation of any materials or to prohibit any design or method of construction not specifically prescribed by this title, provided that any such alternative has been approved by the Building Official. AnThe Building Official shall have the authority to approve an alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this title, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this title in quality, strength, effectiveness, fire resistance, durability and safety. The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of action granting or denying alternatives shall be recorded and entered in the files of the Building and Safety Bureau. A written application shall be submitted together with a fee set forth in Section 18.06.160.

...

(See documentation page 10)

PROPOSED AMENDMENTS

SECTION 18.04.020 WORK EXEMPT FROM PERMIT

- Change (Administrative) to clarify the requirements of this section by changing the title of the section.

18.04.020 – ~~Exceptions~~Work exempt from permit.

...

(See documentation page 11)

PROPOSED AMENDMENTS

SECTION 18.05.010 GENERAL

- Change (Administrative) to remove redundant proposed language. Submittal of digital documents is already permitted elsewhere in this section.

18.05.010 – General.

Submittal documents consisting of construction documents, written record of computations, statement of special inspections, geotechnical report and other pertinent data shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional licensed in the State of California to practice as such. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional. Where allowed by the building official, documents may be submitted in a digital format.

(See documentation page 11)

PROPOSED AMENDMENTS

SECTION 18.06.010 PERMIT FEES

- Change (Administrative) to add a reference to Chapter 18.74, which was previously proposed to be removed and update language to coordinate with Chapters 18.76 and 18.77.

In addition to the above, projects with stormwater and low impact development systems regulated under Chapter ~~18.61 NPDES and SUSMP Regulations 8.96 and Chapter 18.74~~ 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 65850.55 and 66015 of Division 1 of Title 7 of the California Government Code, shall pay fees for ~~rooftop~~ solar energy systems and energy storage systems that do not exceed the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed an amount set forth in Sections 65850.55 and 66015 of the California Government Code, unless certain conditions are met.

(See documentation page 11)

PROPOSED AMENDMENTS

SECTION 18.06.020 PLANS EXAMINATION FEES

- Change (Administrative) to add a reference to Chapter 18.74, which was previously proposed to be removed and update language to coordinate with Chapters 18.76 and 18.77.

In addition to the above, projects with stormwater and low impact development systems regulated under Chapter ~~18.61 NPDES and SUSMP Regulations~~ 8.96 and Chapter 18.74 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 65850.55 and 66015 of the California Government Code, shall pay fees for solar energy systems and energy storage systems that do not exceed the estimated reasonable cost of providing the service for which the fee is charged, which cannot exceed an amount set forth in Sections 65850.55 and 66015 of the California Government Code, unless certain conditions are met.

(See documentation page 13)

PROPOSED AMENDMENTS

SECTION 18.06.100 BOARD OF APPEAL FEES

- Change (Administrative) to clarify that fees shall apply to an appeal of an order, determination, or decision made by both the Building Official and the Fire Code Official.

18.06.100 – Board of appeals fees.

~~Board of Examiners, Appeals and Condemnation fee~~ A fee as set forth in the schedule of fees and charges established by City Council resolution shall be charged to a person appealing to the Board of Examiners, Appeals and Condemnation pursuant to Section 18.10.020Chapter 18.10 the action ~~of~~order, determination, or decision made by the Building Official ~~in enforcing or interpreting the provisions of this title, including determinations relative to correction of substandard conditions in buildings and to abate nuisances, and enforcing Title 24, Part 2, of the California Code of Regulations, the State's Disabled Access and Adaptability Requirements~~or Fire Code Official as specified in Subsection 18.10.020.A.

(See documentation page 15)

PROPOSED AMENDMENTS

SECTION 18.10.010 GENERAL REGULATIONS

- Change (Administrative) to clarify which entities (boards, commissions, and committees) to which the general regulations apply.

18.10.010 – General regulations.

The provisions of Chapter 2.18 provide uniform general regulations applicable to ~~all~~Boardsadvisory boards, commissions and committees for the performance of various prescribed duties and functions. In the event any provision of Chapter 2.18 conflicts with a specific provision of this title, such specific provision of this title shall control.

(See documentation page 15)

PROPOSED AMENDMENTS

SECTION 18.10.020 BOARD OF EXAMINERS... (BEAC)

- Change (Administrative) to clarify the general purpose, duties, procedures and filing requirements of the BEAC.

18.10.020 – Board of Examiners, Appeals and Condemnation.

- A. General. ~~In order to determine the suitability of alternate materials and types of construction, review the determinations relative to the correction of substandard conditions in buildings and to abate nuisances, hear written appeals regarding enforcement of State regulations pertaining to access to public accommodations by person with disabilities and to provide for reasonable interpretations of the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State, and in order to provide a forum to review the determinations of the Building Official relative thereto as well as to make determinations relative to correction of substandard conditions in buildings and to abate nuisances, there is created a Board of Examiners, Appeals and Condemnation established pursuant to Ordinance No. C-5332 in 1977 and amended pursuant to Ordinance No. C-5709 in 1981 and Ordinance No. 14-0019 in 2014. The Board of Examiners, Appeals and Condemnation is created pursuant to Ordinance No. C-5332 in 1977 and amended pursuant to Ordinance No. C-5709 in 1981 and Ordinance No. 14-0019 in 2014. The Board of Examiners, Appeals and Condemnation provide a forum to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the following:~~
1. Application and interpretation of this title, municipal code or other ordinances of the City, or laws and statutes of the State;
 2. Correction of substandard, nonconforming or dangerous buildings or structures; or
 3. Abatement of nuisance.

PROPOSED AMENDMENTS

SECTION 18.10.020 BOARD OF EXAMINERS... (BEAC) – cont'd

- Change (Administrative) to clarify the general purpose, duties, procedures and filing requirements of the BEAC.

C. Duties. The Board of Examiners, Appeals and Condemnation shall conduct hearings on written appeals regarding any action takenorders, decisions or determinations made by the Building Official ~~in enforcing the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the Stateas specified in Subsection 18.10.020.A~~. In the appeal, the Board of Examiners, Appeals and Condemnation may approve or disapprove ~~interpretations of these regulations and enforcement the~~ actions taken by the Building Official subject to the limitation of Section 18.10.040.

D. Procedure. The Board of Examiners, Appeals and Condemnation shall adopt reasonable rules and regulations for conducting its investigations and hearings, including those provisions provided for in Chapters 18.20, 18.21, 18.24, 18.25, 18.29, 18.30 and 18.60 where appropriate; and where not specifically provided otherwise by such rules, Robert's Rules of Order shall govern. All decisions and findings of the Board of Examiners, Appeals and Condemnation shall be in writing and shall be filed with the Secretary with copies to the interested parties. Four (4) members shall constitute a quorum for transaction of business; and each member, including the member serving as Chairman, shall be entitled to vote on any matter coming before the Board of Examiners, Appeals and Condemnation. All decisions shall be entered upon the minutes of the meetings of the Board of Examiners, Appeals and Condemnation, and the Building Official shall be guided in accordance therewith. All decisions of the Board of Examiners, Appeals and Condemnation shall be final and conclusive in the absence of fraud or prejudicial abuse of discretion.

PROPOSED AMENDMENTS

SECTION 18.10.020 BOARD OF EXAMINERS... (BEAC) – cont'd

- Change (Administrative) to clarify the general purpose, duties, procedures and filing requirements of the BEAC.

E. Filing requirement. Any person aggrieved by any ~~ruling or orders, decisions or determinations made by the Building Official interpreting the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State or requiring the doing of any remedial work, or with respect to such person's application for approval of a substitute material or type of construction as specified in Subsection 18.10.020.A~~ may appeal to the Board of Examiners, Appeals and Condemnation within thirty (30) days from the date of such ~~ruling or orderactions~~ by serving a written notice upon the Secretary of the Board. A written notice shall be submitted together with a fee as set forth in Section 18.06.100. Such written notice shall state that the applicant is dissatisfied with ~~a ruling or order of an order, decision or determination made by~~ the Building Official and shall describe the nature of the complaint. Such appellant shall pay the cost of all tests made or ordered by the Board of Examiners, Appeals and Condemnation. Such notice shall be at once transmitted to the Board of Examiners, Appeals and Condemnation, and the Board of Examiners, Appeals and Condemnation shall thereafter fix a time and place for a hearing, at which time all persons interested in the appeal shall be heard. The Secretary shall give the appellant at least ten (10) days notice of hearing. ~~For appeals or protests for moving buildings, the requirement of Chapter 18.60 shall apply. For appeals related to the Preactive Rental Housing Inspection Program, the requirement of Chapter 18.30 shall apply or as required in Chapters 18.20, 18.21, 18.24, 18.25, 18.29, 18.30 and 18.60 where appropriate.~~

(See documentation page 16)

PROPOSED AMENDMENTS

SECTION 18.10.040 LIMITATIONS ON AUTHORITY

- Change (Administrative) to clarify the authority of the BEAC.
- This is a reorganization, not a change in content.

18.10.040 – Limitations on authority.

~~An application for appeal shall be based on a claim that the true intent of the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State or the rules legally adopted thereunder has been incorrectly interpreted, the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State do not fully apply or an equally good or better form of construction is proposed. The Board of Examiners, Appeals and Condemnation shall have no authority to waive the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State or the rules legally adopted thereunder.~~An application for appeal shall be based on one of the following:

1. A claim that the true intent of the provisions of this title, municipal code or other ordinances of the City, laws and statutes of the State, or the rules legally adopted thereunder has been incorrectly interpreted; or
2. A claim that the provisions of this title, municipal code or other ordinances of the City, or laws and statutes of the State do not fully apply; or
3. A claim that an equivalent or better form of construction is proposed.

~~The Board of Examiners, Appeals and Condemnation shall not have authority to waive the provisions or interpret the administration of this title, municipal code or other ordinances of the City, laws and statutes of the State, or the rules legally adopted thereunder.~~

PROPOSED AMENDMENTS

SECTION 18.40.010 ADOPTION OF CALIFORNIA BUILDING CODE

- Change (Administrative) to update the appendices to be included in or deleted from the California Building Code.
- There is no change, just amended to match appendix titles in CBC.

18.40.010 – Adoption of California Building Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2018~~2022 Edition of the California Building Code (herein referred to as the "California Building Code"). The California Building Code is Part 2 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the ~~2018~~2021 Edition of the International Building Code (herein referred to as the "International Building Code") as developed by the International Code Council with necessary California amendments. The following appendices of the California Building Code are included: Appendices C, G, I, and ~~Q~~P. The following sections, chapters or appendices of the California Building Code are deleted: Sections 101 through 116 of Chapter 1, Division II, Section 3113 of Chapter 31, and Section 3308 of Chapter 33; Chapters 27, 28, 29, 31A, 31C, 31D, 31E, 31F, 32, and 34; and Appendices A, B, D, E, F, H, J, K, L, M, ~~and~~N, and O.

(See documentation page 17)

PROPOSED AMENDMENTS

SECTION 18.40.085 AMEND CBC SECTION 903.2.8 GROUP R

- Change (Administrative) to add a proposed amendment to align with Section 18.48.440.
- The proposed amendment clarifies that sprinklers are required for all new residential construction.

18.40.085 – Amend CBC Section 903.2.8—Group R

Section 903.2.8 of the California Building Code is amended by the addition of the following paragraphs to read as follows:

All new multi-family (3 or more units) residential, hotels, motels, and similar buildings shall be protected by an automatic sprinkler system.

All new single-family dwellings and duplexes shall be protected by an automatic sprinkler system.

(See documentation page 17)

PROPOSED AMENDMENTS

SECTION 18.40.120 AMEND CBC SECTION 903.4.2 ALARMS

- Change (Administrative) to clarify requirements for exterior alarm devices and to align with Section 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 or a speaker and strobe (for voice evacuation systems), located on the address side of the building, 10 feet above grade with no building obstructions and closest to the location of the fire department connection. This device shall be operable on any alarm.

(See documentation page 17)

PROPOSED AMENDMENTS

SECTION 18.40.130 AMEND CBC SECTION 903.4.4

- Change (Administrative) to clarify requirements for remote annunciators and to align with Section 18.48.500.

18.40.130 – Add CBC Section 903.4.4—Remote annunciator.

Section 903.4.4 is added to Chapter 9 of the California Building Code to read as follows:

903.4.4 Remote annunciator. A remote annunciator shall be provided at the main entrance, the first suite in a multi-suite building, or in a location as approved by the Fire Code Official. ~~The remote annunciator shall have the capability to silence and reset the system by an approved key located in the Knox box. The remote annunciator shall be key operated and have the capability to silence and reset the system, or by other approved means. The visual description shall lock in until the system is reset and shall not be cancelled by operation of an audible alarm-silencing switch.~~

(See documentation page 17)

PROPOSED AMENDMENTS

SECTION 18.40.240 AMEND CBC SECTION 912.4 ACCESS

- Change (Administrative) to existing amendment to include exceptions that were previously excluded in error.

18.40.240 – Amend CBC Section 912.4—Access.

Section 912.4 of the California Building Code is amended to read as follows:

912.4 Access. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or other fixed or movable object. Access to fire department connections shall be approved by the Fire Code Official.

Fire department connections, where located in landscaping or other similar areas, shall be provided with a minimum 3-foot concrete pad around the fire department connection, and an approved concrete pathway leading to the fire department connection.

Exceptions:

1. Fences, where provided with an access gate equipped with a sign complying with the legend requirements of Section 912.5 and a means of emergency operation. The gate and the means of emergency operation shall be approved by the fire code official and maintained operational at all times.
- 4.2. When acceptable to the fire enforcing agency, fire department connections for Group I-3 detention facilities may be located inside all security walls or fences on the property.

(See documentation page 18)

PROPOSED AMENDMENTS

SECTION 18.40.290 AMEND CBC SECTION 1612.4

- Change (Administrative) to update LBMC references where other proposed revisions have resulted in renumbering.

18.40.290 – Amend CBC Section 1612.4—Flood hazard documentation.

Section 1612.4 Items 1.1 and 2.1 of the California Building Code are amended to read as follows:

1.1

The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Subsection 18.07.050.A.~~34~~ of the Long Beach Municipal Code and for the final inspection in Subsection 18.07.050.A.~~1315~~ of the Long Beach Municipal Code.

2.1 The elevation of the bottom of the lowest horizontal structural member as required by the lowest floor elevation inspection in Subsection 18.07.050.A.~~34~~ of the Long Beach Municipal Code and for the final inspection in Subsection 18.07.050.A.~~1315~~ of the Long Beach Municipal Code.

(See documentation page 18)

PROPOSED AMENDMENTS

SECTION 18.41.010 ADOPTION OF CALIFORNIA RESIDENTIAL CODE

- Change (Administrative) to update the appendices to be included in or deleted from the California Building Code.
- There is no change, just amended to match appendix titles in CRC

18.41.010 – Adoption of California Residential Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2019~~2022 Edition of the California Residential Code (herein referred to as the "California Residential Code"). The California Residential Code is Part 2.5 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the ~~2018~~2021 Edition of the International Residential Code (herein referred to as the "International Residential Code") as developed by the International Code Council with necessary California amendments. The following appendices of the California Residential Code are included: Appendices H, Q ~~and X, and Z~~. The following sections, chapters, parts or appendices of the California Residential Code are deleted: Sections R101 through R114 of Chapter 1, Division II; Chapters 11 through 43, Parts IV through VIII; and Appendices A through G, I through P, ~~and~~ R through W, and Y.

(See documentation page 18)

PROPOSED AMENDMENTS

SECTION 18.43.010 ADOPTION OF CALIFORNIA PLUMBING CODE

- Change (Administrative) to update the appendices to be included in or deleted from the California Plumbing Code.
- There is no change, just amended to match appendix titles in CPC

18.43.010 – Adoption of California Plumbing Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2019~~2022 Edition of the California Plumbing Code (herein referred to as "California Plumbing Code"). The California Plumbing Code is Part 5 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the ~~2018~~2021 Edition of the Uniform Plumbing Code as developed by the International Association of Plumbing and Mechanical Officials with necessary California amendments. The following appendices of the California Plumbing Code are included: Appendices A, B, D, H, and I. The following sections, chapters, or appendices of the California Plumbing Code are deleted: Sections 101.0 through 107.2 and Table 104.5 of Chapter 1, Division II; Chapters 13, 15 and 16; and Appendices C, E, F, G, J, K, L, ~~and MM, and N~~.

(See documentation page 19)

PROPOSED AMENDMENTS

SECTION 18.44.010 ADOPTION OF CALIFORNIA MECHANICAL CODE

- Change (Administrative) to update the appendices to be included in or deleted from the California Mechanical Code.
- There is no change, just amended to match appendix titles in CMC

18.44.010 – Adoption of California Mechanical Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2018~~²⁰²² Edition of the California Mechanical Code (herein referred to as the "California Mechanical Code"). The California Mechanical Code is Part 4 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the ~~2018~~²⁰²¹ Edition of the Uniform Mechanical Code as developed by the International Association of Plumbing and Mechanical Officials with necessary California amendments. The following appendices of the California Mechanical Code are included: Appendices A, B, C, and D. The following sections, chapters or appendices of the California Mechanical Code are deleted: Sections 101.0 through 107.2 and Table 104.5 of Chapter 1, Division II; and Appendices E, F, ~~and G~~, and H.

(See documentation page 19)

PROPOSED AMENDMENTS

SECTION 18.48.010 ADOPTION OF CALIFORNIA FIRE CODE

- Change (Administrative) to update the appendices to be included in or deleted from the California Fire Code.
- There is no change, just amended to match appendix titles in CFC

18.48.010 – Adoption of the California Fire Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2018~~2022 Edition of the California Fire Code (CFC). The following chapters or sections of the California Fire Code are also included; Chapter 1 Division II Parts 1 and 2, Sections 305, 307, 308, 309, 311.2.1, 311.3, 403.12, 503 and 510.3. The following chapters or sections of the California Fire Code are deleted; ~~405.6.30, 100111~~, 308.1.4, 308.1.7, 903.4 exceptions 4 and 5, 907.3.1 exception 1 and 913.4 methods 3 and 4. The California Fire Code is Part 9 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the ~~2018~~2021 International Fire Code (model code) as developed by the International Code Council with necessary California amendments.

(See documentation page 19)

PROPOSED AMENDMENTS

SECTION 18.48.130 SECTION 105.5.58 ERCC

- Change (Administrative) to update the nomenclature of the system to match the California Fire Code.

18.48.130 – CFC Chapter 1, Section 105.~~65~~—Required operational permits.

...

105.~~6.56~~5.58 Emergency responder ~~radio-communication~~ coverage system. An operational permit is required to operate an emergency responder ~~radio-communication~~ coverage system.

(See documentation page 19)

PROPOSED AMENDMENTS

SECTION 18.48.300 Section 503.2.3 SURFACE

- Change (Administrative) to clarify the permissible surface materials for fire apparatus access roads.

18.48.300 – CFC Chapter 5, Section 503.2.3—Surface.

Section 503.2.3 of Chapter 5 of the California Fire Code is amended to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities, as approved by the Fire Code Official. Permeable pavers or similar materials and methods shall not be acceptable.

(See documentation page 20)

PROPOSED AMENDMENTS

SECTION 18.48.430 Section 903.2 WHERE REQUIRED

- Change (Administrative) to clarify the requirement for fire sprinklers at new construction.
- Language regarding existing buildings is proposed to be removed.

18.48.430 – CFC Chapter 9, Section 903.2—Where required.

Section 903.2 of Chapter 9 of the California Fire Code is amended by the addition of the following paragraph to read as follows:

All new commercial, industrial and non-residential buildings that require two or more exits or that are greater than 3,000 sq. ft. shall be protected by an automatic sprinkler system. ~~This shall not apply to existing buildings.~~

(See documentation page 20)

PROPOSED AMENDMENTS

SECTION 18.48.440 Section 903.2.8 GROUP R

- Change (Administrative) to clarify the requirement for fire sprinklers at new SFD/duplex construction and to coordinate with requirements in the CRC.

18.48.440 – CFC Chapter 9, Section 903.2.8—Group R.

Section 903.2.8 of Chapter 9 of the California Fire Code is amended by the addition of the following paragraphs to read as follows:

All new multi-family (3 or more units) residential, hotels, motels and similar buildings shall be protected by an automatic sprinkler system.

All new single-family dwellings and duplexes ~~greater than 4,000 sq. ft., or more than two stories in height,~~ shall be protected by an automatic sprinkler system.

(See documentation page 20)

PROPOSED AMENDMENTS

SECTION 18.48.480 Section 903.4.2 ALARMS

- Change (Administrative) to clarify requirements for exterior alarm devices.

18.48.480 – CFC Chapter 9, Section 903.4.2—Alarms

Section 903.4.2 of Chapter 9 of the California Fire Code is amended by the addition of the following sentence to read as follows:

The exterior alarm device shall be a horn and strobe device, or a speaker and strobe (for voice evacuation systems), located on the address side of the building, 10 feet above grade with no building obstructions and closest to the location of the fire department connection. This device shall be operable on any alarm.

(See documentation page 20)

PROPOSED AMENDMENTS

SECTION 18.48.500 Section 903.4.4 REMOTE ANNUNCIATOR

- Change (Administrative) to clarify requirements for remote annunciator.

18.48.500 – CFC Chapter 9, Section 903.4—Sprinkler system supervision and alarms

Section 903.4 of Chapter 9 of the California Fire Code is amended by the addition of Section 903.4.4 to read as follows:

903.4.4 Remote annunciator. A remote annunciator shall be provided at the main entrance, the first suite in a multi suite building, or in a location as approved by the Fire Code Official. ~~The remote annunciator shall have the capability to silence and reset the system via a key located in the Knox box~~
~~The remote annunciator shall be key operated and have the capability to silence and reset the system~~, or by other approved means. The visual description shall lock in until the system is reset and shall not be cancelled by the operation of an audible alarm-silencing switch.

(See documentation page 21)

PROPOSED AMENDMENTS

SECTION 18.48.720 5608 FIREWORKS DISPLAYS

- Change (Administrative) to update a reference to a revised section in the LBMC.

5608.3 Financial responsibility. Before a permit required by Chapter 1, Section 105.6.~~6266~~ is issued, the permittee shall file with the Fire Code Official a certificate of insurance issued by an insurance company authorized to transact business in the State of California. Such certificate shall certify that the operations under the permit are covered by the policy. The insurance coverage shall not be less than

(See documentation page 21)

PROPOSED AMENDMENTS

SECTION 18.49.010 ADOPTION OF CALIFORNIA EXISTING BUILDING CODE

- Change (Administrative) to update the appendices to be included in or deleted from the California Existing Building Code.
- There is no change, just amended to match appendix titles in CEBC

18.49.010 – Adoption of California Existing Building Code.

The City Council adopts and incorporates by reference as though set forth in full in this chapter the ~~2019~~2022 Edition of the California Existing Building Code (herein referred to as "California Existing Building Code"). The California Existing Building Code is Part 10 of the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. This part is based on the provisions of the ~~2018~~2021 Edition of the International Existing Building Code (herein referred to as the "International Existing Building Code") as developed by the International Code Council with necessary California amendments. The following appendix and chapters of the California Existing Building Code ~~is~~are included: Appendix A, Chapters A2, A3, and A4. The following sections, chapters or appendices of the California Existing Building Code are deleted: Sections 101 through 117 of Chapter 1, Division II; Chapters 6 through ~~13~~14; Appendix A, Chapter A1, Appendices B ~~and~~through ~~CD~~CD; and Resource A.

PROPOSED AMENDMENTS

SECTION 18.74.010 thru 18.74.060 LID

- Change (Administrative) to update references to referenced standards and delete references to 18.61 and some minor editing.
- These revisions are not shown, as the requirements remain unchanged. See supporting documentation referenced below for revised text.

(See documentation page 22)

PROPOSED AMENDMENTS

SECTION 18.74.070 HARSHIP DETERMINATION

- Change (Administrative) to clarify LID requirements.
- Where requirements cannot be met, offsite runoff mitigation fees are to be used as relief.

18.74.070 Hardship determination.

~~Whenever there are practical difficulties involved in carrying out the provisions of this chapter, the Director shall have the authority to grant modifications to the provisions of this chapter for individual cases, provided the Director shall first find that special individual reason makes the strict letter of this chapter impractical and the modification is in compliance with the intent and purpose of this chapter and that such modification does not lessen the goals of LID, sustainability or increase the overall cost of stormwater management.~~

(See documentation page 25)

PROPOSED AMENDMENTS

SECTION 18.76.010 GENERAL

- Change (Administrative) to clarify the requirements of this section and update to align with AB 970.

18.76.010 – General.

- A. Purpose. The purpose of this chapter is to promote and encourage the installation and use of electric vehicle charging stations by removing obstacles to, and minimizing the costs of, permitting for charging stations so long as the action their actions does not supersede the Building Official's authority to identify and address higher priority life-safety situations. Consistent with Subdivision (a) of Sections 65850.7 and 65850.71 of the California Government Code, this ~~6~~ chapter creates an expedited and streamlined permitting process for the installation of electric vehicle charging stations.
- F. Effective date. This chapter shall apply to all projects for the installation and use of electric vehicle charging stations submitted on or after September 30, 2016. The applicable time period required by Section 65850.71 of the California Government Code shall apply to all projects for the installation and use of electric vehicle charging stations submitted on or after January 1, 2022.

(See documentation page 26)

PROPOSED AMENDMENTS

SECTION 18.76.020 DEFINITIONS

- Change (Administrative) to clarify the requirements of this section.

18.76.020 – Definitions.

Unless otherwise expressly stated, the following words and terms shall, for the purpose of this chapter, have the meanings shown in this Section. Where the words or terms are not defined in this Section, Chapter 18.02 shall apply.

"Electronic submittal" means the utilization of one or more of the following:

1. E-mail;
2. Internet; or
3. Facsimile.

"Electrical vehicle charging station" or "charging station" or "EVCS" means an electric vehicle charging station as defined by Section 202 of Chapter 2 of the California Green Building Standards Code as adopted in Chapter 18.47 that is designed and built in compliance with Article 625 of the California Electrical Code adopted in Chapter 18.42 and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.

(See documentation page 26)

PROPOSED AMENDMENTS

SECTION 18.76.030 PERMIT APPLICATION AND SUBMITTAL

- Change (Administrative) to clarify the requirements of this section.

18.76.030 – Permit application and submittal.

- D. Action on application. An application for a permit and supporting documents that satisfies the information requirements in the checklist [required by Subsection 18.76.050.A](#), as determined by the Building Official, shall be deemed complete.
- E. Technical review. It is the intent of this chapter to encourage the installation of EVCS by removing obstacles to permitting for EVCS ~~so long as provided~~ the action does not supersede the Building Official's authority to address higher priority life-safety situations. If the Building Official makes a finding based upon substantial evidence that the EVCS could have a specific adverse impact upon the public health or safety, the Building Official may require the applicant to apply for a use permit and may not be eligible for expedited and streamlined permitting in this chapter.

(See documentation page 26)

PROPOSED AMENDMENTS

SECTION 18.77.010 GENERAL

- Change (Administrative) to clarify the requirements of this section and update to align with the requirements of SB379.

18.77.010 – General.

- A. Purpose. The purpose of this ~~chapter~~ is to promote and encourage the installation and use of ~~small residential rooftop~~ solar energy systems and energy storage systems by limiting obstacles to their use and minimizing the permitting costs of such system. Consistent with ~~Subdivision (a) of Sections 65850.5, 65850.52, 65850.55, 65850.8, and 66015~~ of the California Government Code, this ~~chapter~~ creates an expedited permitting process for ~~small residential rooftop~~ solar energy systems and energy storage systems.
- B. Permits required. ~~Small residential rooftop~~ ~~s~~Solar energy systems and energy storage systems shall not be installed or used without first having obtained a permit as required by Section 18.04.010.
- D. Fee. Fees for ~~small residential rooftop~~ solar energy systems and energy storage systems shall be governed by Subsections 18.06.010.A or 18.06.020.A in accordance with Sections 65850.55 and 66015 of the California Government Code.
- F. Effective date. This ~~chapter~~ shall apply to projects for ~~small residential rooftop~~ the installation and use of solar energy systems submitted on or after September 30, 2015 and energy storage systems submitted on or after September 30, 2023.

PROPOSED AMENDMENTS

SECTION 18.77.020 DEFINITIONS

- Change (Administrative) to update the requirements of this section to align with the requirements of SB379.

"Small residential rooftop solar energy system" means all of the following:

1. A solar energy system that is no larger than 10 kilowatts alternating current nameplate rating or 30 kilowatts thermal;
2. A solar energy system that conforms to an applicable fire, structural, electrical, and other building codes as adopted or amended in Chapters 18.40 thru 18.50 and Paragraph (iii) of Subdivision (c) of Section 714 of the California Civil Code;
3. A solar energy system that is installed on a single or two-family dwelling; and
4. A solar panel or module array that does not exceed the maximum legal building height as defined by Title 21 of the Long Beach Municipal Code;

"Energy storage system" or "ESS" has the same meaning as set forth in the California Residential Code, California Electrical Code, and California Fire Code as adopted in Chapters 18.41, 18.42, and 18.48.

"Residential energy storage system" has the same meaning as set forth in Paragraph (2) of Subdivision (a) of Section 65850.52 of the California Government Code.

"Residential solar energy system" has the same meaning as set forth in Paragraph (3) of Subdivision (a) of Section 65850.52 of the California Government Code.

"Solar energy system" has the same meaning as set forth in Paragraphs (1) and (2) of Subdivision (a) of Section 801.5 of the California Civil Code the California Building Code, California Residential Code, California Electrical Code, and California Fire Code as adopted in Chapters 18.40, 18.41, 18.42, and 18.48.

PROPOSED AMENDMENTS

SECTION 18.77.030 PERMIT APPLICATION AND SUBMITTAL

- Change (Administrative) to update the requirements of this section to align with the requirements of SB379.

18.77.030 – Permit application and submittal.

E. Validity of permit. The validity of permit shall be governed by Section 18.04.050. Such permit does not authorize an applicant to connect the ~~small residential rooftop~~ solar energy system or energy storage system to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

(See documentation page 28)

PROPOSED AMENDMENTS

SECTION 18.77.030 PERMIT APPLICATION AND SUBMITTAL

- Change (Administrative) to update the requirements of this section to align with the requirements of SB379.

18.77.030 – Permit application and submittal.

E. Validity of permit. The validity of permit shall be governed by Section 18.04.050. Such permit does not authorize an applicant to connect the ~~small residential rooftop~~ solar energy system or energy storage system to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider.

(See documentation page 28)

PROPOSED AMENDMENTS

SECTION 18.77.040 INSPECTION

- Change (Administrative) to update the requirements of this section to align with the requirements of SB379.

18.77.040 – Inspection.

- A. Number of inspections. Notwithstanding Chapter 18.07 to the contrary, ~~small residential rooftop~~ solar energy systems eligible for expedited permitting in this ~~chapter~~ shall only be required to have one inspection by the Building Official and/or Fire Code Official. If ~~a small residential rooftop~~ the solar energy system fails inspection, a subsequent inspection by the Building Official and/or Fire Code Official is authorized and shall conform to the requirements of Chapter 18.07.

(See documentation page 29)

PROPOSED AMENDMENTS

SECTION 18.77.050 PERMITTING DOCUMENTATION

- Change (Administrative) to update the requirements of this section to align with the requirements of SB379.

18.77.050 – Permitting documentation.

- A. Checklist and standard plan. The Building Official is hereby authorized and directed to develop and adopt a checklist and standard plan of all requirements with which ~~small residential rooftop~~ solar energy systems or energy storage system shall comply to be eligible for expedited permitting in this ~~E~~chapter. The checklist and standard plan shall substantially conform, as deemed necessary and appropriate by the Building Official, to the checklists and standard plans contained in the most current version of the California Solar Permitting Guidebook as adopted by the Governor's Office of Planning and Research ("Guidebook") or other available resources developed by state agency or department, where appropriate. The Building Official is authorized to modify the checklist and standard plan found in the Guidebook or other available resources due to unique climactic, geological, seismological, or topographical conditions.

(See documentation page 29)

BEAC APPROVAL OF RECOMMENDATION

- All proposed amendments have been presented.
- Upon completion of this presentation, BEAC will be requested to reaffirm the items we will have looked at during all previous presentations and vote to approve the recommendation to support the proposed amendments to Titles 8 and 18.

NEXT STEPS

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



Thank you

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