

RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE
COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING) RESOLUTION NO. 22- 245
LEGISLATIVE FINDINGS SUPPORTING)
LOCAL AMENDMENTS TO THE)
2022 CALIFORNIA BUILDING)
STANDARDS CODES)
_____)

WHEREAS, the California Building Standards Code which consists of the 2022 editions of the California Building Code, California Residential Code, California Electrical Code, California Plumbing Code, California Mechanical Code, and making modifications and changes thereto, all of which shall comprise a portion of the Santa Barbara Building and Safety Code, 2022, County Code Chapter 10; and,

WHEREAS, the California Health and Safety Code Sections 17958, 17958.5 and 17958.7 require the governing body of a county, before making any modifications or changes to the California Building Standards Code, to make an express finding that such modifications or changes are reasonably necessary because of local climatic, geological or topographical conditions; and,

WHEREAS, the Board of Supervisors of the County of Santa Barbara finds and declares that there exists in certain areas of Santa Barbara County conditions and situations that require modification of California codes for buildings and related construction, and further, that these conditions and situations require specific legislative action to provide for the safety and health of the populace of the County; and,

WHEREAS, the following geological, topographical and climatic conditions exist in the County of Santa Barbara:

- a) That Santa Barbara County is prone to extreme weather conditions, from hot, dry winds from the east (Santa Ana and sundowner winds), to strong westerly (coastal) winds, which greatly enhance the ability for fire to spread as reflected in devastating recent fires. In addition, the topographical layout and features of the county make the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance;
- b) That section 702A of California Building Code and section R337.2 of the California Residential Code allows local agencies to designate a geographical area as a Wildland-Urban Interface Fire Area. There resides a map in the County of Santa Barbara Building & Safety Division of the Planning & Development Department entitled "High Fire Hazard Area Map" (Attachment C) that accurately reflects significant risk from wildfires based on a history of wildland fires in the County and shall be used to identify a designated Wildland-Urban Interface Fire Area;

- c) Historically, the area generally bounded as follows was subject to extreme wind and previously designated as a Special Wind Region: on the east by a north-south line running through El Capitan Point, on the north by the ridge of the Coast Range, on the west by the coast from the southerly boundary of Vandenberg Air Force Base south to Point Conception, and on the south by the coast line from Point Conception to El Capitan Point. The basic wind speed in this region for the purpose of establishing wind loads must be considered to be 95 miles per hour (3 second gust);

- d) Seismic shaking within the Santa Ynez Region of Santa Barbara County would most likely be generated by movement along Los Alamos, Casmalia or Baseline faults. An event with a 10 percent probability of occurrence in 50 years is estimated to generate a 6.63 maximum magnitude earthquake with a peak ground acceleration of 0.41 g. The Orcutt region of Santa Barbara County would be most likely affected by seismic activity along the Casmalia fault. An event with a 10 percent probability of occurrence in 50 years is estimated to generate a 7.81 maximum magnitude earthquake with a peak ground acceleration of 0.30g. The area outside of, but in close proximity to, the city of Santa Barbara would most likely be affected by movement along the Mission Ridge, Red Mountain or Mesa-Rincon Creek faults. An event with a 10 percent probability of occurrence on 50 years is estimated to generate a 7.22 maximum magnitude earthquake with a peak ground acceleration of 0.53g. As such, certain conventional framing detailing permitted in the California Residential Code are deemed inappropriate for strong earthquake shaking that sites in Santa Barbara County could experience and are not acceptable without further engineering analysis;

- e) Per Reference Appendices for 2022 Building Energy Efficiency Standards, Reference Joint Appendix JA2, Published by California Energy Commission, containing all zip codes within the County of Santa Barbara. According to the data contained in the Table 2-3 – “Design Day Data for California Cities” of this reference the winter design temperature in all and regions of Santa Barbara County may fall below 60 degrees Fahrenheit; and,

WHEREAS, code amendments listed in Appendix A are necessary and consistent with the intent of the Building Standard Codes based on local climatic, geological, or topographical conditions; and

WHEREAS, a modification from the Building Standards Code is reasonably necessary due to local climatic, geological, or topographical conditions;

NOW, THEREFORE, IT IS HERE BY RESOLVED, by the County of Santa Barbara Board of Supervisors:

1. The above recitations are true and correct.
2. The Board of Supervisors makes the findings, attached in Exhibit A, that changes contained in the County of Santa Barbara Building Code, 2022, County Code Chapter 10 are required in order to provide specific and greater protections to the public health, safety and welfare than are afforded by the California Building Standards Code. These changes are necessary due to local climatic, geological or topographical conditions.

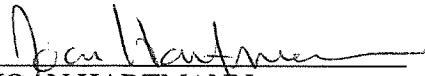
PASSED, APPROVED, AND ADOPTED this 6th day of December, 2022 by the following vote:

AYES: Supervisors Williams, Capps, Hartmann, Nelson and Lavagnino

NOES: None

ABSENT: None


ABSENTIONS: None



JOAN HARTMANN,
CHAIR, BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: 

Deputy Clerk

APPROVED AS TO FORM

RACHEL VAN MULLEM
COUNTY COUNSEL

By: 

Deputy County Counsel

Exhibit A

Non-Administrative Code Amendment Justification Matrix.

<i>ARTICLE II, PART 1—PRIMARY BUILDING CODE</i>		
Section Number	Amendment Description	Justification
Section 10-2.1.2 A	Adding the definition of greenhouses to Chapter 2 of the California Building Code definitions.	Footnote (b)
Section 10-2.1.2 B	Amending section 701A.3 of the California Building Code (CBC) to apply fire resistant construction of Chapter 7 to additions and alterations of buildings in Fire Hazard Severity Zones.	Footnotes (a) & (b)
Section 10-2.1.1 C	Amending section 702A CBC by defining Local Agency Very High Fire Hazard Area.	Footnotes (a) & (b)
Section 10-2.1.1 D	Amending section 702A CBC by delineating and adopting a High Fire Hazard Map also referred to Wildland-Urban Interface Area.	Footnotes (a) & (b)
Section 10-2.1.1 E and F	Amending sections 1505.1 and 1505.1.4 CBC by disallowing use of wood roofing in certain Fire Hazard Zones with certain exceptions allowing fire-retardant treated Class A and B wood in repairs of less than 25% of roof area.	Footnotes (a) & (b)
Section 10-2.1.1 G	Amending section 1609.1.1 CBC to establish Special Wind Region requiring design wind speed of 95 mile per hour on certain coastal areas of the County.	Footnote (c)
Section 10-2.1.1 H	Amending section 1705.3 CBC by modifying exception (1) requiring special inspection for isolated footing when the concrete strength is higher than 2,500 psi.	Footnote (d)
Section 10-2.1.1 I	Amending section 3307 CBC to include additional protections for nearby properties, sidewalks, and streets. Allowing county staff to require safety fencing when necessary, allowing stop work notices and/ or suspension of county staff inspections when damage to nearby properties, sidewalks, and streets has occurred.	Footnotes (f)

ARTICLE II, PART 2—PRIMARY RESIDENTIAL BUILDING CODE		
Section 10-2.2.2 B	Amending section R301.2.1 of 2022 California Residential Building Code (CRC) to establish a Special Wind Region requiring design wind speed of 95 mile per hour on certain coastal areas of the County.	Footnote (c)
Section 10-2.2.2.C	Amending section R310.1, by deleting subsection 2.1 from exception 2	Footnote (a)
Section 10-2.2.2 D	Section R313.2 CRC is amended to require Automatic Fire System in manufactured housing not in a mobile home park.	Footnotes (a) & (b)
Section 10-2.2.2 E	Section R337.1.3 CRC is amended by including additions, remodels, and repairs to be constructed to the requirements of Fire Hazard Zones	Footnotes (a) & (b)
Section 10-2.2.2 F	Section R327.1.3.1 CRC is amended to require any permit applications after July 1, 2008, in any fire Hazard Severity Zone to comply with 2022 CRC R337.1.3.1..	Footnotes (a) & (b)
Section 10-2.2.2 G	Section R337.2 CRC is amended by defining a Santa Barbara County High Fire Hazard Area Map.	Footnotes (a) & (b)
Section 10-2.2.2 H	Section R337.2 CRC is amended to define the Very High Fire Hazard Severity Zones Map.	Footnote (a)
Section 10-2.2.2 I	Section R403.1.3 CRC is revised to require #4 rebar at top and bottom of footings	Footnote (d)
Section 10-2.2.2 J	Table R602.10.3 (3) of CRC is modified to disallow gypsum board and limit Portland Cement plaster material to one story as seismic bracing in high fire hazard zone.	Footnote (d)
Section 10-2.2.2 K	R602.10.4 of CRC is modified to clarify and to repeat the restriction of gypsum board and Portland Cement plaster material as seismic bracing material in high fire hazard zone.	Footnote (d)
Section 10-2.2.2 L & M	Figures R602.10.8.2 (1) and R602.10.8.2 (3) CRC are modified to provide proper load path to shear walls below roof framings.	Footnote (d)
Section 10-2.2.2 N	Amending sections R902.1 CRC by disallowing use of Wood roofing in certain Fire Hazard Zones except for use of fire-retardant treated Class A and B wood in repairs of less than 25% of roof area.	Footnotes (a) & (b)

- a) That Santa Barbara County is prone to extreme weather conditions, from hot, dry winds from the east (Santa Ana and sundowner winds), to strong westerly (coastal) winds, which greatly enhance the ability for fire to spread as reflected in devastating recent fires. In addition, the topographical layout and features of the county make the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance.
- b) That Santa Barbara County Very High Fire Hazard Severity Zone and High Hazard Areas are more accurately reflected on the “Santa Barbara County Very High Fire Hazard Severity Zones Map in Local Responsibility Area,” on file in the office of the State Fire Marshal and a map entitled “High Fire Hazard Area Map” on file in the County of Santa Barbara Building & Safety Division of the Planning & Development Department. That High Fire Hazard Area Map is to be considered a Wildland-Urban Interface Area. These maps are found to be more consistent with the recent Santa Barbara Fires than those issued by the State Fire Marshal.
- c) Historically, the area generally bounded as follows was subject to extreme wind and previously designated as a Special Wind Region: on the east by a north-south line running through El Capitan Point, on the north by the ridge of the Coast Range, on the west by the coast from the southerly boundary of Vandenberg Air Force Base south to Point Conception, and on the south by the coast line from Point Conception to El Capitan Point. The basic wind speed in this region for the purpose of establishing wind loads must be considered to be 95 miles per hour (3 second gust).
- d) Seismic shaking within the Santa Ynez Region of Santa Barbara County would most likely be generated by movement along Los Alamos, Casmalia or Baseline faults. An event with a 10 percent probability of occurrence in 50 years is estimated to generate a 6.63 maximum magnitude earthquake with a peak ground acceleration of 0.41 g. The Orcutt region of Santa Barbara County would be most likely affected by seismic activity along the Casmalia fault. An event with a 10 percent probability of occurrence in 50 years is estimated to generate a 7.81 maximum magnitude earthquake with a peak ground acceleration of 0.30g. The area outside of, but in close proximity to, the city of Santa Barbara would most likely be affected by movement along the Mission Ridge, Red Mountain or Mesa-Rincon Creek faults. An event with a 10 percent probability of occurrence on 50 years is estimated to generate a 7.22 maximum magnitude earthquake with a peak ground acceleration of 0.53g. As such, certain conventional framing detailing permitted in the California Residential Code are deemed inappropriate for strong earthquake shaking that sites in Santa Barbara County could experience and are not acceptable without further engineering analysis.
- e) Per Reference Appendices for 2022 Building Energy Efficiency Standards, Reference Joint Appendix JA2, Published by California Energy Commission the entire County of Santa Barbara has winter design temperature of less 60 degrees Fahrenheit.
- f) Protects neighboring properties and county sidewalks and streets from damage from the activities of construction projects. Allows county staff to take necessary actions to correct such improper activities.