



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning and Development
Department No.: 053

For Agenda Of: 1/10/12
Placement: Departmental
Estimated Time 15 minutes

Continued Item: No
If Yes, date from:

Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director Dr. Glenn Russell, Ph.D., Director (805) 568-2084
Contact Info: Massoud Abolhoda, Building Official, (805) 568-3120
SUBJECT: Amendments to Chapter 10 of the Santa Barbara County Code; Building Ordinance

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence: N/A

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

1. Determine that the adoption of this ordinance is categorically exempt from the California Environmental Quality Act in compliance with Section 15061 (b), (3), (No possibility of impact on the environment), (Attachment A);
2. Approve the introduction (first reading) of the ordinance amending Chapter 10 of the Santa Barbara County Code relating to building construction (Attachment B); and,
3. Continue to January 17, 2012 (second reading) to consider the adoption of an ordinance amending Chapter 10 of the Santa Barbara County Code.

Summary Text:

On December 14, 2010, the County updated its County construction codes based upon State Amendments to the Model Code through adoption of Ordinance 4773. Staff is recommending the Ordinance be modified to include findings for local climatic, geological, or topographical conditions to justify non-administrative local amendments which were adopted by the Board. Specific inclusions of these local amendments are necessary according to sections 18941.5 and 17958.7 of the California Health and Safety Code. The ordinance has also been modified to eliminate certain sections that were less restrictive than state code and therefore not

admissible. Also, minor editorial changes were made to one section of the ordinance. All modifications are specifically identified in the following Background section of this Board Agenda letter and in the strikethrough and underline in Attachment D.

Background:

The Building and Safety Division enforces the regulations in Chapter 10 of the Santa Barbara County Code which includes enforcement of the California Building, Electrical, Plumbing, Mechanical, Historical, Energy and Green Codes.

On December 14, 2010 the County of Santa Barbara, per recommendation of the Building and Safety Division of Planning & Development, adopted the 2010 edition of California Building Standards Code with certain local amendments. Per sections 18941.5 and 17958.7 of the California Health and Safety Code, local enforcement agencies may amend California Building Codes with more restrictive provisions when deemed necessary based on local climatic, geological, or topographical conditions collectively referred to as the local findings. The amendments to the administrative aspect of California Building Codes do not require local findings. There were several specific provisions amongst County amendments to California Building Codes that were not administrative and thus, required local findings. The required local findings were not specifically included in the adoption of the ordinance. Therefore, the California Building Standards Commission, in a correspondence dated September 15, 2011, opined that Ordinance No. 4773 of Santa Barbara County is incomplete and non-operative.

The purpose of this board hearing is to adopt findings for these local climatic, geological, or topographical conditions as a preamble to the local amendments to Ordinance 4773. The following references are the sections of the ordinance that amend the California Building Code based on specific local findings:

- The amendment in Article III, Part 1, Sections 10-3.1.2.B, C, D, E, F and H and Article III, Part 2, Section 10-3.2.2.B to I are necessary due to local Fire Hazards.
- The amendments in Article III, Part 1, sections 10-3.1.2.H and Article III, Part 2, 10-3.2.2.I (previously were numbered as sections number 10-3.1.2.I and 10-3.2.2.J) of the ordinance are necessary due to the high wind condition on certain regions within the County. The sections are also edited to eliminate a reference to non-existing code sections.
- The amendment in the Article III, Part 2, section 10-3.2.2.G of the ordinance is necessary to eliminate certain prescriptive construction details that are deemed unacceptable without engineering analysis due to high seismicity throughout the County.

All other provisions of the Ordinance are administrative and do not require local findings. Also, Sections 10-3.1.2.H and 10-3.2.2.G of Ordinance 4773 as adopted on December 14, 2010 are proposed to be eliminated and subsequent sections renumbered since those amendments provided lesser requirements than those prescribed in the California Building Codes and therefore not allowed by California Health and Safety Code. Section 10-10.2.C of Ordinance 4773 as adopted on December 14, 2010 is proposed to be modified to require set-back requirements consistent with the building code. In addition, editorial changes are proposed to Section 10-10.2.D.6 of the Ordinance.

Fiscal and Facilities Impact:

The cost of preparing these amendments is approximately \$3000. Funding for this work is provided in the Planning and Development adopted FY 2011-12 budget listed in the Building and Safety Division on page D-320. Costs associated with the implementation of these ordinances amendments are offset with permit revenues.

Special Instruction:

The Clerk of the Board shall notice the proposed ordinance in a newspaper of general circulation in the County of Santa Barbara once at least 5 days prior to the first reading and again in accordance with section two of the ordinance, within 15 days after its passage.

The Clerk of the Board shall send a copy of the signed and numbered ordinance and minute order to the Planning & Development Department, attention Massoud Abolhoda.

Attachments:

- A: CEQA exemption notice
- B: Amended County Code Chapter 10 reflecting final language
- C: Santa Barbara Fire Hazard Severity Zone Map
- D: Ordinance number 4773 with strikeout
- E: Regional Seismic Conditions by Earth System Pacific, dated December 1, 2011

Authored by:

Massoud Abolhoda, Building Official

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