



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: 11/29/2022
Placement: Departmental
Estimated Time: 15 minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Lisa Plowman, Director, (805) 568-2086
Director
Contact Info: Craig Johnson, Building Official, (805) 568-3120

SUBJECT: Adoption of 2022 California Building Standards Codes with Local Amendments to Chapter 10 of the Santa Barbara County Code; Building Regulations

County Counsel Concurrence

As to form: Yes

Other Concurrence:

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors:

- a) Approve the introduction (first reading) of an Ordinance, Case No. 22ORD-00000-00007 (Attachment A), amending Chapter 10 of the Santa Barbara County Code, Building Regulations, adopting the 2022 California Building Standards Codes with local amendments; and
- b) Read the title of the Ordinance and waive full reading of the Ordinance; and
- c) Continue the hearing to the Administrative Agenda of December 6, 2022 to:
 - i. Consider and approve the adoption (second reading) of an Ordinance amending Chapter 10 of the Santa Barbara County Code, Building Regulations; and
 - ii. Consider and approve adoption of a Resolution of Legislative Findings Supporting Amendments to the California Building Standards Codes (Attachment F); and
 - iii. Determine that this ordinance amendment is exempt from the California Environmental Quality Act pursuant to CEQA Section 15061(b)(3), because there is no possibility that the action in question may have a significant effect on the environment (Attachment D).

Summary Text:

This agenda item introduces and schedules a public hearing for November 29, 2022 for the adoption of the 2022 California Building Standards Codes and local amendments for consideration by the County Board of Supervisors.

Background:

2022 State Code Adoption

The California Building Standards Commission (CBSC) is an independent commission within the State and Consumer Services Agency responsible for reviewing, adopting, and publishing building standards for the State of California. Every three years, the CBSC adopts a compilation of building regulations referred to as the California Building Standards Code (California Code of Regulations Title 24). Included in these regulations are provisions of the California Building, Plumbing, Mechanical, Electrical, Residential, Green Building, Historical Building and Existing Building Codes. Through the code adoption process, the CBSC selects and approves a model code. Local governments or jurisdictions can then modify the code to add more restrictive provisions based on their specific local geologic, climatic and topographic conditions. The administrative provisions of the code can be modified without specific justification. The 2022 California Codes were published on July 1, 2022 and will become effective on January 1, 2023. The County's local amendments will become effective on January 6, 2023. Projects submitted for a permit on or after January 1, 2023 must be designed to the 2022 edition of the California Building Standards Code as adopted and amended by Chapter 10.

Amendments that address local topographic and climatic conditions which create fire hazards, high wind and seismicity are being carried forward from the current local amendments.

Fire Hazard Amendments:

- The amendments to Chapter 10, Article II, Part 1, Section 10-2.1.2 D and Article II, Part 2, Section 10-2.2.2 G designate High Fire Hazard Areas.
- The amendments to Chapter 10, Article II, Part 1, Sections 10-2.1.2 E and F, and Article II, Part 2, Sections 10-2.2.2 N, disallow application of non-fire-resistant wood roofing materials for repair or new construction in high fire hazard zone.
- The amendments to Chapter 10, Article II, Part 2, Sections 102.2.2 D, require automatic residential fire sprinkler systems to be installed in new manufactured housing not in a mobile home park.

High Wind Amendments:

- The amendments to Chapter 10, Article II, Part 1, Sections 10-2.1.2 G, and Article II, Part 2, 10-2.2.2 B of the ordinance are necessary due to the high wind condition in certain regions within the County.

High Seismicity Amendments:

- The amendment to Article II, Part 1, Section 10.2.1.2 H to limit exemptions from required special inspections for concrete footings when the design strength of concrete exceeds a certain level. Providing special inspection ensures the concrete is placed properly and performs as expected under earthquake loadings.

- The amendments to Article II, Part 2, Section 10.2.2.2 I, require minimum steel reinforcement in walls and in footings. The prescribed minimum reinforcements provide a basic level of safety and strength for foundations to span local soil failures during an earthquake.
- The amendment to Article II, Part 2, Section 10.2.2.2. J and K , disallows Gypsum board and Portland Cement plaster as earthquake resisting elements in non-engineered single family dwellings due to poor performance of these materials in past earthquakes.
- The amendment to Article II, Part 2, Section 10.2.2.2 L and M modifies certain prescriptive construction details to provide complete seismic load path in buildings constructed without structural engineering.
- Amendments to Chapter 10, Article II, Part 1 Section 10-2.1.2 B and Article II, part 2, Section 10-2.2.2 E to set a threshold for retrofit of existing structures with special fire resistant materials and construction methods. The proposed amendment would trigger the retrofit requirement when more than 50% of roof framing is replaced or modified or when more than 50% of exterior finish material for exterior walls is modified or replaced. Currently there is no minimum threshold for the retrofit requirement causing minor repair projects to make substantial retrofits to the structure.
- Amendment to Article II, Part 2. The section of 10.2.2.2.C of 2022 California Residential Code. The amendment modifies section R310.1 of the 2022 California Residential Code to delete an exception which allows for elimination of an emergency exit from sleeping room in a basement when the residence is equipped with Automatic Fire Sprinkler System. Providing a direct emergency exit from sleeping rooms in basements is required due to high seismicity and high potential of wild fire in the County.

Proposed New Amendments:

- A new amendment is added to Article II, Part 1. Section 10-2.1.2.I to protect nearby property, persons, and obstruction of streets, sidewalks, and driveways during construction activities. This Section provides for the protection of properties adjoining a property where construction activities are occurring. In addition, it provides that construction shall not obstruct access to public streets or sidewalks, nor obstruct private driveways or properties. This Section also provides for the installation of temporary construction fencing, provisions for Stop Work Notices, and the suspension of inspections in the event construction activities are or will impact or damage adjoining properties.

Fiscal Analysis:

Cost associated with the update of Chapter 10 and the preparation of this report are included in the Permitting program on page 398 of the adopted 2022-2023 budget for the Planning and Development Department. There are no fiscal impacts.

Special Instructions:

- A. The Planning and Development Department will satisfy all noticing requirements.
- B. The Clerk of the Board will provide copies of the Minute Order and signed Ordinances to the Planning and Development Department, attention David Villalobos.
- C. The Planning and Development Department will publish the names of the members of the Board of Supervisors voting for and against the Ordinance Amendments in the Santa Barbara News-Press before the expiration of 15 days after its passage.

Attachments:

- A. Chapter 10 Building Regulations Ordinance Amendment, Case # 22ORD-00000-00007
- B. Chapter 10 Building Regulations Ordinance Amendment, with underline and strikeout
- C. Santa Barbara High Fire Hazard Area Map
- D. CEQA Exemption Notice
- E. Regional Seismic Conditions by Earth System Pacific, dated December 1, 2011
- F. Resolution of Legislative Findings Supporting Amendments to the California Building Standards Codes

Authored by:

Craig Johnson, Building Official