



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:	December 7, 2010
Placement:	Departmental
Estimated Time:	30 min
Continued Item:	yes
If Yes, date from:	November 9, 2010
Vote Required:	Majority

TO: Board of Supervisors

FROM: Department Director Dr. Glenn Russell, Director : Ph.D, (805) 568-2084
Contact Info: Mike Zimmer, 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

Other Concurrence: N/A

As to form: N/A

Auditor-Controller Concurrence

As to form: N/A

Recommended Actions:

That the Board of Supervisors takes the following action:

- (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) First reading of the ordinance amending Chapter 10 of the Santa Barbara County Code relating to building construction;
- (3) Continue to December 14, 2010 (second reading) to consider the adoption of an ordinance amending Chapter 10 of the Santa Barbara County Code.

Summary Text:

Every three years, the Building and Safety Division of Planning & Development recommends revisions to County construction codes based on State amendments in the latest editions of the California Model Codes for Commercial, Residential, Plumbing, Electrical, Green Building, Energy and Mechanical construction projects. These model codes are adopted by the California Building Standards Commission and used throughout the state as a basis for uniform regulations. The 2010 editions of the California Residential Code and the California Green Building Code contain the following revisions. The California Residential Code has been separated from the California Building Code and sets forth standards that regulate only the construction of one and two family dwellings. The most significant change in the Residential code is the requirement for the installation of fire

sprinklers in all new homes. The 2010 California Green Code sets forth new standards that regulate such areas as water conservation, waste management, the use of coatings containing volatile organic compounds, interior environment and site development of projects.

The major revisions to Chapter 10 of the County Code include adoption of the State of California 2010 model codes which regulate building construction and adopted standards for all public and private buildings constructed within the unincorporated areas of Santa Barbara County. Other revisions to Chapter 10 include amendments to the administrative section which provide clarity regarding required building permits, exemption and expiration of building permits, required documentation for plan review of projects, required inspections, temporary buildings, amendments to High Fire Severity Zone construction requirements and requirements for certificates of occupancy.

The Building and Safety Division held public workshops in Santa Barbara and Santa Maria, to provide an opportunity for stakeholders to review and comment on the proposed amendments to the Building Code. We received positive comments from the stakeholders at the public workshops regarding the proposed amendments. In addition, copies of the proposed amendments to the Building Code have been posted on the Building and Safety web site since October 14, 2010. Electronic copies of the proposed amendments were sent to the Santa Maria Valley Contractors Association, Santa Barbara Contractors Association and the local American Institute of Architects.

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.

The proposed amendments are primarily aligned with Goal No. 2: A safe and healthy community in which to live, work, and visit.

Fiscal and Facilities Impacts:

The cost of preparing these amendments is approximately \$ 7,000.00. Funding for this work is provided in the Planning and Development adopted FY 2010-11 budget listed in the Building and Safety Division on page D-338. Costs associated with implementation of these ordinance changes are offset with permit revenues.

Special Instructions:

Direct the Clerk to notice the proposed ordinance amendments 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 fifteen days after its passage.

Attachments:

- A: CEQA exemption notice
- B: Current County Code Chapter 10, Building Regulations with strikeout showing additions and deletions
- C: Amended County Code Chapter 10 reflecting final language
- D: Santa Barbara Fire Hazard Severity Zone Map
- E: Presentation slides for December 7, 2010

Authored by:

Mike Zimmer, Building Official and Mark Matson, Supervising Building Inspector