



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: 11/15/2016
Placement: Set Hearing
Estimated Tme: 10 minutes on 12/6/2016, Departmental

Continued Item: No

If Yes, date from:

Vote Required: Majority

TO: Board of Supervisors
FROM: Department Director Dr. Glenn Russell, PhD, Director, (805) 568-2085
Contact Info: Massoud Abolhoda, Building Official, (805) 568-3120
SUBJECT: Adoption of 2016 California Building Standards Codes with Local Amendments and the addition of Expedited Permitting Procedures for Electrical Vehicle Charging Station Systems to Chapter 10 of the Santa Barbara County Code; Building Regulations

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 set a hearing for December 6, 2016 to:

- a) Approve the introduction (first reading) of an Ordinance, Case No. 16ORD-00000-00013 (Attachment A), amending Chapter 10 of the Santa Barbara County Code, Building Regulations, adopting the 2016 California Building Standards Codes with local amendments, and adding Article XVII, Expedited Permitting Procedures for Electrical Vehicle Charging Station Systems;
- 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 13, 2016 to:
 - i. Consider and approve the adoption (second reading) of an Ordinance amending Chapter 10 of the Santa Barbara County Code, Building Regulations, by adding Article XVII,

- Expedited Permitting Procedures for Electrical Vehicle Charging Station Systems, and adopting the 2016 California Building Standards Codes with local amendments; and
- ii. Consider and approve adoption of a Resolution of Legislative Findings Supporting Amendments to the California Building Standards Codes (Attachment F); and
 - iii. Consider and approve adoption of a Resolution of Eligibility Checklist for Electric Vehicle Charging Station Systems (Attachment G); and
 - iv. Determine that this ordinance amendment and resolution are 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 December 6, 2016 for the adoption of the 2016 California Building Standards Codes and local amendments for consideration by the County Board of Supervisors. In addition, regulations for Expedited Permitting Procedures for Electrical Vehicle Charging Station Systems as required under Assembly Bill 1236 are proposed.

BACKGROUND:

2016 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, 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 2016 California Codes were published on July 1, 2016 and will become effective on January 1, 2017. The County's local amendments will become effective on January 12, 2017. Projects submitted for a permit on or after January 1, 2017 must be designed to the 2016 edition of the California Building Standards Code.

The County of Santa Barbara has historically amended the California Building Standards Code in the areas listed below. The proposed amendments represent a continuation of the local amendments currently in effect in the County of Santa Barbara. Staff is also recommending the adoption of some minor changes to structural requirements necessary due to high seismic risk in the County. Attached are copies of the Santa Barbara Fire Hazard Severity Zone Map (Attachment E) and a letter documenting seismic conditions (Attachment F). These two attachments provide staff and property owners with location information for the application of local amendments for seismic and fire protection rules.

Administrative Amendments:

Current administrative amendments of Chapter 10 are proposed to be carried forward. The most significant include:

- Defining authority and duties of the Building Official in relation to enforcement of California Building Codes.
- Appeal board and appeal processes.
- Application of existing fee resolutions to permitting of projects.
- Establishing stop work order process and penalties for work done without permits.
- Identifying projects that require permits and those exempt from permits;
- Providing provisions to allow annual maintenance permits for repair and maintenance of existing electrical, mechanical and plumbing systems.
- Procedures for abating dangerous buildings and excavations and adopting the Abatement of Dangerous Building Code.
- Provide provision to allow tax lien for violation when approved by the Board of Supervisors
- Defining Public Nuisance
- Defining fines for cases that the District Attorney may choose to pursue as infraction and misdemeanor cases.
- Provide for civil remedies and penalties when code enforcement cases are processed through the judicial system.

Technical Amendments:

The following existing local amendments are carried over to the 2016 County Building Code and are necessary due to local topographic and climatic conditions within the County:

- 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 F designate High Fire Hazard Areas.
- The amendments to Chapter 10, Article II, Part 1 Section 10-2.1.2 B and Article II, part 2, Section 10-2.2.2 D and E require building additions and alterations in high fire hazard areas to comply with special fire resistant construction requirements.
- 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 M, 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 10-2.2.2 C, require automatic residential fire sprinkler systems to be installed in new manufactured housing not in a mobile home park.
- 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.

The following new technical amendments are necessary due to high seismicity of County of Santa Barbara:

- 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 H, 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 K and L modifies certain prescriptive construction details to provide complete seismic load path in buildings constructed without structural engineering.

- The amendment to Article II, Part 2, Section 10.2.2.2. I and J , 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.

Expedited Permitting Procedures for Electrical Vehicle Charging Station Systems

Assembly Bill (AB) 1236 became law in January of 2016 and requires cities and counties to adopt an ordinance that creates an expedited, streamlined permit process for electrical vehicle charging station systems in residential and nonresidential buildings. Adoption of standard local ordinances will address statewide concern for consistent standards to achieve timely and cost-effective installation of electric vehicle charging station systems. Under AB 1236, jurisdictions with a population greater than 200,000 shall adopt an ordinance by September 30, 2016 and all others must adopt an ordinance by September 30, 2017.

Below is a summary of the provisions that the County, as permitting entity, must comply with in accordance with AB 1236:

- Permit issuance shall be by building permit or other nondiscretionary permit; review of the application is limited to the building official's review of whether it meets all health and safety requirements; local law requirements limited to those standards and regulations necessary to ensure charging station will not have a specific, adverse impact upon the public health or safety; the permit shall not be denied unless specific written findings made as provided in Government Code Section 65850.7(c); the decision of the building official is appealable to the Planning Commission.
- Accept permit applications electronically (electronic mail, internet or facsimile).
- Adopt a checklist of all requirements with which electric vehicle charging stations shall comply to be eligible for expedited review.
- Publish the checklist and required permitting documentation on a publicly accessible Internet Web site.
- Applications satisfying checklists shall be deemed complete and approved. Upon confirmation by the county of the application and supporting documents being complete and meeting the requirements of the checklist, and consistent with the ordinance the county shall approve the application and issue all required permits or authorizations.

Planning and Development expedited the application submittal, plan review and permit process consistent with the proposed ordinance amendment on September 30, 2016. Checklists and instructions can be found at <http://www.sbcountyplanning.org/building/index.cfm>. To date, the volume of permit requests for electric vehicle charging stations has been low and we do not anticipate any issues with providing prompt and effective service to permit applicants.

Fiscal and Facilities Impact:

Costs associated with the update of Chapter 10 and the preparation of this report are included in the Permitting program on page D-289 of the adopted 2016-2018 budget for Planning and Development. There are no facilities impacts.

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. Ordinance Amendment, Case # 16ORD-00000-00013
- B. Chapter 10 Building Regulation with underline and strikeout
- C. Santa Barbara Fire Hazard Severity Zone 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
- G. Resolution for Electric Vehicle Charging Station Systems

Authored by:

Massoud Abolhoda, Building Official