

2010 Santa Barbara County Building Code amendments

**Proposed amendments to Chapter
10 of the Santa Barbara County
Building Code**

Proposed Amendments to County Code Chapter 10, Building Regulations

- Adoption of 2010 California Model Codes.
 - New state codes include the Cal Green and Residential Codes
- California Building/Residential Code changes
- California Green Code changes – No local amendments
- Other Model Code changes – No local amendments
- Administrative Changes to Santa Barbara County

Building Code

2010 California Model Codes

- California Model Codes are updated every 3 years by the State Legislature.
- Changes become effective January 1, 2011, even without local adoption of the model code.

New Building/Residential Code Requirements

- California residential building code requirements are now in the new state Residential Code
- The Residential Code requires fire sprinklers for all new buildings throughout the county
- High Fire Areas have been clarified to meet State Fire Marshall requirements with regard to State Responsibility Areas (SRA) and Local Responsibility Areas (LRA). This has been accomplished through:
 - Added definitions of the two mapped areas
 - Creation of an overlay map illustrating SRA and LRA areas

New California Green Code Requirements for new Residential and Commercial Buildings

- Water Conservation
- Waste Management
- Use of interior and exterior coatings containing volatile organic compounds
- Interior environment
- Site development requirements

New California Green Code Requirements for new Residential and Commercial Buildings

- **Water Conservation** - measures to reduce water consumption through low flow plumbing fixtures and irrigation monitoring.
- **Waste Management** – Recycling of construction materials and utilizing waste management plans for construction debris.
- **Interior and exterior coatings containing volatile organic compounds** – Requires low VOC finish materials: paints and coatings, carpet systems, flooring systems.
- **Interior environment** – Integrating upgraded ventilating systems to improve indoor air quality, enclosing wood frame walls after the moisture content is 19% or less and proper sizing of HVAC systems using acceptable industry standards.
- **Site development of projects** - Requires a Storm Water Pollution Prevention Plan, bicycle parking facilities, light pollution control standards to mitigate the amount of lumens leaving the site, utilizing site grading to keep surface flows from entering buildings.

Proposed Administrative Changes

- New administrative language clarifying the intent of Chapter 10 of the Santa Barbara County Building Code
- Administrative language from the California Building code included in Chapter 10
 - State is reducing support for administrative portion of the code, encouraging local jurisdictions to adopt and maintain administrative requirements.
 - Makes the administrative provisions more accessible to stakeholders without easy access to State Building Codes.
 - Provides single source for administrative requirements.
 - Future ordinance updates will take less time .
- Clarified the role of the Building Official regarding:
 - Certificates of Occupancy
 - Service Utilities
 - Required Permits and exemptions

