Local Adoption of the Latest California Building Standards Code



SUPPLEMENTAL COMMUNICATION

Moeting Date: 10-21-2019

Agenda Item No.: #30 (19 - 971)

Department of Community Development
October 21, 2019

CODE ADOPTION PROCESS

- Building Standards Code ("Codes") are laws governing the construction of residential & non-residential buildings and structures
- Every 3 years the California Building Standards Commission is charged with publishing & adopting the State Building Codes.

BUILDING CODES

- The current HBMC Title 17 "Building and Construction" is based on the 2016 California Building Codes.
- The new State Codes going into effect are the 2019 California Building Codes.

The new 2019 California Building Codes



EFFECTIVE DATE FOR NEW CODES

- January 1, 2020 has been established as enforcement date for the 2019 California Codes (known as the Title 24 Building Regulations).
- The State Law, requires cities and counties to adopt the most recently published building codes.
- Local jurisdictions may amend building standards if such amendments are justified on the basis of a local geological, topographical or climatic condition.
 - Local amendments may not reduce a building standard below the model state code requirement.
 - Code amendments which are administrative in nature do not need to be supported with findings.

AMENDMENTS

- Amendments have been reduced to reflect the minimum intent of the Codes
- Most changes are editorial and re-adoption of the previous Ordinances
 - Building Security
 - Methane District (same as the Fire Department)
- Amendments are the same as other neighboring cities
 - Building permits to expire in 1 year (rather than 6 months to match AB 2913)

CITY OUTREACH

- The Building Division is proactively notifying architects, engineers, developers, builders, and the general public of the upcoming codes.
- Notifications will also be sent to:
 - Huntington Beach Chamber of Commerce
 - Commercial Real Estate Development Association
 - Building Industry Association of Orange County

TRAINING & PREPARATION EFFORTS

- Technical Information for the Staff:
 - Internal Training by Technical Staff
 - Supplemental Technical Trainings by outside organizations such as CALBO, ICC, etc.
- Technical Information for the Public:
 - Design and Construction Checklist
 - Information Bulletins
 - Guidelines
 - Handouts

RECOMMENDATION

- Approve introduction of Ordinance No. 4190 codifying the 2019 California Building Codes and modifications to HBMC Title 17
- Adopt a Resolution making findings and determinations relating to the amendments to the Building Standards Code provisions, where appropriate
- Set public hearing date and the adoption of the Ordinance on November 18, 2019

Thank You