

# Local Adoption of The Latest California Building Standards Code & Uniform Housing Code

December 3, 2018

Presented By

Truong Huynh, P.E., C.B.O.

Gen. Supt. of Dev. Svs.



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## Overview

### ACCESS TO INFORMATION

Copy of the proposed amendments, reasons for the changes, and the findings can be found on the Department of Development Services' website at:

[http://www.lbds.info/building/engineering\\_n\\_development\\_services/building\\_codes.asp](http://www.lbds.info/building/engineering_n_development_services/building_codes.asp)



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## Overview

### LONG BEACH MUNICIPAL CODE (LBMC)

- LBMC Title 8 Health and Safety
- LBMC Title 9 Public Peace, Moral and Welfare
- LBMC Title 18 Long Beach Building Standards Code
- LBMC Title 21 Zoning



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## Proposed Amendments

### SUMMARY OF PROPOSALS BY CODE ENFORCEMENT

- 8.56.020.C Weed Removal – Definition
- 18.59 Lot Fencing
- 8.76.010.E Property Maintenance – Prohibited Uses
- 8.76.010.J Property Maintenance – Prohibited Uses
- 8.76.017.C Property Maintenance – Security Screens
- 8.76.030 Property Maintenance – Abatement Hearing
- 8.76.110 Property Maintenance – Abatement Hearing



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## Proposed Amendments

### SUMMARY OF PROPOSALS BY CODE ENFORCEMENT

- 9.37.170 Long Beach Nuisance Code – Lien Notice
- 18.30.120.F PRHIP – Inspection



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## Proposed Amendments

### LBMC SECTION 8.56.020.C WEED REMOVAL – DEFINITION

- Proposed amendment is to revise word “property” to “properties
- Applies to all surround properties, not just one property

(see attachment document pg. 1)



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## Proposed Amendments

LBMC CHAPTER 18.59

LOT FENCING

- Delete chapter in its entirety
- Due to adoption of Chapter 18.29 Maintenance of Vacant Lot

(see attachment document pg. 2)



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## Proposed Amendments

LBMC SECTION 8.76.010.E

PROPERTY MAINTENANCE – PROHIBITED USES

- Include the term “vegetation”
- Describes other unsightly appearances

(see attachment document pg. 8)



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## Proposed Amendments

LBMC SECTION 8.76.010.J

PROPERTY MAINTENANCE – PROHIBITED USES

- Further clarifies prohibited use of clotheslines

(see attachment document pg. 9)



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## Proposed Amendments

LBMC SECTION 8.76.017.C  
PROPERTY MAINTENANCE – SECURITY SCREENS

- Update name of department

(see attachment document pg. 10)



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## Proposed Amendments

LBMC SECTION 8.76.030  
PROPERTY MAINTENANCE – ABATEMENT HEARING

- Update calendar year on hearing form

(see attachment document pg. 11)



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## Proposed Amendments

LBMC SECTION 8.76.110  
PROPERTY MAINTENANCE – ABATEMENT HEARING

- Update calendar year on hearing form

(see attachment document pg. 12)



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## Proposed Amendments

LBMC SECTION 9.37.170

LONG BEACH NUISANCE CODE – LIEN NOTICE

- Update calendar year on hearing form

(see attachment document pg. 13)



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## Proposed Amendments

LBMC SECTION 18.30.120.F

PRHIP – INSPECTION

- Change time frame to correct violation from 30 days to 3 days
- Consistent with other similar imminent hazard abatement time frame

(see attachment document pg. 14)



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## Proposed Amendments

SUMMARY OF PROPOSALS BY BUILDING & SAFETY

- 18.03.020.B Duties and Powers of the Building Official
- 18.03.050.A Modifications
- 18.05.030.A.7 Construction Documents
- 18.06.010.A Permit Fees
- 18.06.020.A Plan Examination Fees
- 18.06.025 Determining Valuation
- 18.07.050.A Required Inspection



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## Proposed Amendments

LBMC SECTION 18.03.020.B  
DUTIES AND POWERS OF THE BUILDING OFFICIAL

- Reference the latest floodplain requirement

(see attachment document pg. 15)



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## Proposed Amendments

LBMC SECTION 18.03.050.A  
MODIFICATIONS

- Reference the latest floodplain requirement
- Correct spelling of authorized

(see attachment document pg. 16)



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## Proposed Amendments

LBMC SECTION 18.05.030.A.7  
CONSTRUCTION DOCUMENTS

- Reference the latest floodplain requirement

(see attachment document pg. 17)



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## Proposed Amendments

LBMC SECTION 18.06.010.A

PERMIT FEES

- Reference the latest floodplain requirement

(see attachment document pg. 18)



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LONG BEACH

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## Proposed Amendments

LBMC SECTION 18.06.020.A

PLAN EXAMINATION FEES

- Reference the latest floodplain requirement

(see attachment document pg. 19)



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## Proposed Amendments

LBMC SECTION 18.06.025

DETERMINING VALUATION

- Reference the latest floodplain requirement
- Clarifies additional requirement for determine substantial improved or damaged

(see attachment document pg. 20)



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## Proposed Amendments

LBMC SECTION 18.07.050.A

REQUIRED INSPECTION

- Reference the latest floodplain requirement
- Clarifies additional requirement for inspection for floorplain purposes

(see attachment document pg. 21)



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## Proposed Amendments

SUMMARY OF PROPOSALS BY PLANNING

- 21.33.045 Harbor Department Review
- 21.45.400 Green Building Standards



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## Proposed Amendments

LBMC SECTION 21.33.045

HARBOR DEPARTMENT REVIEW

- Correct section reference

(see attachment document pg. 23)



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## Proposed Amendments

LBMC SECTION 21. 45.400  
GREEN BUILDING STANDARDS

- Reference appropriate design standard for solar-ready roof and not prescribe a load in the zoning code

(see attachment document pg. 24)



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## Next Step

- Continue public hearings with BEAC to present additional proposed code amendments
- Respond to and/or incorporate any BEAC and/or public comments from these meetings
- Post all information and analysis on the Department's website and social media, as appropriate
- Request BEAC to adopt staff's recommendations at the July 2019 meeting



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## Next Step

- Work with the City Attorney's Office to draft ordinance and resolution during the month of August 2019
- Schedule hearing with the City Council ("CC") for 1<sup>st</sup> and 2<sup>nd</sup> reading during the month of October 2019
- Submit CC approved ordinance and resolution to the CA Building Standards Commission for final approval during the month of November 2019
- Implement the adopted codes starting January 1, 2020



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## Conclusion

- Open for question/discussion from the BEAC members
- Open for question/discussion from the public members

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