

October 1, 2002

**Honorable Mayor and Members of the
Hermosa Beach City Council**

**Regular Meeting of
October 22, 2002**

SUBJECT: ADOPTION OF THE 2001 EDITIONS OF THE CALIFORNIA BUILDING CODE, UNIFORM HOUSING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE AND THE CALIFORNIA ELECTRICAL CODE.

Recommendation:

That the City Council waive further reading and adopt the attached Resolution and Urgency Ordinance.

Background:

The adoption of the referenced codes will update the City's building regulations in conformance with State law. As a general law city, Hermosa Beach is required to enforce the codes adopted by the State with amendments as required for administration and local conditions. Every three years, the State adopts a new edition of the uniform codes and it is incumbent upon local jurisdictions to adopt them along with any current or proposed local amendments. The State of California Building Standards Commission will be adopting the 2001 editions of the various California Codes on November 1, 2002. Should the City not take any action to adopt the 2001 codes with amendments, the codes as adopted by the State will be the governing regulations as of November 1, 2002. The three year adoption cycle is intended to maintain uniformity in construction and design requirements and to assist architects, engineers and builders in anticipating and adjusting to the code changes.

Analysis:

The 2001 California Codes are based on the previously adopted 1997 Uniform Codes and there are few significant changes between the current and proposed codes. Some of the examples of the Uniform Building Code revisions include the following:

- 1) Section 108.5. The code clarifies some of the work that must be accomplished prior to the performance of any inspection and clarifies that any reinforcing steel installed in a concrete floor slab must be in place prior to the concrete slab inspection. It also clarifies that the roof deck or sheathing must be installed prior to the frame inspection. Only those conduits, pipes, vents and chimneys that are to be concealed must be in place before the framing inspection can be performed. In general, the required points of inspection were not modified. Additional language has been added to clarify certain areas.
- 2) Section 310.7. Reference is made to Section 07958.1 of the "Health and Safety Code" which permits a city or county to adopt, by ordinance, an alternative set of provisions for efficiency dwellings. Such units need only have a minimum floor area of 150 square feet, provided the units are inhabited by no more than two persons. In addition, partial kitchen and bathroom facilities are permitted as specified by

ordinance. Other criteria are consistent with the requirements of the building code. Past provisions for efficiency dwelling units made no mention of the “Health and Safety Code” or a reduction from the general requirement for a living room of at least 220 square feet.

- 3) Section 904.2.9. The code mandates the installation of an automatic sprinkler system in various types of Group R-1 (multi family residential buildings) based on several factors. Where the R-1 occupancy is three or more stories in height, a sprinkler system is required, regardless of the number of guest rooms, occupants or dwelling units. In addition, for those one and two story Group R-1 buildings, a sprinkler system is required throughout where (a), five or more units are provided in an apartment house or (b), eleven or more occupants are housed in a congregate residence or (c), six or more guest rooms are located in a hotel. Previously, fire sprinklers were only required in buildings three or more stories, where the number of dwelling units exceeded 15 or the number of occupants exceeded 19.

Other changes relate to occupancies not found in Hermosa Beach (large hospitals, jails, etc.) along with other minor changes outlined in the publication “2001 California Building Code Update”.

The City’s local amendments are unchanged from the previously adopted 1997 and 1998 editions of the above uniform codes and can be found in the attached ordinance and Chapter 15 of the Hermosa Beach Municipal Code.

Charlie Swartz,
Senior Building Inspector

Concur:

Sol Blumenfeld, Director
Community Development Department

Russell Tingley
Fire Chief

Stephen R. Burrell,
City Manager

- Attachment:
1. Ordinance
 2. Resolution