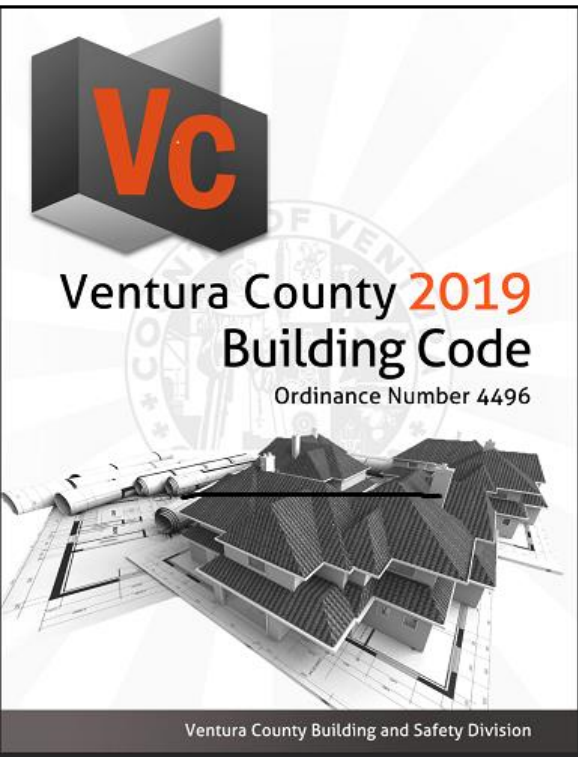


# *Adoption of the 2019 Ventura County Building Code*



Resource Management Agency  
Building and Safety Division

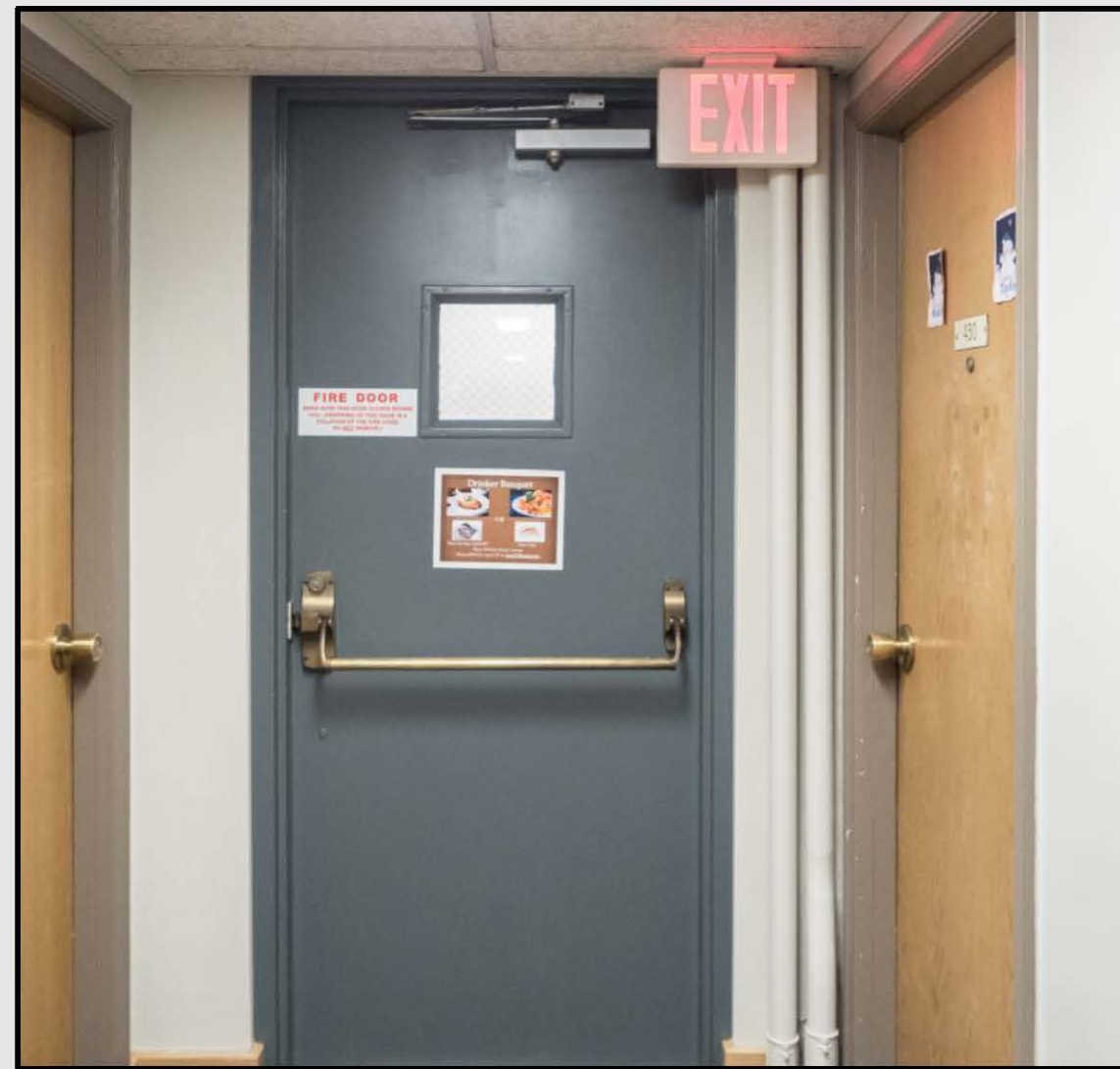
Ruben M. Barrera, County Building Official  
October 22, 2019







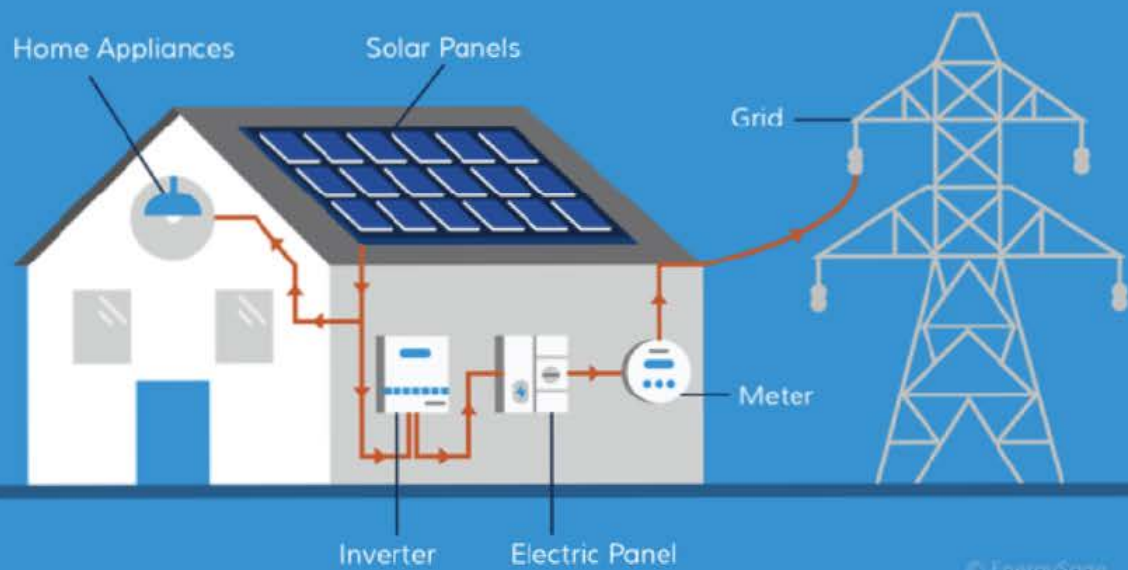








## Residential solar panels connected to the grid



© EnergySage





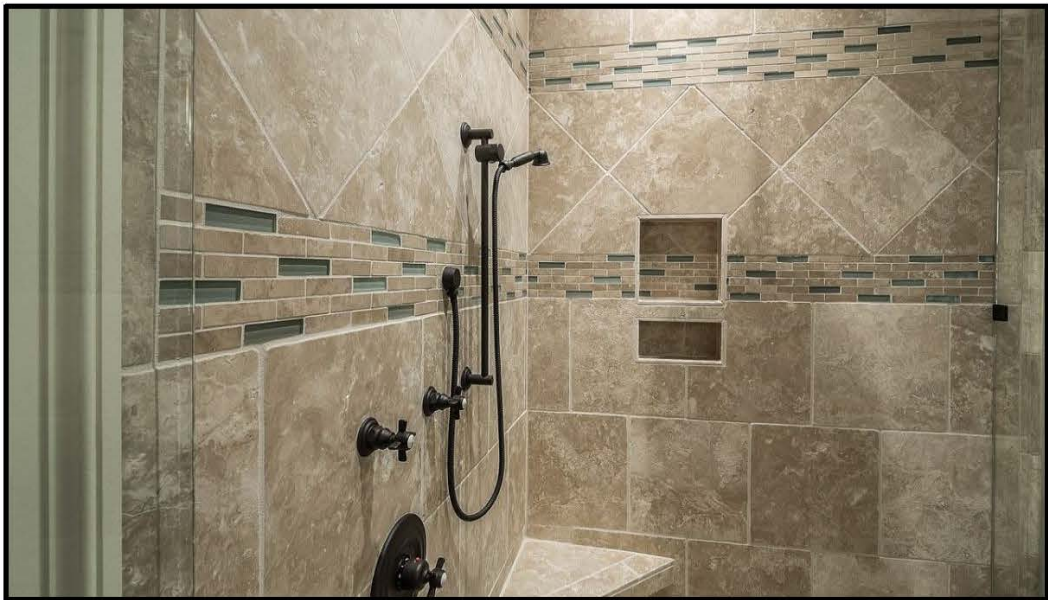
















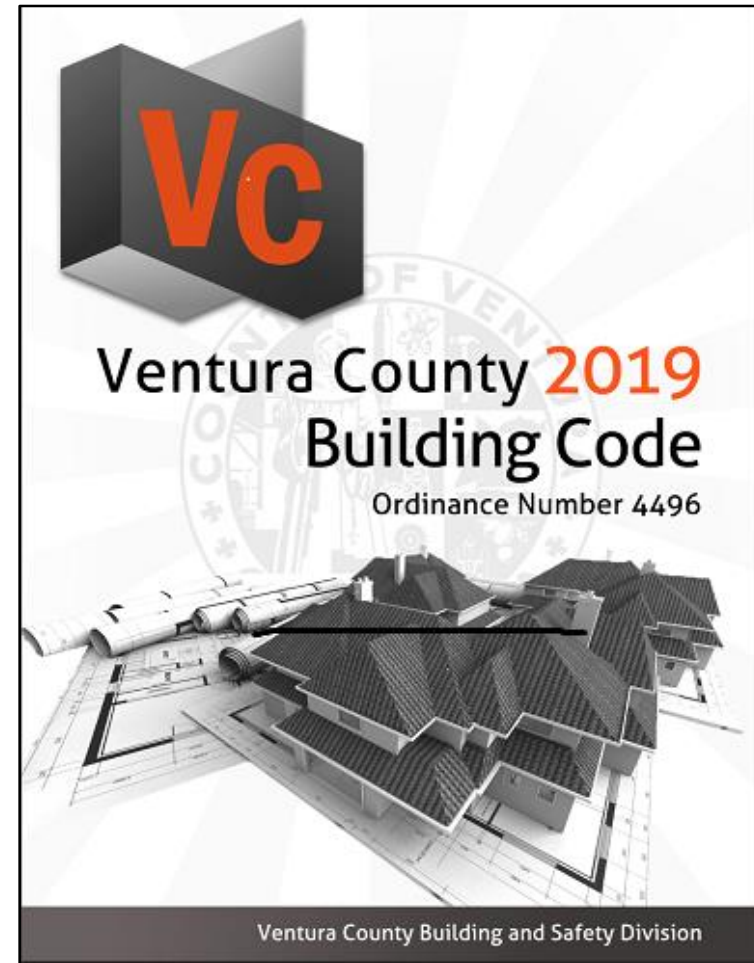






# Ventura County Building Code (VCBC)

1. California Building Standards Code
2. Appendices
3. Model Codes
4. Amendments





# 1. 2019 California Building Standards Codes

- Building Code
- Electrical Code
- Energy Code
- Existing Building Code
- Green Building Code
- Historical Building Code
- Mechanical Code
- Plumbing Code
- Residential Code









## 2. Appendices (current)

- Agricultural buildings
- Grading
- Patio covers
- Private sewage disposal systems
- Seismic strengthening of Unreinforced Masonry (URM) Buildings
- Specialized plumbing and mechanical systems
- Strawbale construction



## 2. Appendices (new)

- Emergency housing
- Seismic strengthening of vulnerable buildings
- Tiny houses
- Voluntary green building measures





# 3. Model Codes

- 2018 International Property Maintenance Code  
(Replaces 1997 Uniform Housing Code, and 1997 Code for Abatement of Dangerous Buildings)
- 2018 International Swimming Pool and Spa Code



## 4. Amendments

- Changes to building permit exemptions
  - Block walls
  - Small commercial sheds
  - Concrete walks and driveways
- Changes to requirements for small agricultural produce stands
- Changes to expiration period for permits and permit applications
- Review and inspection of agricultural buildings





# Agricultural Buildings

- State law does not exempt these buildings
  - From Building Permits
  - From pertinent Building Standards
- CBC Section 105.3.1 prohibits that we issue a permit if the plans do not show compliance with applicable building standards
- CBC Section 110.1 requires that we conduct certain inspections during construction to ensure the building is built according to the plans
- Currently no oversight by Building and Safety
  - No structural review or inspection
  - No review of fire safety provisions when using or storing hazardous materials
  - No review of plumbing or electrical systems
- With approval by the Board, exempt small storage sheds <120 sf







## 4. Amendments



- Class A roofs for buildings in Fire Zones (current)
- Structural provisions for buildings constructed on hillsides (current)
- Updated provisions for installation of private sewage disposal systems
- Updated provisions for Grading



# Current Protections for Buildings Constructed in High Fire Hazard Areas...

- Ignition-resistant finish materials for exterior walls, such as stucco or masonry (no wood siding)
- Class A roofs, such as fire-treated shingles or tile
- Fire-treated lumber for exposed decks and patio covers
- Enclosed and protected roof eaves
- Special attic vents to prevent intrusion of fire embers into attics
- Approved vents that resist intrusion of embers into attics and underfloor areas
- Double-pane exterior windows having tempered glass

# Considered (But not Proposed for Adoption): Additional Protective Measures for Buildings on/near Steep Hillsides in Fire Hazard Areas...

- The provisions would apply to buildings constructed on or near steep hillsides, where all of the following apply:
  - The hillside contains mostly natural vegetation
  - The hillside is more than 100 feet in total height
  - The hillside has a natural slope between 20 and 60 degrees
  - The building is constructed closer than a distance equal to  $1.5 \times$  the bldg height
- Construction in accordance with “Type III-A Construction” reqmt’s
  - One-hour fire rating for primary structural frame
  - Two-hour fire rating for exterior bearing walls (non-combustible)
  - One-hour fire rating for interior bearing walls
  - One-hour fire rating for floor and roof construction
- Can add 20-30% to the cost of building a home near a hillside











# 2019 VCBC Key dates



A digital calendar for January 2020. The title 'January 2020' is at the top. The days of the week are abbreviated as S, M, T, W, T, F, S. The dates 1 through 31 are arranged in a grid. The date '1' is circled in blue. The days of the week are: S (Sun), M (Mon), T (Tue), W (Wed), T (Thu), F (Fri), S (Sat).

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Wednesday, Jan 1st 2020

- Adoption of Ordinance and Resolutions of express findings by the Board, November 5, 2019.
- Effective for new Building Permit applications submitted on or after January 1, 2020.