

October 4, 2016

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

SUBJECT: Adoption of the Ventura County Building Code Ordinance (VCBC) and Codes Adopted by Reference Therein; Determination That the Adoption of the Proposed VCBC is Categorically Exempt from California Environmental Quality Act Review

RECOMMENDED ACTION:

1. Introduce and read in title only the attached proposed Ventura County Building Code Ordinance (VCBC) and codes adopted by reference therein.
2. Schedule a public hearing on November 08, 2016, at 10:30 a.m., receive public testimony and continue adoption of the proposed VCBC together with adoption of resolutions of express findings regarding modifications of the California, international and uniform codes which regulate buildings subject to the State Housing Law, to November 8, 2016.
3. Direct the Clerk of the Board to publish notices of such public hearing and a summary of proposed VCBC, to be prepared by the Building Official or his designee and approved by County Counsel, pursuant to subdivision (b) of Government Code Section 25124.
4. Determine that the adoption of the proposed VCBC is categorically exempt from CEQA pursuant to title 14, California Code of Regulations, Section 15061(b)(3).

FISCAL MANDATE/IMPACT

Mandatory:	Yes
Source of Funding:	Fees
Funding Match Required:	No
Impact on Other Departments:	Minimal

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The fiscal impact to Building and Safety is minimal and largely includes purchase costs for reference codes and printing costs related to publication of the new building codes. These costs are budgeted every three years and are included in the FY 2016-17 adopted budget.

DISCUSSION

The California Building Standards Code, California Code of Regulations, title 24 ("CBSC"), is the primary authority under which local building departments in California regulate the construction, use and occupancy of buildings and structures. The CBSC incorporates the International Building Code, the International Residential Code, the National Electrical Code, the Uniform Mechanical Code and the International Existing Building Code by reference with California amendments. State building standards also include the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings. The California Health and Safety Code requires every county and city to utilize virtually the same building construction standards as those of the State, but allows amendments to reflect local conditions provided supporting findings are made at the time of adoption. The Ventura County Building Code Ordinance (VCBC) is a compilation of the above-referenced State and model codes and the County's local amendments and administrative provisions.

The VCBC currently in effect for the County was last adopted in November 2013. In order to incorporate the revisions to the CSBC made every three years by the State, the County must readopt the VCBC on a triennial basis. The proposed ordinance will update VCBC references to the latest editions of the State and model codes and attempt to maintain uniformity with nearby cities, and other counties, each of which are also completing the same process.

Article 4, Chapter 31, Section 3108 proposed for the 2016 VCBC would be a new local amendment that will provide increased seismic design requirements for "Telecommunication and Broadcast Towers" (antenna). These facilities are critical for first responder communication in the response and recovery period following a disaster.

Exhibit 1 is a copy of the proposed 2016 VCBC which incorporates the proposed amendments without strike outs or underlining and has been furnished to the Clerk of the Board.

Exhibit 2 is a legislative version of the 2016 VCBC with the requisite rationales and findings for each proposed local amendment to the State code.

Exhibit 3 is an abbreviated summary by article of the changes that would be made in the proposed VCBC compared to the current VCBC.

Exhibit 4 is a letter to industry representatives sent by the Building Official on September 19, 2016, requesting their review of the draft VCBC.

Exhibit 5 is a Resolution adopting the express findings required by State law regarding all local modifications of the California, international, and uniform codes which regulate buildings subject to the State Housing law. Adoption of these express findings is required by Health and Safety Code Section 17922 et seq. Generally, a county may make modifications to the requirements of the State adopted codes as long as they are

reasonably necessary because of local conditions. Changes to State construction standards may not, however, result in standards less strict than the State minimum requirements.

Exhibit 6 is a Resolution adopting express findings regarding modification of Title 25, Division 1, Chapter 1, Subchapter 1, Article 8 of the California Code of Regulations, which regulate Limited Density Owner-Built Rural Dwellings. Adoption of these express findings is required by Health and Safety Code Section 17958.2.

Exhibit 7 lists the express findings required for adoption and amendment to the 2016 California Building Standards Code.

Exhibit 8 lists the express findings required for adoption and amendment of the Limited Density Owner-Built Rural Dwellings regulations found in Title 25, Division 1, Chapter 1, Subchapter 1, Article 8 of the California Code of Regulations.

Exhibit 9 reflects County staff determinations that the proposed amendments to the VCBC pursuant to Health & Safety Code Sections 17922 and 17958.5 are categorically exempt from CEQA environmental impact review pursuant to the terms and conditions stated in Title 14, California Code of Regulations, Section 15061(b)(3).

A copy of the proposed Ventura County Building Code and these Exhibits are available in the Clerk of the Board's office and at the Building and Safety Counters in both the Simi Valley Court House and in the Administration Building in Ventura.

Existing amendments that have not changed from the prior code have been simply brought forward without modification. Changes made by the amendments fall into one of the following categories:

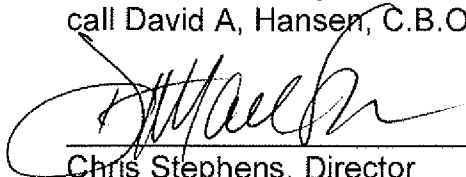
1. Editorial changes that either update references, section numbers, chapter and section titles, or add highlighting of definitions, or make grammatical corrections and clarifying language revisions. These are found in various places throughout the Draft 2016 VCBC.
2. Administrative changes that modify permit processes or requirements or other administrative provisions in the VCBC. For the most part, the administrative provisions are very similar to the 2013 VCBC provisions. As with the 2013 VCBC, we have continued to include Straw Bale buildings and Limited Density Owner-Built Rural Dwellings.
3. Technical changes or "building standards" which affect the specific design and approval of a structure. Some previous local amendments dealing with "building standards" have been reduced or eliminated as they are no longer necessary because minimum State standards may have changed.

Overall, these amendments should not have an impact on construction costs as they are generally consistent with the 2013 VCBC.

PUBLIC REVIEW PROCESS

Beginning on September 14, 2016, an initial draft of the 2016 VCBC amendments was made available on the Division of Building and Safety website as well as electronically sent September 19, 2016 to interested parties, including engineers, architects and draftspersons, builders and contractors, individual citizens and industry groups such as the Ventura County Contractors Association, Building Industries Association, American Institute of Architects, and the Structural Engineers Association and to members of the General Board of Appeals.

This item has been reviewed by the County Executive Office, The Auditor Controller's Office and County Counsel. If you have any questions concerning this matter, please call David A. Hansen, C.B.O, CFM, District Manager II at (805) 654-5132.


Chris Stephens, Director
Resource Management Agency
Acting Building Official

CS:mb

Attachments:

- Exhibit 1: Proposed 2016 Ventura County Building Code – Clean copy
- Exhibit 2: Proposed 2016 Ventura County Building Code – Legislative version with rationale and findings.
- Exhibit 3: Abbreviated Summary of Code Amendments
- Exhibit 4: Letter from Building Official to Interested Parties
- Exhibit 5: Resolution Adopting Express Findings Regarding Modification of Uniform Codes Subject to the State Housing Law
- Exhibit 6: Resolution Adopting Express Findings Regarding Modification of Title 25, Division 1, Chapter 1, Subchapter 1, Article 8 of the California Code of Regulations
- Exhibit 7: Express Findings Required for Adoption and Amendment of the 2016 California Building Standards Code
- Exhibit 8: Express Findings Required for Adoption and Amendment of Title 25, Division 1, Chapter 1, Subchapter 1, Article 8 of the California Code of Regulations
- Exhibit 9: CEQA Notice of Exemption